

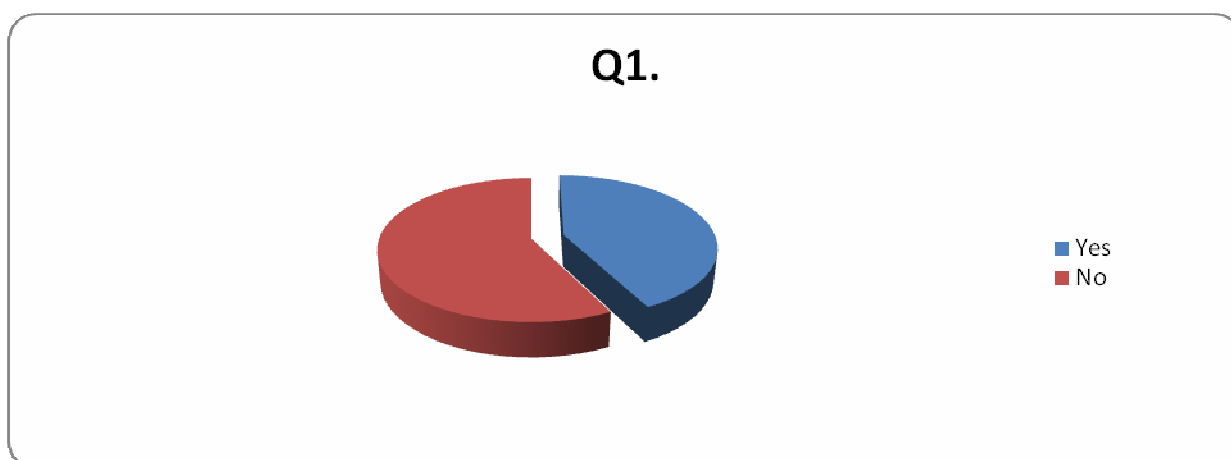
Appendix 2

Part 1

Below is the outcome of the consultation and an assessment of the specific question to see if there has been any adverse impact identified through this consultation process.

Question 1

Q1.			
Do you agree that Council Tax payers who own furnished properties other than their main home should have to pay the full Council Tax charge on those additional properties?			
	% Total	% Answer	Count
Number of Responses	100.00%	-	61
Yes	42.62%	42.62%	26
No	57.38%	57.38%	35
Don't know	0.00%	0.00%	0
[No Response]	0.00%	-	0
Total	100.00%	100.00%	61



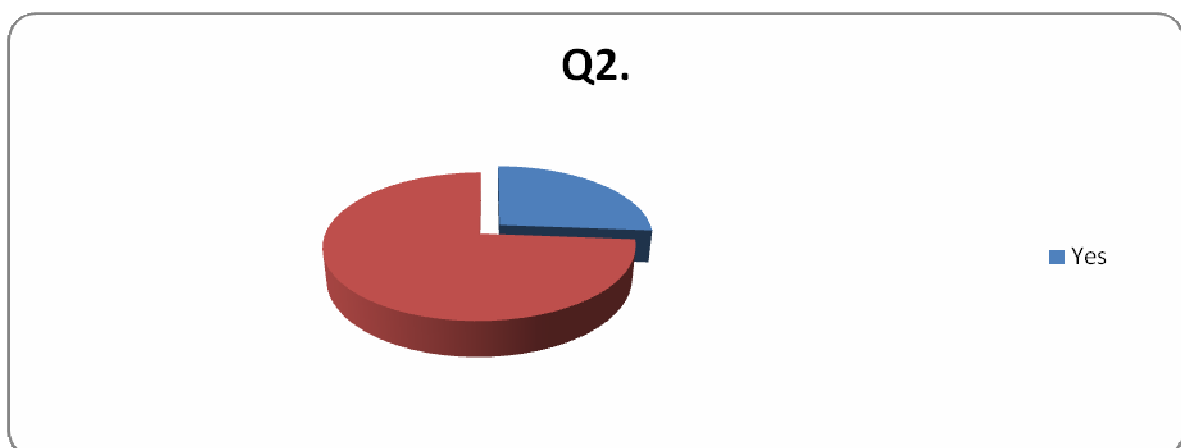
A secondary question was asked that if they responded No to the above about what percentage they feel should be applied:-

Percentage Discount	No of respondents
10%	5
20%	1
25%	6
50%	8
75%	1
80%	1
100%	6

Of the 61 responses where the answer was No to the proposal to reduce the furnished 10% discount to 0% there was a cross the board return indicating that there was no adverse impact on any one group

- Age – 18 (25-44 age bracket); 13 (45-64 age bracket); 4 (over 65)
- Ethnicity – 22 Asian; 1 Caribbean; 1 Mixed other; 12 White or White British
- Disability – 3 responded of which 2 had disabilities affecting mobility and 1 with a learning disability
- Religion - - 1 Buddhist, 13 Christian, 14 Hindu, 2 Islam, 1 Judaism, 3 Jainism
- Sex – 11 Female, 24 Male
- Sexual Orientation – 33 Heterosexual, 1 Gay Man
- Gender Reassignment – 1 person
- Marriage/Civil Partnership – 30 married

Q2			
Do you agree that owners of properties that are empty and unfurnished, such as between tenancies, should have to pay the full Council Tax charge whilst not one is living there as their main home?			
	% Total	% Answer	Count
Number of Responses	100.00%	-	61
Yes	26.23%	26.23%	16
No	73.77%	73.77%	45
Don't know	0.00%	0.00%	0
[No Response]	0.00%	-	0
Total	100.00%	100.00%	61



A secondary question was asked that if they responded No to the above about what time period and what percentage they feel should be applied:-

Time Period	28 days	3 months	4-6 months	6 months	9 months	12 months	18 months or greater
Number	1	9	5	22	1	2	2

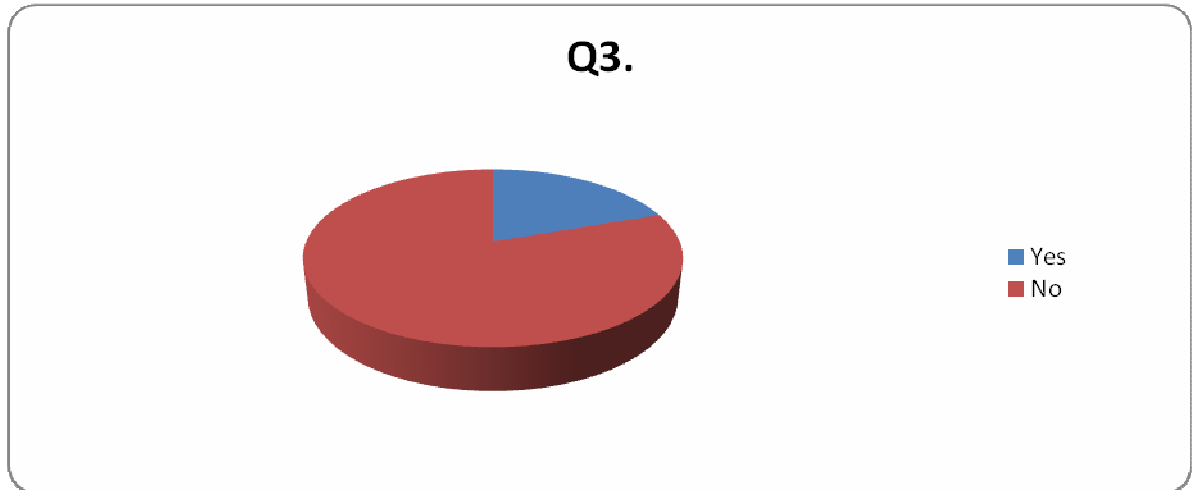
With regard to the percentage discount to be applied,

Percentage Discount	No of respondents
0%	9
10%	1
15%	1
25%	2
40%	1
50%	3
90%	1
100%	24

Of the 61 responses where the answer was No to the proposal to charge owners full Council Tax on empty and unfurnished properties there was no evidence indicating that there was an adverse impact on any one group

- Age – 24 (25-44 age bracket); 16 (45-64 age bracket); 5 (over 65)
- Ethnicity – 25 Asian; 2 Caribbean; 2 Mixed other; 15 White or White British
- Disability – 2 responded of which 1 had disabilities affecting mobility and 1 with a learning disability
- Religion - - 1 Buddhist, 10 Christian, 17 Hindu, 3 Islam, 1 Judaism, 3 Jainism
- Sex – 9 Female, 36 Male
- Sexual Orientation – 33 Heterosexual, 1 Gay Man
- Gender Reassignment – 1 person
- Marriage/Civil Partnership – 34 married

Do you agree that empty and unfurnished properties which are having major or structural works carried out for up to 12 months should have to pay the full Council Tax charge?			
	% Total	% Answer	Count
Number of Responses	100.00%	-	61
Yes	19.67%	19.67%	12
No	80.33%	80.33%	49
Don't know	0.00%	0.00%	0
[No Response]	0.00%	-	0
Total	100.00%	100.00%	61



A secondary question was asked that if they responded No to the above about what time period and what percentage they feel should be applied:-

Time Period

Time Period	4 weeks	8 weeks	3 months	6 months	9 months	12 months	18 months or greater
Number	2	1	1	9	1	30	2

With regard to the percentage discount to be applied,

Percentage Discount	No of respondents
25%	3
50%	6
75%	1
80%	1
100%	25

Comments

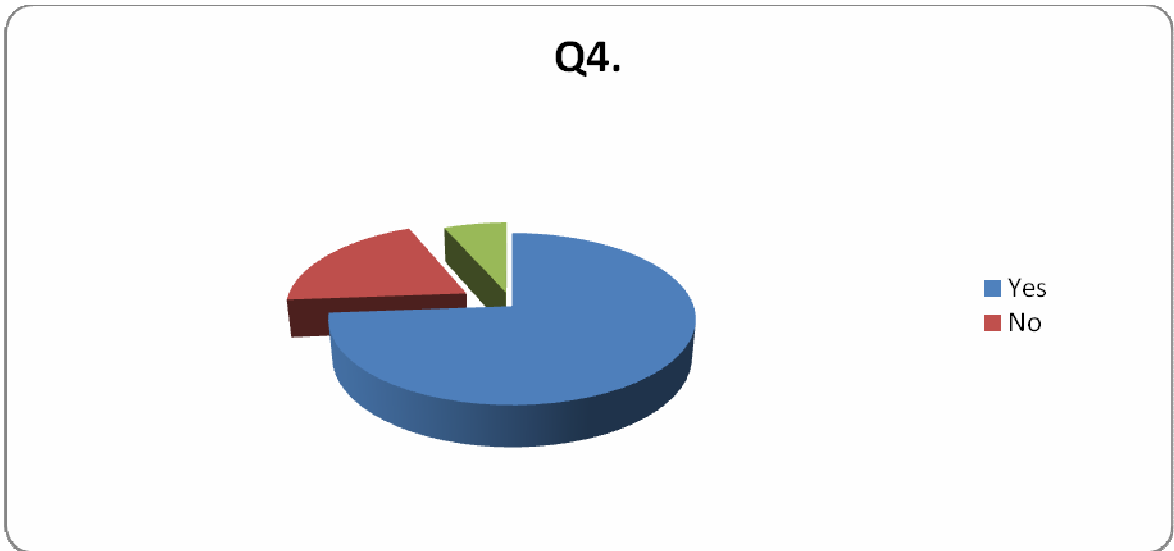
A suggestion that the discount is tiered to encourage the work to be completed earlier i.e. 100% for the first 3 months, 50% for next 3 months and then 0%.

Of the 61 responses where the answer was No to the proposal to charge owners full Council Tax on properties having major or structural works for up to 12 months there was no evidence indicating that there was an adverse impact on any one group

- Age – 23 (25-44 age bracket); 18 (45-64 age bracket); 8 (over 65)
- Ethnicity – 27 Asian; 2 Caribbean; 2 Mixed other; 18 White or White British
- Disability – 4 responded of which 3 had disabilities affecting mobility and 1 with a learning disability
- Religion - - 2 Buddhist, 11 Christian, 17 Hindu, 3 Islam, 1 Judaism, 4 Jainism
- Sex – 10 Female, 39 Male
- Sexual Orientation – 41 Heterosexual, 1 Gay Man
- Gender Reassignment – 1 person
- Marriage/Civil Partnership – 35 married

Do you agree that when a property has been repossessed the mortgagees, (such as banks or building societies), rather than the owner should have to pay 100% of the Council Tax charge?

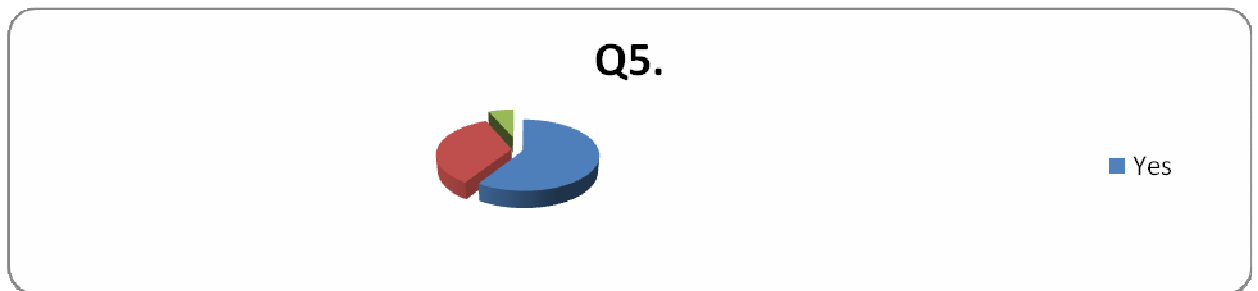
	% Total	% Answer	Count
Number of Responses	100.00%	-	61
Yes	73.777%	73.77%	45
No	19.67%	19.67%	12
Don't know	6.56%	6.56%	4
[No Response]	0.00%	-	0
Total	100.00%	100.00%	61



I have not analysed Question 4 as this proposal is in doubt and Government may not progress it further.

Q5

Do you agree that if a property has not been used as anyone's main home for longer than 2 years and they do not qualify for any other exemption e.g. in a nursing home or still waiting for probate to be granted, that they should pay more Council Tax i.e. 150% of the normal charge to encourage them to bring the property back into use?			
	% Total	% Answer	Count
Number of Responses	100.00%	-	61
Yes	59.02%	59.02%	36
No	34.43%	34.43%	21
Don't know	6.56%	6.56%	4
[No Response]	0.00%	-	0
Total	100.00%	100.00%	61



A secondary question was asked that if they responded No to the above about what time period they feel should be applied:-

Time Period

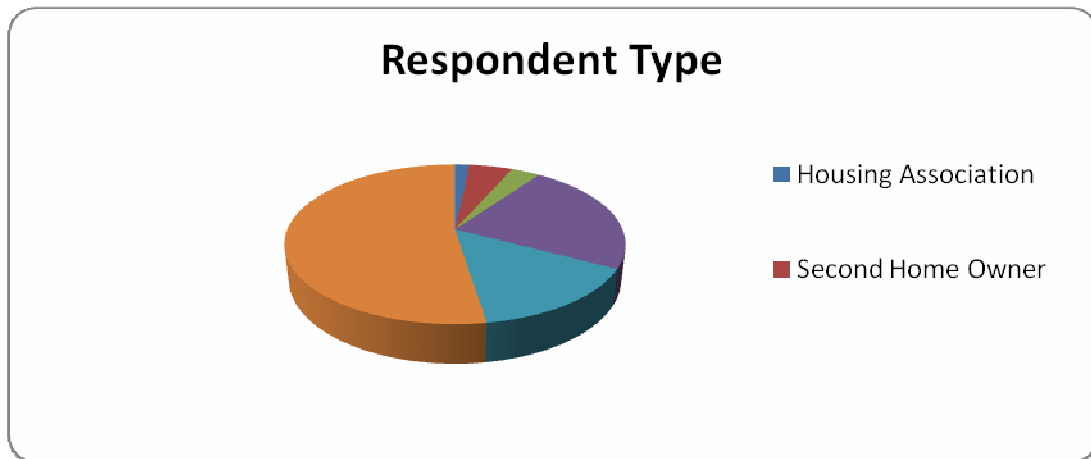
Time Period	6 months	More than 1 year	2 years	3 years	5 years	Case by case
Number	1	1	2	5	2	2

Of the 61 responses where the answer was No to the proposal to charge owners an additional 50% surcharge where a property has been empty and is not exempt for any other reason for more than 2 years there is no evidence indicating that there was an adverse impact on any one group

- Age – 11 (25-44 age bracket); 8 (45-64 age bracket); 2(over 65)
- Ethnicity – 14 Asian; 6 White or White British
- Disability – 1 responded who had a disability affecting mobility
- Religion - - 1 Buddhist, 1 Christian, 7 Hindu, 2 Islam, 2 Jainism
- Sex – 4 Female, 17 Male
- Sexual Orientation – 17 Heterosexual, 1 Gay Man
- Marriage/Civil Partnership – 14 married

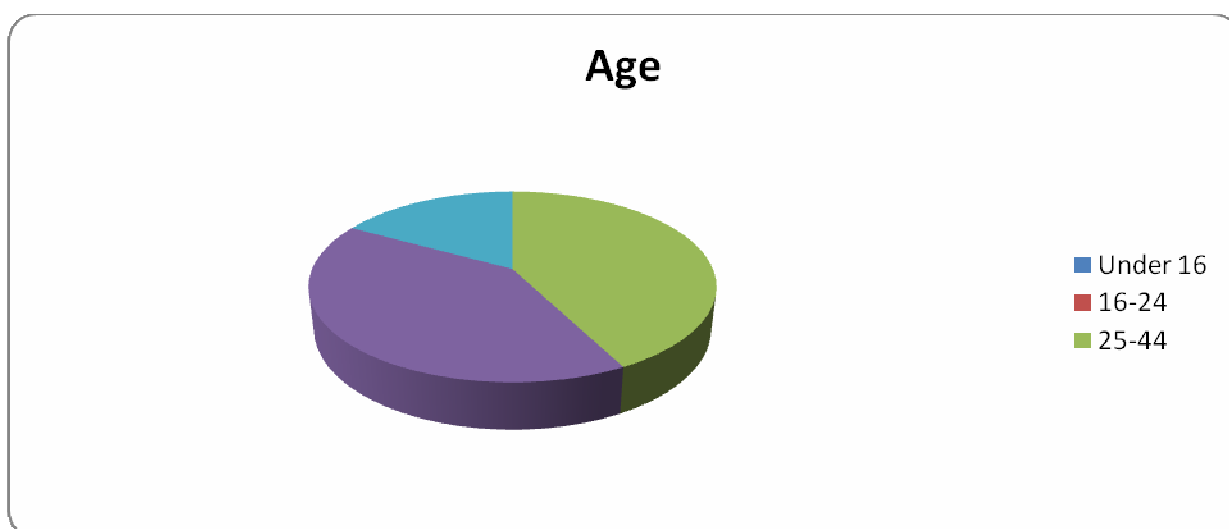
Breakdown of respondent types

	% Total	% Answer	Count
Number of Responses	100.00%	-	61
Housing Association	1.64%	1.64%	1
Second Home Owner	4.92%	4.92%	3
Estate Agent	3.28%	3.28%	2
Private Landlord (up to 5 properties)	22.95%	22.95%	14
Private Landlord (greater than 5 properties)	14.75%	14.75%	9
Council Tax Payer	52.46%	52.46%	32
Total	100.00%	100.00%	61



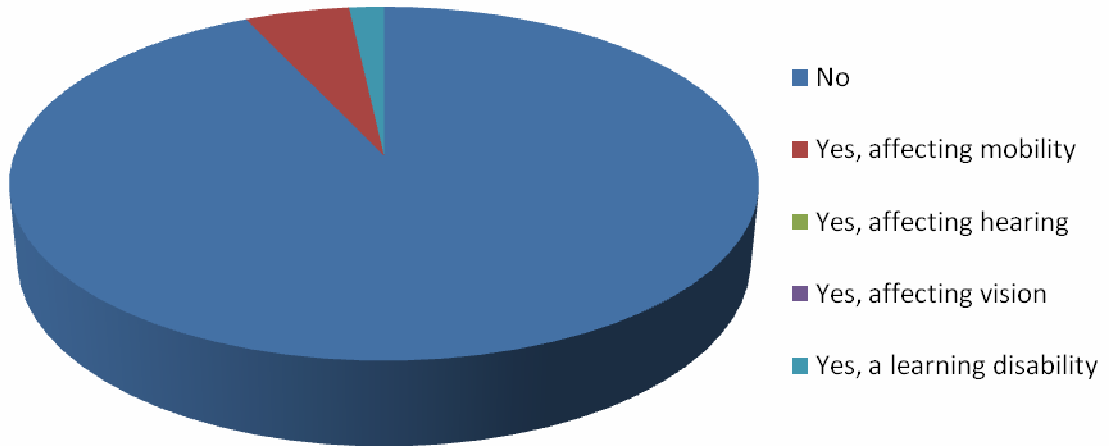
Equalities Information

Age	% Total	% Answer	Count
Number of Responses	96.72%	-	59
Under 16	0.00%	0.00%	0
16-24	0.00%	0.00%	0
25-44	40.98%	42.37%	25
45-64	39.34%	40.68%	24
65+	16.39%	16.95%	10
No response	3.28%	0.00%	2
Total	100.00%	100.00%	61



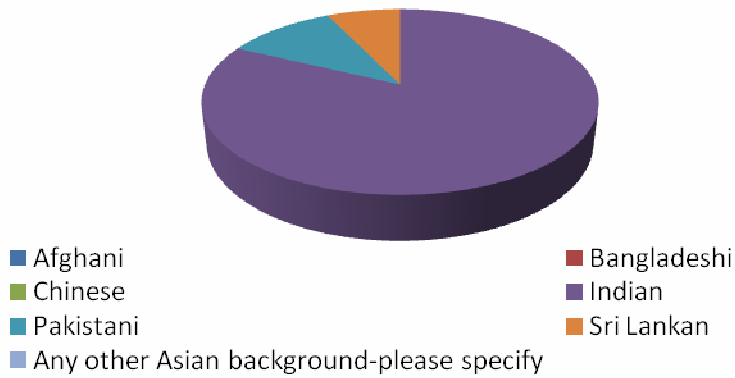
Disability	% Total	% Answer	Count
Number of Responses	93.44%	-	57
No	86.89%	92.98%	53
Yes – affecting mobility	4.92%	5.26%	3
Yes – affecting hearing	0.00%	0.00%	0
Yes – affecting vision	0.00%	0.00%	0
Yes – a learning disability	1.64%	1.75%	1
Yes – mental ill-health	0.00%	0.00%	0
Yes – another form of disability	0.00%	0.00%	0
No Response	6.56%		4
Total	100.00%	100.00%	61

Disability



Asian, Asian British	% Total	% Answer	Count
Number of Responses	45.90%	-	28
Afghani	0.00%	0.00%	0
Bangladeshi	0.00%	0.00%	0
Chinese	0.00%	0.00%	0
Indian	37.70	82.14	23
Pakistani	4.92%	10.71%	3
Sri Lankan	3.28%	7.14%	2
Any other Asian background	0.00%	0.00%	0
No Response	54.10%		33
Total	100.00%	100.00%	61

Asian, Asian British



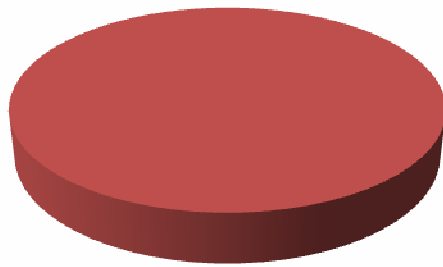
Other Asian	% Total	% Answer	Count
Number of Responses	3.28%	-	2
Response	3.28%		2
No Response	96.72%		59
Total	100.00%	100.00%	61

Other Asian background, please specify



Black, Black British	% Total	% Answer	Count
Number of Responses	3.28%	-	2
African	0.00%	0.00%	0
Caribbean	3.28%	100.00%	2
Somali	0.00%	0.00%	0
No Response	96.72%		59
Total	100.00%	100.00%	61

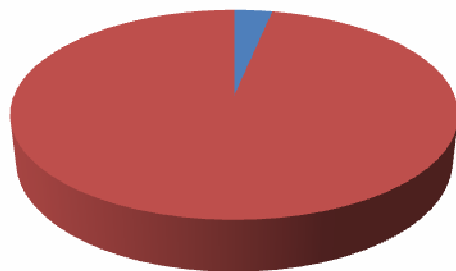
Black, Black British



- African
- Caribbean
- Somali
- Any other Black background

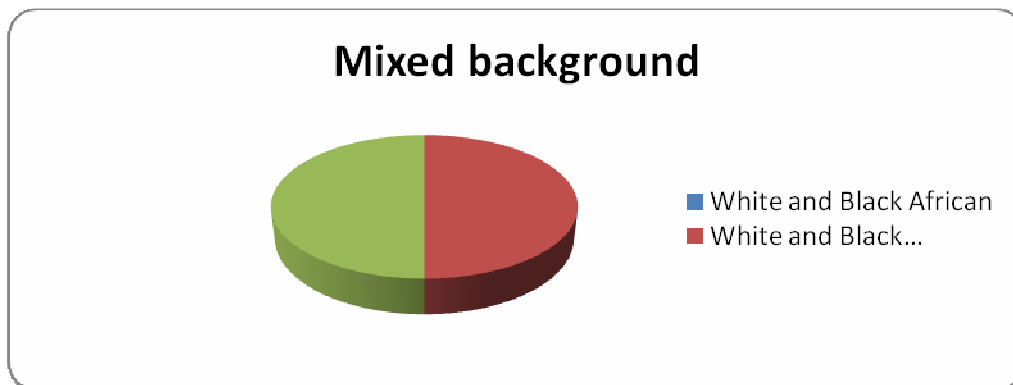
Other Black	% Total	% Answer	Count
Number of Responses	3.28%	-	2
Response	3.28%		2
No Response	96.72%		59
Total	100.00%	100.00%	61

Other Black background, please specify



- [Responses]

Mixed Background	% Total	% Answer	Count
Number of Responses	3.28%	-	2
White and Black African	0.00%	0.00%	0
White and Black Caribbean	1.64%	50.00	1
White and Asian	1.64%	50.00	1
No Response	96.72%		59
Total	100.00%	100.00%	61

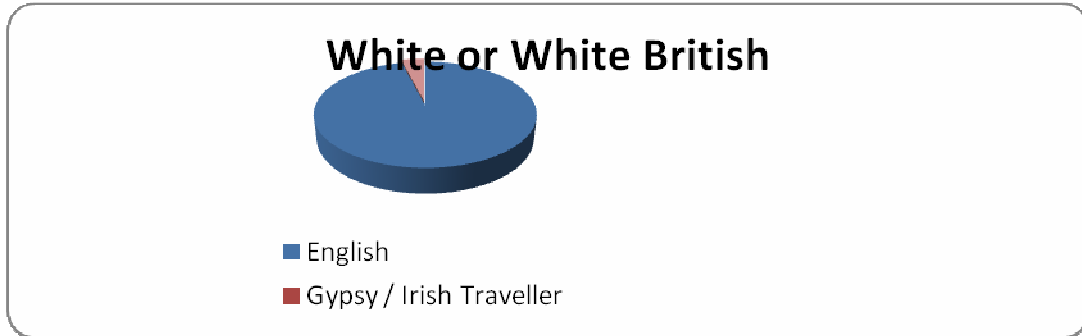


Other Mixed Background	% Total	% Answer	Count
Number of Responses	1.64%	-	1
Response	1.64%	100.00	1
No Response	98.36%		60
Total	100.00%	100.00%	61

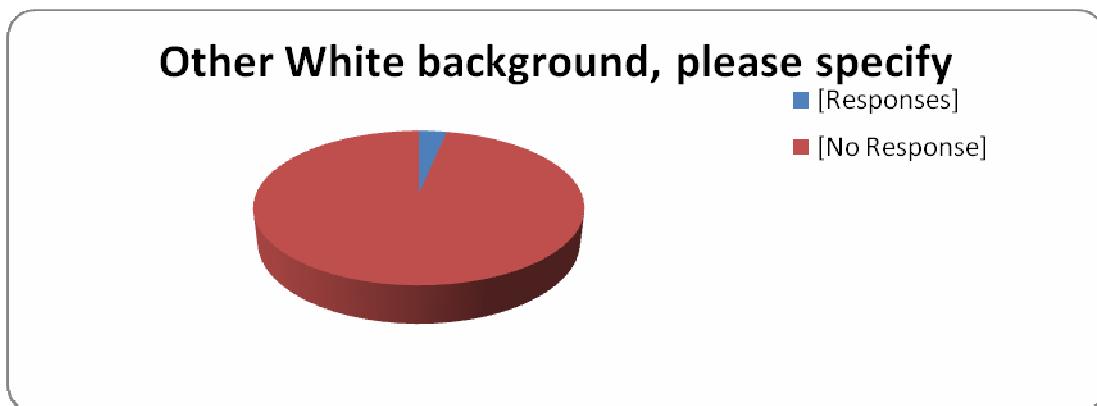
Other Ethnic Background	% Total	% Answer	Count
Number of Responses	1.64%	-	1
Response	1.64%	100.00	1
No Response	98.36%		60
Total	100.00%	100.00%	61

White or White British	% Total	% Answer	Count
Number of Responses	40.98%	-	25
English	39.34%	96.00%	24
Gypsy/Irish Traveller	0.00%	0.00%	0

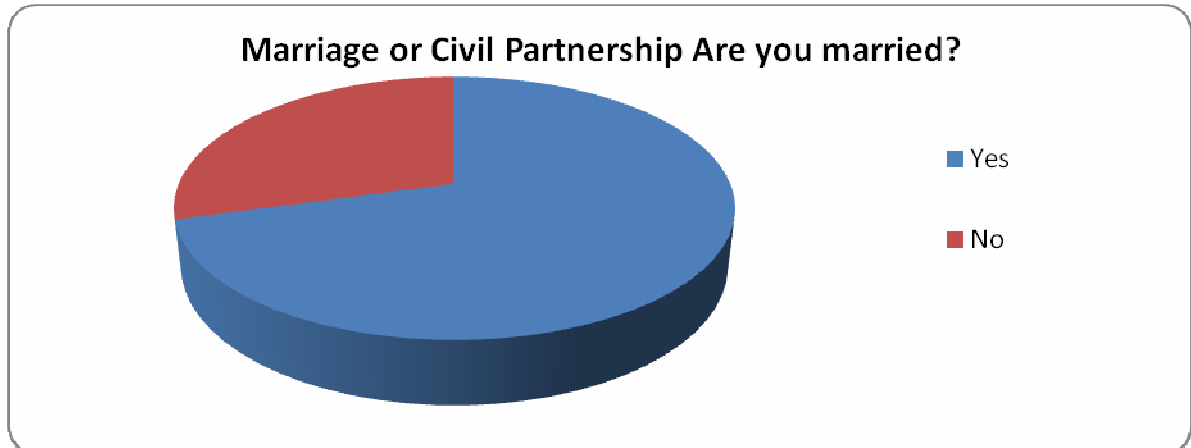
Irish	0.00%	0.00%	0
Polish	0.00%	0.00%	0
Romanian	0.00%	0.00%	0
Scottish	0.00%	0.00%	0
Welsh	0.00%	0.00%	0
Any other White Background	1.64%	4.00%	1
No Response	59.02%		36
Total	100.00%	100.00%	61



Other White Background	% Total	% Answer	Count
Number of Responses	3.28%	-	2
Response	3.28%		2
No Response	96.72%		59
Total	100.00%	100.00%	61



Marriage or Civil Partnership – Are you married?	% Total	% Answer	Count
Number of Responses	95.08%	-	58
Yes	67.21%	70.69%	41
No	27.87%	29.31%	17
No Response	4.92%		3
Total	100.00%	100.00%	61

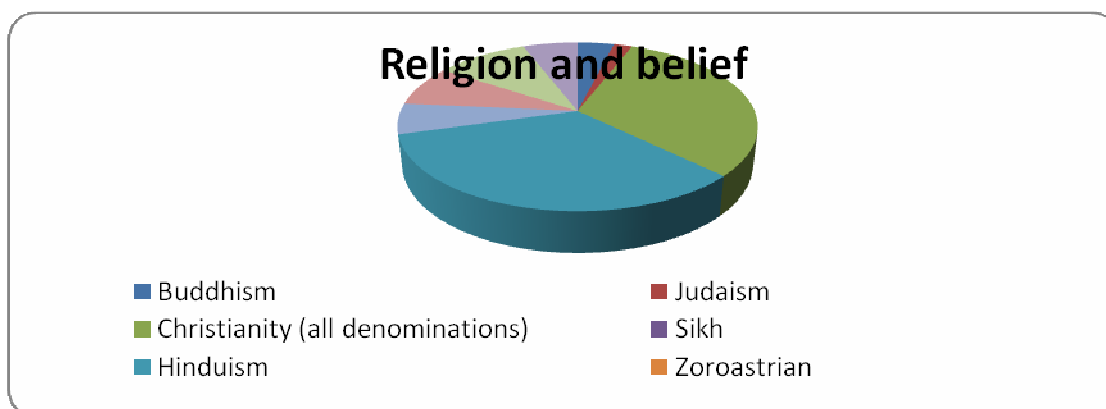


Marriage or Civil Partnership – Are you in a civil partnership?	% Total	% Answer	Count
Number of Responses	40.98%	-	25
Yes	0.00%	0.00%	0
No	40.98%	100.00%	25
No Response	59.02%		36
Total	100.00%	100.00%	61

Pregnancy or Maternity – Have you been pregnant or on maternity leave in the last 2 years	% Total	% Answer	Count
Number of Responses	83.61%	-	51
Yes	0.00%	0.00%	0
No	83.61%	100.00%	51
No Response	16.39%		10
Total	100.00%	100.00%	61

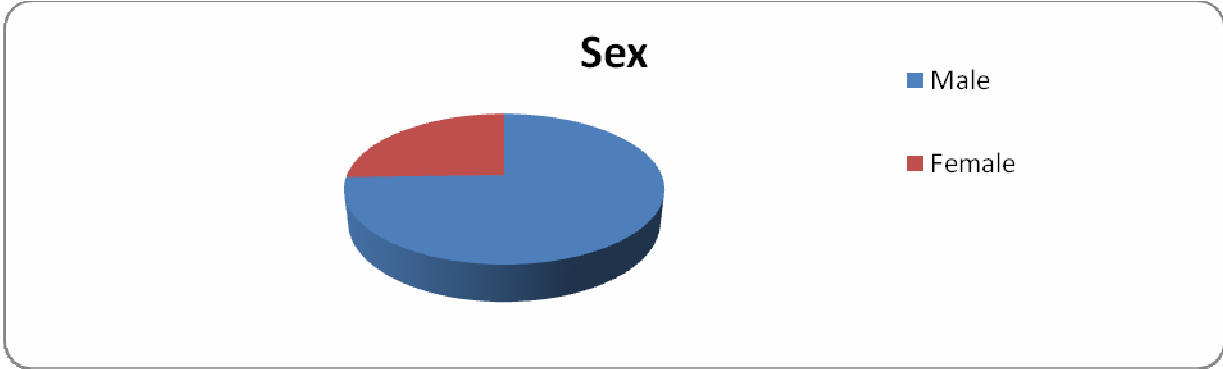
Religion and Belief	% Total	% Answer	Count
Number of Responses	83.61	-	51
Buddhism	3.28%	3.92%	2
Judaism	1.64%	1.96%	1

Christianity (all denominations)	26.23%	31.37%	16
Zoroastrian	0.00%	0.00%	0
Islam	4.92%	5.88%	3
No Religion/Atheist	6.56%	7.84%	4
Jainism	8.20%	9.80%	5
Other	4.92%	5.88%	3
No Response	16.39%		10
Total	100.00%	100.00%	61



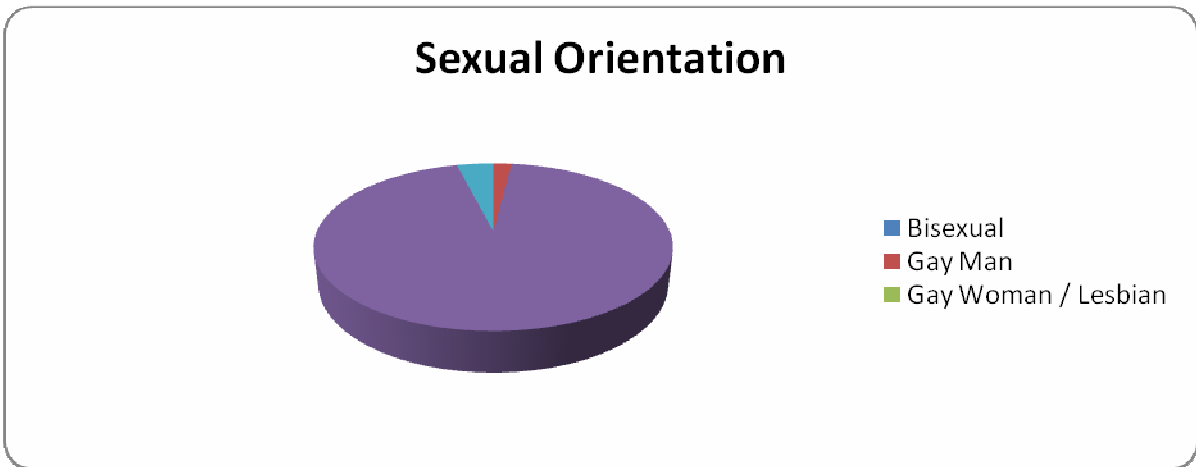
Other Religion	% Total	% Answer	Count
Number of Responses	9.84%	-	6
Response	9.84%		6
No Response	90.16%		55
Total	100.00%	100.00%	61

Sex	% Total	% Answer	Count
Number of Responses	96.72%	-	59
Male	72.13%	74.58%	44
Female	24.59%	25.42%	15
No Response	3.28%		2
Total	100.00%	100.00%	61



Gender Identity	% Total	% Answer	Count
Number of Responses	95.08%	-	58
Yes	93.44%	98.28%	57
No	1.64%	1.72%	1
No Response	4.92%		3
Total	100.00%	100.00%	61

Sexual Orientation	% Total	% Answer	Count
Number of Responses	83.61%	-	51
Bisexual	0.00%	0.00%	0
Gay Man	1.64%	1.96%	1
Gay Woman/Lesbian	0.00%	0.00%	0
Heterosexual	78.69%	94.12%	48
Other	3.28%	3.92%	2
No Response	16.39%	0	10
Total	100.00%	100.00%	61



Other Sexual Orientation	% Total	% Answer	Count
Number of Responses	4.92%	-	3
Response	4.92%		3
No Response	95.08%		58
Total	100.00%	100.00%	61

Consultation General Comments

There were a number of themes that came out of the general comments:-

1) Landlords and developers may chose not to invest in LB of Harrow if the proposals are implemented and it may put them off refurbishing properties. :-

- enforcing higher council tax on these properties will cause more expense to landlords who will look elsewhere to invest reducing the stock of the private rented sector meaning less revenue in total.
- If Council starts charging during void periods (in between tenancies ,newly purchased properties requiring renovation etc..) it will put off potential landlords and Housing associations from investing in properties for rental purposes, as it is there is an acute shortage of rental properties, this will only exacerbate the situation. There should be a grace period to allow for renovations.
- If properties are being refurbishments for the good of the local community they should not be penalised.
- It is unfair to charge 100% council tax whilst a property is not being habited. Especially if between tenancy agreements/major refurbishment
- I agree with the principal behind this initiative which is to encourage empty properties to be occupied, but at present, the proposals are too aggressive..there should be some incentive for owners to refurbish empty properties before they get occupied, and by charging 100% from day 1, it will drive some owners away from keeping their properties updated between tenancies.. What I like about the proposal is to charge more council tax or properties that have been empty for more than 2 years, actually this charge should be for properties that have been empty for more than 1 year!
- Properties need to be developed and additional investment and not cost is required.
- Landlords are providing homes and providing a vital service to the society. They should be allowed and helped by 0% council tax charge to find tenants, repair and refurbish, redecorate property in between the tenancies.. (note,

they are duly deprived of rental income... while mortgage has to be paid) and any major restructuring jobs. Not all landlords own properties for profit making, for example, I have a 2nd house for my Son who is in his 30s. Because he is single yet, he is living with us and will occupy this house (his only and main home) as soon as he is married. Thus any harsh rule regarding let properties should apply to people who own properties for "only profit motive" and own more than one property per head (for example, my Son's property is in joint name with me as I paid a hefty purchase deposit. Yet, in fact each of us have only one main property. we do not own any spare property per head. So any idea that "let property owners are loaded and let us rip them off" is absurd, unfair and unacceptable.

- Social Housing Providers will be hit fairly hard by this proposal and we believe that our organisation will incur extra costs of £86,000 if we had to pay council tax on voids. This would be funded from tenants rent money, a number of whom pay council tax. Proposals should include exemption for social housing providers with significant stock holding in affected areas .
- Some landlords have to spend weeks fixing properties that tenants have left in poor state. They should not have to pay for these works for at least 3 months. This is another attempt by Harrow council to make life difficult for good landlords who want the best for their tenants
- The reason for these issue is that tenants leave the property in a terrible state and it cannot be used until refurbishment work is carried out, so the landlord loses out on the rent as well cost for work carried out plus the additional cost of taking time off work to supervise the work. If tenant pays for the period the property is empty then it makes better sense, as it would encourage them to look after properties and that way more properties would come on to the market
- These changes could really penalise private landlords and people bringing homes in disrepair back into use, I am completely against them
- This charge will penalise those that have the money to invest, and already pay considerable taxes in other ways or forms. It in no way benefits the economy, others wishing to purchase properties etc.
- To encourage derelict/unused homes being put into use, I agree with the proposal of charging homes undergoing repossession or probate as these homes often stay unused for a long period. However charging the MAXIMUM for homes between tenancies or structural renovation work, which clearly is an act to put a home back into use, is unfair and not encouraging these proactive actions.
- We own over thirty properties in the Harrow & Brent area. The majority of these properties have been refurbished with empty property or better homes grants. These are very marginal investments. Imposing Council Tax during void periods and applying Council Tax during refurbishment works will tip the scales and we will not be investing in any further property to rent to Housing Benefit tenants.

- Yes - please use carrots and not sticks. People not using properties (sometimes through no fault of their own) are not using council services. The effect of most of these measures will be to put off buy-to-let purchasers, thus depressing the housing market further. Also those buy to let landlords will have to increase their rents to cover void periods. This is exactly the opposite of what is needed at the moment. Find a way of providing incentives to let out property, rather than punishing!

2) Other Council Tax payers should not be penalised for those who are benefits

- Do not penalise working council tax payers to accommodate those that are on benefits.
- I cannot afford to pay council tax twice. I have noticed that there are no questions on this form regarding: a) council tax discounts to council benefit tenants, who currently have a free life and can abuse and run from the law. Unfortunately, the hard working and tax community is punished. b) councils should not be giving free housing and making us pay for it. c) All public council management should have their salaries reduced to minimum wage due to the poor council spending decisions.
- I own only one property which I shall move in as soon as possible as I work far from it at present, this harsh rule should be avoided which will be really hard on ordinary owners like myself. I work hard and pay high taxes, never have and never will claim any benefits. Similarly, my parents worked hard and helped me to buy this (only) property. If the Government needs cuts they should target rich landlords who own many properties with a sole purpose of making profits.
- I think you should charge 100% council tax on buy to let properties and second homes. People who have been made redundant should get Council tax benefits regardless of what they have in the bank (16,000 is a small amount) and what their partner earns. Redundancy is not people's fault and if they have paid their council taxes before there should be some kind of an adjustment until they get a job.

3) There should be some discretion for special circumstances

- Each case should be considered on its own merits. There should be discretion on exceptional circumstances where properties are left empty for genuinely good reasons or is unavoidable
- I believe whoever is the owner of a property should pay full council tax no matter what its status (e.g. empty, being refurbished). Discounts tend to benefit "property developers" or buy to let landlords during the transition of a property between tenants or while building work is being done. I do think, however, that careful consideration about discounts should be given to relatives when dealing with probate during the disposal of an empty property of a relative

4) There should be no charge whilst properties are unoccupied/they should stay as they are

- I believe the council tax exemptions should stay as they are
- I do not feel that it is fair for council tax to be levied on unoccupied properties, as they are not receiving any of the local services, such as refuse collection, and one would presume that the owners are paying council tax elsewhere
- I feel most strongly about question 2. If a tenant has been at a property for more than a year they usually have to only give 2 month's notice to end their tenancy. Writing from experience I can say that I have never been able to find a new tenant by the time my existing tenant leaves the property. I therefore think that a 100% exemption allowance is appropriate and fair.
- the council tax as they are utilising the borough facilities which is the whole point of the council tax. The council tax is only the landlord's responsibility when there is no active tenant agreement. At which point a discount should apply as there is no utilisation of council facilities.
- No change should be made to the current exemptions and discounts except the repossessed properties.
- Some of these proposals are excessive. If a property is deliberately left void then a surcharge should apply. The current situation for voids between tenancies and refurbishment are correct.
- The current exemptions are fair. I have a let property because my son is living with us while he is still single. During the vacant period it is hard to make ends meet. Every buy to let property does not belong to rich landlords.
- Whilst Councils are under pressure to manage their finances better and reduce costs, charging/increasing taxes on empty homes is not fair or equitable - empty homes do not use Council's resources (bin collection, schools, emergency services, street lighting, etc.) - the people (living in the homes) that use the services are the ones that should be paying for them, and more effort needs to go in to both reducing costs and chasing people who avoid paying the council tax that is due by moving to another property
- Yes it is fundamentally wrong that because someone owns a property they should be charged for services they are not using when it is empty. There should be a period of up to three months before any charge is made. Clearly the more adults in a property, the more the household should be paying, as they are using more local facilities and amenities. Introduce a tax on each adult in a property to replace council tax and it will be a fairer way of raising more revenue.

5) Others

- I feel that no matter what I think, the Council will implement the changes they've proposed
- it's a recession we should help each other not cut each other down
- My no answers are because it is the most ambiguous and worst questionnaire I have ever seen, Should have employed a professional.

- My only comment at this time would be that the council tax be the responsibility of the tenant named on the active tenancy agreement and not the landlord. It is the tenants responsibility to pay
- Proposal 4 is naive as the mortgagee would simply pass the extra cost back to the defaulter, no doubt with an additional administration charge. This would result in additional hardship for someone who has already lost their property.
- there should be no discounts for second homes
- this consultation encourages you to say yes so the council earns more - why can't you be honest and have a proper debate and give some independent opinions
- Your questions have been badly written Q1. Same as point 2 below. Q2. You ask what percentage discount should be given in the notes but then the field descriptor says % change! 2 different things. How do you ascertain which answer the interviewee is responding to? I think a 100% discount should be applied for a maximum of 3 months to be fair to landlords and give them a chance to rent out a property by finding a tenant. They obviously want to find a tenant as they don't want to lose rent, so they won't delay. Why penalise them? Q4 if you make the bank responsible for the council tax following a repossession, you simply put more pressure on the bank to lower the price even more to obtain a fire sale of the house thereby making the owner of the house increase their overall loss. Ultimately, the owner will suffer if you think the bank will be liable.