



INTEGRATED IMPACT ASSESSMENT

Proposal Details

Title of Policy / Proposal / Initiative	
Council Tax Premiums applicable to Long Term Empty Properties and Second Homes in Ceredigion.	
Service Area	Officer completing IIA
Finance and Procurement	Ann Ireland
Corporate Lead Officer	Strategic Director
Duncan Hall	Barry Rees
Please give a brief description of the purpose of the proposal	
To consider the matter of Council Tax Premiums applicable to Long Term Empty Properties and Second Homes in Ceredigion	
Who will be directly affected by this proposal? HINT	
Owners of Long Term Empty Properties and Second Homes in Ceredigion	
Have those who will be affected by the proposal had the opportunity to comment on it?	
<p>Yes. All property owners of Long Term Empty properties and Second Homes paying the current 25% Council Tax premiums were notified of the consultation.</p> <p>The Consultation was available on the Council's website with paper copies, easy read and large print versions also available in all Ceredigion Libraries (including mobile library vans) and Leisure Centres. The consultation was also promoted widely through the press and social media.</p>	

Version Control

The IIA should be used at the earliest stages of decision making, and then honed and refined throughout the decision-making process. It is important to keep a record of this process so that we can demonstrate how we have considered and included sustainable development, Welsh language and equality considerations wherever possible.

Version Number	Author	Decision making stage HINT	Date Considered	Description of any amendments made HINT
1	Ann Ireland	Cabinet	27.11.2023	

Council Corporate Well-being Objectives

Which of the Council's Corporate Well-being Objectives does this proposal address and how? Click here to read a summary of our [Corporate Strategy 2022-27](#)

Boosting the economy, supporting business, and enabling employment.	Having properties in full time use, rather than Long Term Empty or Second Homes that are periodically used, would provide a more consistent positive impact on local supply chains, as they are more likely to contribute to the local economy. However some owners of Second Homes do reference the level of capital investment and ongoing benefit they provide to the local economy.
Creating caring and healthy communities	Adequate provision and availability of housing directly supports individuals and families in our communities who need a home. Good quality housing is an essential factor for an individual's health and wellbeing.
Providing the best start in life and enabling learning at all ages	N/A
Creating sustainable, greener, and well-connected communities	Addressing the issues of second homes, holiday homes ownership and the conversion of residential properties to holiday lets is a key priority within the strategy and increasing the supply and range of options for affordable housing in Ceredigion. Bringing Long Term Empty properties back into use to provide safe, secure and affordable homes and to aim to increase the supply of affordable housing and to enhance the sustainability of local communities in Ceredigion.

National Well-being Goal: A Prosperous Wales

An innovative, productive, and low carbon society where everyone has decent work and there is no poverty.

Click [here](#) for information about a prosperous Wales.

Does the proposal contribute to this goal? Describe the positive or negative impacts. (Click [here](#) for information)

The aim of the proposals is to address the demand for housing in the county. Having more available housing would encourage local residents and talent to stay in Ceredigion and contribute to future prosperity

What evidence do you have to support this view?

Local Housing Strategy – 2023-2028

Future monitoring of the impact of this proposal will determine if more housing becomes available.

What action(s) can you take to mitigate any negative impacts or better contribute to this National Well-being Goal?

National Well-being Goal: A Resilient Wales

A society where biodiversity is maintained and enhanced and where ecosystems are healthy and functioning.

Click [here](#) for information about a resilient Wales.

Does the proposal contribute to this goal? Describe the positive or negative impacts. (Click [here](#) for information)

There could be a positive impact on Biodiversity and ecology.

What evidence do you have to support this view?

Bringing existing properties back into full time use instead of building new developments on land that could otherwise be used to promote biodiversity and protect ecology.

What action(s) can you take to mitigate any negative impacts or better contribute to this National Well-being Goal?

National Well-being Goal: A Healthier Wales

A society where people make healthy choices and enjoy good physical and mental health.

Click [here](#) for information about a healthier Wales.

Does the proposal contribute to this goal? Describe the positive or negative impacts. (Click [here](#) for information)

Adequate provision and availability of housing directly supports individuals and families in our communities who need a home.

What evidence do you have to support this view?

Good quality housing is an essential factor for an individual's health and wellbeing.

What action(s) can you take to mitigate any negative impacts or better contribute to this National Well-being Goal?

National Well-being Goal: A More Equal Wales

A society where everyone has an equal chance whatever their background or circumstances.

This section is longer because you are asked to assess the impact of your proposal on each group that is protected by the **Equality Act 2010**.

Click [here](#) for information about equality in Wales.

Do you think this proposal will have a positive or a negative impact on people because of their age? (Click [here](#) for information)

Children and Young People up to 18	None / Negligible
People 18-50	None / Negligible
Older people 50+	None / Negligible

Describe the positive or negative impacts.

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people because of their age.

What action(s) can you to take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

N/A

Do you think this proposal will have a positive or a negative impact on people because of their disability? (Click [here](#) for information)

Hearing Impairment	None / Negligible
Physical Impairment	None / Negligible
Visual Impairment	None / Negligible
Learning Disability	None / Negligible
Long Standing Illness	None / Negligible
Mental Health	None / Negligible
Other	None / Negligible

Describe the positive or negative impacts.

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people because of their disability.

What action(s) can you to take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

N/A

Do you think this proposal will have a positive or a negative impact on people who are transgender? (Click [here](#) for information)

Trans Women	None / Negligible
Trans Men	None / Negligible
Non-binary people	None / Negligible

Describe the positive or negative impacts

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people who are transgender.

What action(s) can you take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

N/A

Do you think this proposal will have a positive or a negative impact on people with different sexual orientation? (Click [here](#) for information)

Bisexual	None / Negligible
Gay Men	None / Negligible
Gay Women/Lesbian	None / Negligible
Heterosexual/Straight	None / Negligible

Describe the positive or negative impacts

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people with different sexual orientation.

What action(s) can you to take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

N/A

Do you think this proposal will have a positive or a negative impact on people who are married or in a civil partnership? (Click [here](#) for information)

People who are married

None / Negligible

People in a civil partnership

None / Negligible

Describe the positive or negative impacts

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people who are married or in a civil partnership.

What action(s) can you to take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

N/A

Do you think this proposal will have a positive or a negative impact on people who are pregnant or on maternity leave? (Click [here](#) for information)

Pregnancy

None / Negligible

Maternity

None / Negligible

Describe the positive or negative impacts

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people who are pregnant or on maternity leave.

What action(s) can you take to mitigate any negative impacts or better contribute to positive impacts?

N/A

Do you think this proposal will have a positive or a negative impact on people because of their ethnic origin? (Click [here](#) for information)

Asian / Asian British

None / Negligible

Black / African / Caribbean / Black British

None / Negligible

Mixed / Multiple Ethnic Groups

None / Negligible

White

None / Negligible

Other Ethnic Groups

None / Negligible

Describe the positive or negative impacts

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people because of their ethnic origin.

What action(s) can you take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

N/A

Do you think this proposal will have a positive or a negative impact on people with different religions, beliefs, or non-beliefs? (Click [here](#) for information)

Buddhist

None / Negligible

Christian	None / Negligible
Hindu	None / Negligible
Humanist	None / Negligible
Jewish	None / Negligible
Muslim	None / Negligible
Sikh	None / Negligible
Non-belief	None / Negligible
Other	None / Negligible
Describe the positive or negative impacts	
This will have a negligible impact.	
What evidence do you have to support this?	
A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and not its ownership. It will, therefore, not have a negative impact on people with different religions, beliefs, or non-beliefs.	
What action(s) can you take to mitigate any negative impacts?	
Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?	
N/A	

Do you think this proposal will have a positive or a negative impact on men or women? (Click here for information)	
Men	None / Negligible
Women	None / Negligible
Describe the positive or negative impacts	
This will have a negligible impact.	
What evidence do you have to support this?	

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on men or women.

What action(s) can you to take to mitigate any negative impacts?

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between men and women?

N/A

Do you think this proposal will have a positive or a negative impact on people from the Armed Forces Community? (Click [here](#) for information)

Members of the Armed Forces	None / Negligible
Veterans	None / Negligible
Spouses	None / Negligible
Children	None / Negligible

Describe the positive or negative impacts

This will have a negligible impact.

What evidence do you have to support this?

A Council Tax Premium is a charge based on the use of the property i.e. a Long Term Empty or Second Home and **not** its ownership. It will, therefore, not have a negative impact on people from the Armed Forces Community.

What action(s) can you to take to mitigate any negative impacts?

N/A

Socio-economic Duty

Socio-economic disadvantage means living on a low income compared to others in Wales, with little or no accumulated wealth, making it more difficult to access basic goods and services.

Family background or where a person is born still affects their life. For example, a child from a wealthy family often does better at school than a child from a poor family, even if the poorer child is more naturally academic. This is sometimes called socio-economic inequality.

Do you think this proposal will have a positive or a negative impact on people experiencing socio-economic disadvantage?	Positive
Describe the positive or negative impacts	
The proposal has the potential to increase the available housing stock supply for the benefit of those needing housing.	
What evidence do you have to support this?	
The increase in supply may stabilise prices which would be positive for those renting or buying.	
What action(s) can you take to mitigate any negative impacts?	
Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?	

National Well-being Goal: A Wales of Cohesive Communities

A society with attractive, viable, safe, and well-connected communities.

Click [here](#) for information about cohesive communities.

Does the proposal contribute to this goal? Describe the positive or negative impacts. HINT
The proposal could have a positive impact by encouraging owners to bring empty properties back into use and help address housing needs.
What evidence do you have to support this view?
Properties that are lived in permanently rather than being left as Long Term Empty or Second Homes will ensure communities remain vibrant.
What action(s) can you take to mitigate any negative impacts or better contribute to the goal?

National Well-being Goal: A Wales of Vibrant Culture and Thriving Welsh Language

A society that that promotes and protects culture, heritage, and the Welsh language and which encourages people to take part in the arts, sports, and recreation.

Click [here](#) for information about culture and the Welsh language

Does the proposal contribute to this goal? Describe the positive or negative impacts.	
Positive - Having more housing available for local people may mean able to retain more Welsh speakers. Having a higher percentage of properties being permanent residences will encourage the uptake, maintenance of the Welsh language in the community. Negative - More housing may become available and prices lower, but this may attract buyers from outside Wales who are less likely to be Welsh speakers.	
What evidence do you have to support this view?	
In coastal communities, such as those in Anglesey and along Cardigan Bay, if the number of second homes was to increase uncontrollably, what is left of the Welsh speaking population locally could be displaced. And there is always a risk that the problem would spread and escalate in nearby communities in the rural heartland which are currently strongholds of the Welsh language, undermining them linguistically.	
What action(s) can you take to mitigate any negative impacts or better contribute to the goal?	
None identified	
With reference to the following, do you think this proposal will have a positive or negative effect on the Welsh language?	
Click here for information	
Opportunities for people to use the Welsh language	Positive
Treating the Welsh language, no less favourably than the English language	None / Negligible
What evidence do you have to support this view?	
Ensuring that there are affordable homes for local people so that they can remain in their communities and sustain the vitality of the language.	
What action(s) can you take to increase the positive impact or mitigate any negative impact on the Welsh language?	
None identified	

National Well-being Goal: A Globally Responsible Wales

A society that considers how our actions might impact on other countries and people around the world.

Click [here](#) for information about global responsibility.

Does the proposal contribute to this goal? Describe the positive or negative impacts. HINT

There may be a negative impact here if people decide to holiday abroad rather than come and use their 2nd home. However, there may be a positive impact on local supply chains.

What evidence do you have to support this view?

Having properties in full time use, rather than Long Term Empty or Second Homes that are periodically used, would provide a more consistent positive impact on local supply chains, as they are more likely to contribute to the local economy.

What action(s) can you take to mitigate any negative impacts or better contribute to the goal?

None identified

Strengthening the Proposal

If you have identified any negative impacts in the above sections, please provide details of any practical changes and actions that could help remove or reduce the negative impacts.

What will you do?	When?	Who is responsible?	Progress

If no action is to be taken to remove or mitigate negative impacts, please justify why. (If you have identified any unlawful discrimination then the proposal must be changed or revised.)

How will you monitor the impact and effectiveness of the proposal?

Sustainable Development Principle: 5 Ways of Working

Describe below how you have implemented the five ways of working in accordance with the sustainable development principle of the Well-being of Future Generations (Wales) Act 2015

<p>Long term Balancing short-term needs with long-term need and planning for the future.</p> <p><u>HINT</u></p>	<p>Long term is to improve affordability and availability of housing and lessen some of the impacts Second Homes and Long Term Empty properties can have on local communities.</p>
<p>Collaboration Working together with other partners to deliver.</p> <p><u>HINT</u></p>	<p>The proposal is part of a Welsh Government approach to address the housing shortage. All Local Authorities have the opportunity to use these powers.</p>
<p>Involvement Involving those with an interest and seeking their views.</p> <p><u>HINT</u></p>	<p>A 6-week public consultation was held between 18.09.23 and 29.10.23 to consult with residents and other stakeholders on what level of Council Tax Premiums should be charged on Long Term Empty Properties and Second Homes in Ceredigion. The consultation was promoted widely through the press and social media and all property owners paying the current 25% Council Tax premium were notified of the consultation. The views expressed were noted and considered as part of the decision making.</p>
<p>Prevention Putting resources into preventing problems occurring or getting worse.</p> <p><u>HINT</u></p>	<p>Addressing the issues of second homes, holiday homes ownership and the conversion of residential properties to holiday lets is a key priority within the Council's approved 2022-2027 Corporate Strategy. This and increasing the supply and range of options for affordable housing in Ceredigion forms a key part of the Corporate Wellbeing Objective - 'Creating Sustainable, Green and Well-connected Communities'.</p> <p>Ceredigion's aspirations and policy objectives sit alongside WG's policy intention with the Council Tax</p>

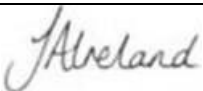


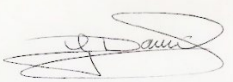
	(Long-term Empty Dwellings and Dwellings Occupied Periodically) (Wales) Regulations 2022 legislation to aim to bring Long Term Empty Properties back into use and to increase the supply of affordable housing and to enhance the sustainability of local communities.
<p>Integration Considering the impact of your proposal on the four pillars of well-being (social, economic, cultural and environment) the objectives of other public bodies and across service areas in the Council.</p> <p><u>HINT</u></p>	Welsh Government legislation aims to help Local Authorities address the demand for affordable housing. The proposals are very much in line with our Corporate Strategy. By potentially bringing more properties back into full time use we expect to see a positive impact on local economies including the Welsh language and so supporting a sustainable and prosperous Ceredigion.

Risk

Summarise the risk associated with the proposal.

	1	2	3	4	5
Impact Criteria	Very Low	Low	Medium	High	Very High
Likelihood Criteria	Unlikely to occur	Lower than average chance of occurring	Even chance of occurring	Higher than average chance of occurring	Expected to occur
Risk Description	Impact	Probability	Score (Impact x Likelihood)		
Fraud and Avoidance	3	3	9		
Impact on Property Market	3	3	9		
Reputational damage to the Council	3	3	9		

Sign Off

Position	Name	Signature	Date
Corporate Manager	Ann Ireland		27/11/2023
Corporate Lead Officer	Duncan Hall		27/11/2023
Corporate Director	Barry Rees		27/11/2023
Portfolio Holder	Gareth Davies		27/11/2023

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