

# Carbon and Co-benefits Decision Support Tool

## Introduction

This Carbon and Co-benefits Decision Support Tool allows users to self-assess the impact of the proposed policies, initiatives, or services against your local authority's policy frameworks. It provides decision makers with a high-level assessment of how a Decision meets policy goals and can facilitate a process of revising Decisions to more fully meet these goals. Where more detailed assessment is needed, users should consult other tools that lead to a full assessment of specific impact areas as indicated (e.g., Environmental Impact Assessment, Cost Benefit Analysis). Users self-assess against nine impact areas (Equalities, Health, Resilience & Adaptation, Housing, Economy, Mobility & Connectivity, Carbon, Nature & Environment, Consumption and Production and the Net Zero Wales target). Depending on your answers, you may then be directed into a self-reported Carbon Assessment tab, where your paper will be compared to relevant best practice. If your paper impacts on people with 'protected characteristics', you will be directed to the Equalities Impact Assessment tab. You will also be required to complete the Welsh Language Impacts Assessment, where relevant.

Note that the Carbon Assessment does not yet assess embodied carbon and the tool does not go into the detail of intersectionality with regard to equality and inclusion impacts. As such, it is important that users take an 'overview approach' when using this tool to inform decision-making at your local authority.

Overview information	<i>Please complete all fields</i>
Name of policy / initiative / service to be assessed	Consideration of Variation of Council Tax Premium Scheme for Second Homes and Long-term Empty Properties
Author(s)	David Barnes - Revenues and Procurement Manager
Date of Assessment	24/07/2024
Document Version	
Corporate objective being addressed	New and revised policies, practices or procedures. Decisions affecting service users, employees or the wider community
Department / function carrying out the assessment	Revenues
Who is responsible for the implementation of the policy / initiative / service? (function head / department manager)	Chief Officer Governance
Brief description of the proposal or decision	When considering whether or not to amend the premium levels, the discretion given to local authorities to charge a premium is intended to be a tool to help local authorities to: <ul style="list-style-type: none"> <li>•bring long-term empty homes back into use to provide safe, secure and affordable homes; and</li> <li>•increase the supply of affordable housing; and</li> <li>•enhance the sustainability of local communities.</li> </ul>
Value (£)	
Is this a strategy document?	Yes <input type="button" value="▼"/>
If this is a strategy document will this strategy have an impact over multiple years?	Yes <input type="button" value="▼"/>

## 1. Impacts Questionnaire

### Guide

This questionnaire will provide high level scoring on key impact areas related to your local authority's policy. The results are given a RAG (Red, Amber, Green) result indicating how the proposed Decision fits with the policy related to the impact area.

### Definitions

Some questions have a 'red corner' in the cell; this indicates that there are guidance notes available to view in relation to that question. To view these, hover the mouse pointer over one of these cells (you can practice by hovering over this cell). In the cells next to the question there are also links to websites with further supporting information.

### Impact areas

Questions for each impact area require a yes/no answer to determine if they are relevant. These are set to YES as default – once you have read through the questions in that impact area, you may select NO if this area is not relevant to your paper.

### Different types of papers and confidence in your assessment

It is understood that various types of Decisions are being assessed through this tool. For some papers, for example new strategies, you may not feel able to answer all of the questions with confidence as this will depend on delivery. You should answer on the basis of what the strategy aims to achieve – however, this is an important opportunity to consider where issues at the delivery stage could undermine your aims. You should note these challenges and specify any mitigation measures needed to ensure delivery is in line with the original aspirations on the results page.

Some papers may have a number of projects within them and so the answers between projects could be different. Here we ask you to take a high level ('helicopter') view, assessing across the content of the paper. However, again, where there are particular areas that will have negative impacts or there are risks that the assessed level of positive impact will not be met – specific mitigation measures should be flagged by users on the results page.

### Impact categories

The definitions of the possible impacts are as follows:

**Yes, with long lasting and/or significant positive impact.** The proposal or decision has positive impacts that are long lasting (3 or more years) and/or are significant for large numbers of residents and/or a significant proportion of a particular group or community.

**Yes, with short term (3 years or less) or limited positive impact.** The proposal or decision has positive impact, but will be limited in its effects or have a short lifespan.

**No, the decision or proposal has no discernable positive or negative impact.** It will not affect any discernible positive or negative change.

**Yes, but with short term (3 years or less) or limited negative impact.** The proposal or decision has negative short term or limited impacts.

**Yes, but with long lasting (more than 3 years) or severe negative impact.** The proposal or decision has negative impacts that are long lasting (3 or more years) and/or are significant for large numbers of residents and/or a significant proportion of a particular group or community.

All Decisions will then be given a RAG (Red, Amber, Green) rating on applicable Impact areas. The definitions of these are:

**All green.** The proposal or decision is expected to have **positive impacts overall**, whether long or short term.

**Equal number of red and green OR at least one red.** The proposal or decision has both positive and negative impacts OR have net neutral impact with equal positive and negative overall outcomes. Careful consideration of trade-offs is recommended.

**Mostly red, with at least one green.** Careful consideration of trade-offs is necessary.

**All red.** The proposal or decision is expected result to **negative impacts overall**. It should receive most attention for mitigation or be avoided. Clear and evidenced justification to progress this proposal will be required.

## Impacts Questionnaire

### 1. Equality and Welsh Language

Will this proposal or decision affect individuals or groups (e.g., residents, employees, visitors) in different ways, including for example, social equality and inclusion?

Yes  
 No

Please complete next part →

1	Will this proposal or decision disproportionately affect people with one or more <b>protected characteristics</b> ?	<a href="#">More help (web link)</a>	Short term or limited positive ▼
2	Will this proposal or decision affect other people or groups, for example, people with caring responsibilities, or those that are <b>socially and economically disadvantaged</b> ?	<a href="#">More help (web link)</a> <a href="#">More help (web link)</a>	Short term or limited positive ▼
3	Will this proposal or decision affect local people's access to <b>public services</b> (e.g., community centres, transport services, health services)?	<a href="#">More help (web link)</a>	No discernible impact ▼
4	Will this proposal support communities in shaping decisions that affect them?		No discernible impact ▼
5	Will this proposal or decision affect <b>community cohesion</b> ?		Short term or limited positive ▼
6	Will this proposal or decision affect opportunities for people to use <b>Welsh Language</b> no less favourably than English language?	<a href="#">More help (web link)</a>	No discernible impact ▼
7	Will this proposal or decision affect Welsh culture and Welsh speaking communities?		No discernible impact ▼

#### RAG Result


G

#### Comment - please provide succinct statements.

If the present Premium Scheme is maintained or increased it is expected that more properties not presently occupied on a residential basis would become available to the sales or rental market.

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If the present Premium Scheme is maintained or increased it is expected that more properties not presently occupied on a residential basis would become available to the sales or rental market and increase opportunities for families to stay local in their

### 2. Health

Will this proposal or decision affect people's physical or mental well-being?

Yes  
 No

Please complete next part →

1	Will this proposal or decision affect the physical health of residents?		No discernible impact ▼
2	Will this proposal or decision affect the <b>mental well-being</b> of residents?		Short term or limited positive ▼
3	Will the proposal or decision affect residents' levels of physical activity?		No discernible impact ▼
4	Will the proposal or decision affect levels of social isolation?		Short term or limited positive ▼
5	Will this proposal or decision affect residents' access to healthcare facilities and services, including other caring services?		No discernible impact ▼
6	Will this proposal affect the <b>lifestyle</b> and/or health of babies, children, and/or adults, for example, through access to and provision of healthy food?		No discernible impact ▼

#### RAG Result


G

#### Comment - please provide succinct statements.

Bringing properties back into use and increasing local housing stock means that families can continue to live in the communities in which they grew up creating close family networks and a sense of belonging.

If the premium scheme is maintained or increased there is potential that families could stay local with increased availability of affordable housing meaning family members are not isolated and there is family cohesion



### 3. Resilience and Adaptation

Will this proposal or decision affect your local authority's social, economic and ecological resilience and capacity to adapt to change?

Yes  
 No

Please complete next part →

1	Will this proposal or decision increase the <b>environmental/climate, disaster, or public safety risks</b> in your local authority?	<a href="#">More help (web link)</a>	Short term or limited positive ▼
2	Will this proposal or decision enable individuals, communities, or businesses to better withstand and recover from disruption more quickly and effectively?		No discernible impact ▼
3	Will this proposal or decision affect current levels of vulnerability both for people and the environment?		No discernible impact ▼
4	Will this proposal or decision make our communities and people feel safer at home and/or in their local area?		Short term or limited positive ▼
5	Does this proposal or decision affect access to and provision of <b>green and blue spaces</b> ?	<a href="#">More help (web link)</a>	No ▼

RAG Result



Comment - please provide succinct statements.

If long-term empty properties are incentivised to be brought back into use by maintaining or increasing the premium, this would ensure that properties that require investment are modernised including the fitting of more modern and efficient heating,

If long-term empty properties are incentivised to be brought back into use by maintaining or increasing the premium, this would ensure that properties that are perhaps empty and derelict and causing harm to the environment and visual amenity of an area are brought up to a good standard.

### 4. Housing

Will this proposal or decision affect housing in your local authority?

Yes  
 No

Please complete next part →

1	Will this proposal or decision affect people who are experiencing or at risk of any form of <b>homelessness</b> , including for example, <b>rough sleeping</b> ?	<a href="#">More help (web link)</a>	Long term or significant positive ▼
2	Will this proposal or decision affect the accessibility or affordability of homes for residents?		Short term or limited positive ▼
3	Will this proposal or decision improve derelict urban land or reuse redundant or underused buildings for local housing?		Long term or significant positive ▼
4	Will this proposal or decision facilitate construction of <b>new-build</b> residential building(s)?		No ▼
5	Will this proposal or decision facilitate maintenance or improvement of existing residential building(s)?		Yes ▼
6	Will this proposal or decision affect mandates or regulations for landlords on building standards?		No ▼

RAG Result



Comment - please provide succinct statements.

Maintaining or increasing the premium may encourage landlords to bring uninhabitable properties back into housing stock or for second home owners to sell their properties which may also increase availability of housing to contribute to the reduction of homelessness.

If the Premium were to be increased there is potential that both housing stock availability may increase and also house prices to decrease as a result increasing availability and affordability.

By maintaining or increasing the premium scheme incentivises owners of buildings that are empty and in a poor state or derelict to bring them up to a habitable standard and available as local housing.

By maintaining or increasing the premium scheme incentivises owners of buildings that are empty and in a poor state or derelict to bring them up to a habitable standard and available as local housing.

**5. Economy**

Will this proposal or decision affect your local authority's economy and its global responsibility?

Yes  
 No

Please complete next part →

1	Will this proposal or decision contribute to improving economic development in your local authority?		Short term or limited positive ▼
2	Will this proposal or decision increase or decrease employment opportunities for local people?		No discernible impact ▼
3	Will this proposal or decision create, retain or attract jobs where people are satisfied?	<a href="#">More help (web link)</a>	No discernible impact ▼
4	Will this proposal or decision help local businesses maximise potential <b>economic assets</b> ?		Short term or limited positive ▼
5	Will this proposal contribute to innovation and/or productivity in your local authority?		No discernible impact ▼
6	Will this proposal attract <b>inward investment</b> in our towns and cities?		Short term or limited negative ▼
7	Will this proposal increase opportunities for formal education, vocational training or skills that are <b>'fit for the future'</b> ?	<a href="#">More help (web link)</a>	No discernible impact ▼
8	Does this proposal entail the construction or re-purposing of building(s) for non-residential purposes?		No ▼



**RAG Result**  
A

**Comment - please provide succinct statements.**  
 By addressing the issue of shortage of housing stock, this will ensure Wales and the County are in a strong position to be able to provide suitable housing to residents who wish to live there meaning they do not have to seek alternative solutions outside the  
 More available housing and less second homes would increase the supply of labour to local employers  
 An increase in premium on long-term empty properties may disincentivise developers from purchasing and developing into habitable properties where they premium is already in place on the property





### 7. Carbon, Nature and Environment

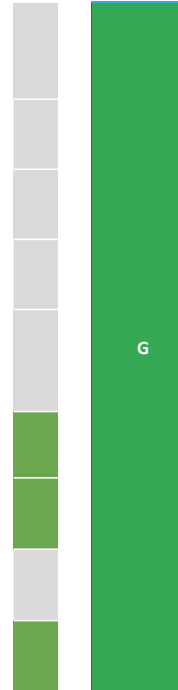
Will this proposal or decision affect the natural environment, ecosystems, carbon emissions and local pollution in your local authority?

Yes  
 No

Please complete next part →

1	Will this proposal or decision affect <b>local air quality</b> , for example, by changes in public levels of exposure to <b>oxides of nitrogen (NOx), volatile organic compounds (VOCs) and particulate matter (PM10 &amp; PM2.5)</b> ?	<a href="#">More help (web link)</a>	No discernible impact ▼
2	Will this proposal affect the level of <b>water pollutants</b> in the environment?		No discernible impact ▼
3	Will this proposal affect the level of <b>light pollutants</b> in the environment?	<a href="#">More help (web link)</a>	No discernible impact ▼
4	Will this proposal affect the level of <b>noise pollutants</b> in the environment?		No discernible impact ▼
5	Does this proposal or decision affect the amount of <b>natural carbon sinks</b> in your local authority, e.g., through maintaining and enhancing concentration of carbon and organic matter in soils?	<a href="#">More help (web link)</a>	No discernible impact ▼
6	Does this proposal or decision affect the visual amenity of the environment?		Short term or limited positive ▼
7	Will this proposal or decision affect <b>biodiversity</b> , including principal species and their habitats?	<a href="#">More help (web link)</a> <a href="#">More help (web link)</a>	Short term or limited positive ▼
8	Will this proposal affect sustainable agricultural practices in your county?		No discernible impact ▼
9	Will this proposal or decision have a positive or negative effect on efforts to reduce carbon emissions across your local authority?		Short term or limited positive ▼

RAG Result



Comment - please provide succinct statements.

	Properties that are left empty long-term often fall into disrepair and can be a blight on the attractiveness of an area.
	Any decision to maintain or increase the premium would provide a disincentive for a property to be left empty long-term and instead be used as a primary residency. The outside space of a property that is lived in is more likely to be managed in a respectful way to encourage biodiversity.
	Properties that are left empty long-term often fall into disrepair and can be a blight on the attractiveness of an area.
	It could be reasonably expected that the outcome of the policy would encourage more

### 8. Consumption and Production

Will this proposal or decision affect waste and recycling within your local authority?

Yes  
 No

Proceed to

1	Does this project or decision have an impact on the amount of waste produced, considering all waste streams and their life cycle including food waste?		
2	Will this project or decision affect current or future reuse or recycling rates?		
3	Does this proposal or decision consider <b>resource efficiency</b> and take steps to <b>increase circularity</b> ?	<a href="#">More help (web link)</a>	

RAG Result



Comment - please provide succinct statements.


next  
question  
↓

4	Will this proposal or decision affect levels of waste sent to landfill, including for example, single-use plastics and packaging in your local authority?		<input type="text"/>
5	What impact will this project or decision have on goals to minimise construction waste?		<input type="text"/>
6	Will the proposal support the reduction of emissions in the supply chains of the goods and services purchased by your local authority?	<a href="#">More help (web link)</a>	<input type="text"/>


**9. Climate Change Target**

*Enter text answer below (include summary of climate change mitigation measures)*

How does this proposal or decision contribute to achieving your local authority's carbon/climate change targets? What more could be done to improve this contribution further?

[More help](#)  
[\(web link\)](#)

The policy would not impact on the plan for future climate change

## 2. Simple Carbon Assessment

### Guide

The Simple Carbon Assessment tool scores the Decision against best practice for reducing carbon emissions that cause climate change in line with your local authority's targets. You only need to answer the sections indicated - this is determined by answers given in the Impacts Questionnaire.

Some questions require a yes/no response that is scored. Others require a comment that will provide additional context for a reviewer of the decision. If 'Non Applicable' is given as an answer add a brief explanation why this is the case.

All questions need to be answered to score a section.

For any scoring a comment can be added as justification in the 'Comment' column.

Embodied carbon is not specified in the simple assessment - full life cycle assessment is required and advisable to comment on this.

The scoring is colour coded as follows:

Grey	Grey: No associated carbon impacts expected for decision.
Green	Green: In the simple assessment the decision meets the highest standard in terms of practice and awareness.
Blue	Blue: In the simple assessment the decision meets most of the associated best practice with a good level of awareness.
Brown	Brown: In the simple assessment the decision only partially meets associated best practice and/or awareness is lacking, significant room for improvement.
Black	Black: In the simple assessment the decision does not meet best practice and/or there is insufficient awareness of carbon impacts.

## Simple Carbon Assessment

### Buildings

✗ You do not need to answer section 1a

Q.1a If the Decision will contribute to the construction of a new residential building(s):

Comment - please provide succinct statements. Result

State the design energy performance certification (EPC) of the building(s).		Enter text answer in the comment field →		
Does the proposed building fabric exceed required standards of energy efficiency (part L)?		<input type="text"/>		
Does the new building(s) include a natural gas or oil based heating system?		<input type="text"/>		
Are proposed buildings to Passivhaus standard?	<a href="#">More help (web link)</a>	<input type="text"/>		
Have life cycle (embodied) carbon emissions of building materials been considered and minimised in building design and are steps taken to procure lowest carbon options?		<input type="text"/>		
Estimated additional costs to increase building air tightness and/or swap to low carbon heating.		Enter text answer in the comment field →		
Has a biodiversity impact assessment been completed and is onsite biodiversity net gain over 10%?	<a href="#">More help (web link)</a>	<input type="text"/>		
Is there suitable pedestrian and cycle access from the new building(s) to all or some of the following amenities - food shopping/other shops/transport hub/health care services?		<input type="text"/>		
Building will include onsite renewable energy (Solar Photovoltaics (PV), Solar Thermal, Ground/Air Source Heat Pump)?	<a href="#">More help (web link)</a>	<input type="text"/>		

✓ Please answer section 1b

Q.1b If the decision will contribute to the renovation or maintenance of a residential building(s):

Comment - please provide succinct statements. Result

What is the current EPC standard of the building(s) and what will it be following the intervention(s)?		Enter text answer in the comment field →		
If natural gas/oil heating systems are present will they be replaced with a low carbon alternative?		Not Applicable <input type="text"/> Add comment >		
Have life cycle (embodied) carbon emissions of building materials being considered and are steps taken to procure lowest carbon options?		Not Applicable <input type="text"/> Add comment >		
Will the building fabric be upgraded to improve energy efficiency?		Yes <input type="text"/>		
Will a minimum EPC rating of 'C' be attained?		Don't know <input type="text"/>	By encouraging uninhabitable properties to be renovated should increase the EPC ratings	

What additional costs are associated with upgrading building to <b>EnerPhit</b> standard after intervention)?	<a href="#">Help (web link)</a> <a href="#">Help (web link 2)</a>	Enter text answer in the comment field →		
Will onsite renewable energy generation ( <b>Solar Photovoltaics or Solar Thermal</b> ) be added as part of the renovation/maintenance?	<a href="#">More help (web link)</a>	Not Applicable ▼ Add comment >		

✗ You do not need to answer section 1c

**Q.1c If the Decision will contribute to the construction of a new non-residential (including public) building:**

**Comment - please provide succinct statements. Result**

State the design Energy Performance Certificate (EPC) or Display Energy Certificate (DEC) of the building.		Enter text answer in the comment field →		
Does the proposed building exceed required standards of energy efficiency (part L)?		<input type="text"/>		
Does the new building(s) include a natural gas or oil based heating system?		<input type="text"/>		
Does the building design include a <b>Building Energy Management system or Building Management System?</b>		<input type="text"/>		
Estimated additional costs to improve to higher fabric efficiency standard.		Enter text answer in the comment field →		
Have life cycle (embodied) carbon emissions of building materials being considered and are steps taken to procure lowest carbon options?		<input type="text"/>		
Has <b>biodiversity net benefit</b> been incorporated into the project	<a href="#">More help (web link)</a>	<input type="text"/>		
Is there suitable pedestrian and cycle access to/from the new building(s) for car free commuting?		<input type="text"/>		
Is there a bus/tram/train stop near (up to a mile) from the building(s) for car free commuting?		<input type="text"/>		
Will the development include multiple electric vehicle charging points?		<input type="text"/>		
Does the development include facilities for cyclists (secure, dry bike storage)?		<input type="text"/>		
Will the building have onsite renewables energy generation (Solar Photovoltaics (PV), Solar Thermal, wind generator)?	<a href="#">More help (web link)</a>	<input type="text"/>		

## Transport

✘ You do not need to answer section 2a

Q.2a If this Decision affects cycling, walking, bus, tram or train availability and/or access:

Comment - please provide succinct statements. Result

Is an existing <b>active travel route</b> being extended/improved?		<input type="text"/>		
Is an existing <b>active travel route</b> being removed/reduced?		<input type="text"/>		
Is an <b>active travel route</b> being created?		<input type="text"/>		
Is access to existing and planned local educational, shopping, leisure and work facilities by public transport being improved?		<input type="text"/>		
Is resident access to low carbon transport being enhanced through increased <b>shared mobility</b> options?		<input type="text"/>		
Are new public transport facilities being constructed?		<input type="text"/>		
Are existing public transport facilities being removed or disrupted?		<input type="text"/>		

✘ You do not need to answer section 2b

Q.2b If the Decision affect roads, parking or vehicle access:

Comment - please provide succinct statements. Result

Will road capacity be increased for vehicles only?		<input type="text"/>		
Will access for cyclists or pedestrians be reduced?		<input type="text"/>		
Will access for cyclists or pedestrians be improved?		<input type="text"/>		
Will the Decision incentivise more personal vehicle travel?		<input type="text"/>		
With the exception of Disabled Parking - will the Decision lead to a net increase in parking spaces in town/city centres?		<input type="text"/>		
Does the Decision increase access to electric vehicle charging points?		<input type="text"/>		

✘ You do not need to answer section 2c



**Q.2c If this Decision affect access for residents to amenities:**

Comment - please provide succinct statements. Result

Does the development improve access to shops and services for residents by walking/cycling?		<input type="text"/>	
Does the development improve access to shops and services for residents by bus/tram?		<input type="text"/>	
Does the development require access to a car to reach?		<input type="text"/>	

✗ You do not need to answer section 2d

**Q.2d If the Decision requires the procurement of a new vehicle:**

Comment - please provide succinct statements. Result

What is the vehicle?		Enter text answer in the comment field →	
Is the vehicle fully electric or hydrogen fuelled?		<input type="text"/>	
Were <b>whole-life costs</b> for the vehicle (operation as well as initial purchase) considered?		<input type="text"/>	
If a fully electric or hydrogen option is not being selected state why.		Enter text answer in the comment field →	

**Land Use**

✗ You do not need to answer section 3a

**Q.3a If the Decision changes existing land use:**

Comment - please provide succinct statements. Result

Will existing <b>green space</b> /ecologically important habitat be preserved?	<a href="#">More help (web link)</a>	<input type="text"/>	
Has a <b>biodiversity assessment</b> been completed?		<input type="text"/>	
Will a new natural habitat be created?	<a href="#">More help (web link)</a>	<input type="text"/>	
Does this proposal impact a <b>principal species</b> ?	<a href="#">More help (web link)</a>	<input type="text"/>	

**Overall Rating**



### 3. Equalities Impact Assessment

✔ Based on your Impacts Questionnaire response, you are required to complete this Equalities Impact Assessment.

#### Guide

This form is a generic template for an Equalities Impact Assessment. **You may prefer to use your local authority's Equalities Impact Assessment proforma** and follow your standard screening and full assessment process.

Some fields have already been answered based on the responses you provided on the Introductory sheet (marked here with an asterisk). If any of these are incorrect, please edit them on the Introductory form.

This section is not scored.

#### Answer:

If you have completed an Equalities Impact Assessment for this proposal in another form there is no need to complete this form, but please give details of the EIA completed that will be attached with the proposal:	<i>If alternative EIA state here</i>
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An equality impact assessment must be undertaken at the outset of any proposal to ensure robust evidence is considered in decision making. This documentation will support the Council in making informed, effective and fair decisions whilst ensuring compliance with a range of relevant legislation, including:

- Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011
- Socio-economic Duty – Sections 1 to 3 of the Equality Act 2010.

This document will also contribute towards our duties to create a More Equal Wales within the

- Well-being of Future Generation (Wales) Act 2015.

[The 'A More Equal Wales – Mapping Duties' guide highlights the alignment of our duties in respect of the above-mentioned legislation.](#)

In accordance with the Equality Act 2010, Councils are required in the exercise of their functions to have due regard for the need to:

- Eliminate unlawful discrimination, harassment and victimisation.
- Advance equality of opportunity between persons who share a relevant protected characteristic, and persons who do not share it.
- Foster good relations between those who have a relevant protected characteristic and those who don't.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of the persons who do not share it;
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

"Relevant protected characteristics" are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

On **Section 2**, please provide as much detail as possible of how the proposal will impact on the people with protected characteristics and/or those who may be socially-disadvantaged. The impacts may not necessarily be negative, but may impact on a group with a particular characteristic in a specific way.

For **Section 3**, Consultation and Engagement:

The legislation relating to the EqIA process requires you to engage and involve people who represent the interests of those who share one or more of the protected characteristics and with those who have an interest in the way you carry out your functions. The socio economic duty also requires us to take into account the voices of those in the community including those with lived experience of socio economic disadvantage. You should undertake engagement with communities of interest or communities of place to understand if they are more affected or disadvantaged by your proposals. This needs to be proportionate to the policy or practice being assessed. Remember that stakeholders can also include our own staff as well as partner organisations.

Guidance on consultation and engagement is available on the Council's Intranet. There is also a list of organisations/groups you can contact to support you reach as many people with protected characteristics and Welsh speakers as possible.

#### Section 1

Name of policy / initiative / Service to be impact assessed*	Consideration of Variation of Council Tax Premium Scheme for Second Homes and Long-
Corporate objective being addressed*	New and revised policies, practices or procedures. Decisions affecting service users,
Department / function carrying out the assessment*	Revenues
Who is responsible for the implementation of the policy / initiative / service? (function head /department manager)*	Chief Officer Governance
Who is involved in the impact assessment?	
What are the aims / objectives of the policy / initiative / service?	When considering whether or not to amend the premium levels, the discretion given to
Who is intended to benefit from the policy?	
What are the main outcomes of the policy (this is key to being able to identify what monitoring is needed)?	
Is the policy for external or internal purposes?	
Are other organisations involved in the delivery?	
If yes please state who:	

What information/ past experience do we have i.e. a similar initiative and what did this information tell us? (info can be demographic data i.e. census findings, research findings, comparisons between similar policies in our Service and other Services, survey data, equality monitoring data, ad hoc data gathering exercises)	
How will information be collected regarding the impact of the policy /initiative /service/ employment policy etc?	
Date of Policy Review*	24/07/2024

Section 2	Impacts identified / Relevant data and evidence	
Age	If the present Premium Scheme is maintained or increased it is expected that more properties	Positive
Disability	If the present Premium Scheme is maintained or increased it is expected that more properties	Positive
Sex	The policy outcome would have no specific impact to a person due only to their sex	Neutral
Race	The policy outcome would have no specific impact to a person due only to race. It would	Neutral
Religion and Belief (including no belief)	The policy outcome would have no specific impact to a person due only to religious belief.	Neutral
Sexual orientation	The policy outcome would have no specific impact to a person due only to sexual orientation.	Neutral
Gender reassignment	The policy outcome would have no specific impact to a person due only to gender	Neutral
Pregnancy and Maternity	If the present Premium Scheme is maintained or increased it is expected that more properties	Positive
Marriage and civil partnership	If the present Premium Scheme is maintained or increased it is expected that more properties	Positive
People experiencing or at risk of socio-economic disadvantage (including those with lower income or carers)	If the present Premium Scheme is maintained or increased it is expected that more properties	Positive
Human rights	If the present Premium Scheme is maintained or increased it is expected that more properties	Positive
Others, please state (e.g., Modern Slavery, Safeguarding, Other COVID effects, Carers, Ex-offenders, Veterans, Care Leavers, Substance Abuse, Homeless)	Homeless - If the present Premium Scheme is maintained or increased it is expected that	
What is the impact of this proposal on those who serve or who have served in the Armed Forces, along with their families, as related to housing and education services?		
What is the cumulative impact of this proposal on different protected groups when considering other key decisions affecting these groups made by the organisation?		
How does this proposal meet the <b>goals</b> and <b>ways of working</b> specified in the Well-being of Future Generations (Wales) Act 2015?		
Describe any intended negative impact identified and explain why you believe this is justified		
For example, on the grounds of advancing equality of opportunity or fostering good relations between those who share a protected characteristic and those who do not or because of an <b>objective justification</b> or <b>positive action</b>		
Could any of the negative impacts identified amount to unlawful discrimination but are perceived to be unavoidable (e.g., reduction in funding)?		
If you answered <b>Yes</b> or <b>Not Sure</b> , please state below, which protected group(s) this applies to and explain why (including likely impact or effects of this proposed change)?		
If you answered <b>No</b> , are there any barriers identified which amount to a differential impact for certain groups and what are they?		

**Section 3: Consultation & Engagement**

**Meetings and discussions**

**Public engagement activities**

*Include who was involved*

*Include who was involved*


**Section 4: Dealing with adverse and unlawful impact**

When considering proportionality, does the policy or practice have a significantly positive or negative impact or create inequalities of outcome resulting from socio-economic disadvantage?

*Please give brief details*

What measures or changes will you introduce to the policy or practice in the final draft which could reduce or remove any unlawful or negative impact or disadvantage and/or improve equality of opportunity/introduce positive change; or reduce inequalities of outcome resulting from socio-economic disadvantage?

*Specify the impact and mitigation measures or positive actions taken*

Will these measures remove any unlawful impact or disadvantage?  
If No, what actions could you take to achieve the same goal by an alternative means?

Have you put an action plan in place to implement and monitor these mitigation measures?  
If yes, please attach your action plan to this assessment.

**Decision to proceed**

Using the information you have gathered in Sections 1-4, please state whether you are able to proceed with the policy or practice and if so, on what basis

	Continue with policy or practice in its current form.
	Continue with policy or practice but with amendments for improvement or to remove any areas of adverse impact identified in Section 4.
	Continue with the plan as any detrimental impact can be justified.
	Do not continue with this policy or practice as it is not possible to address the adverse impact. Consider alternative ways of addressing the issues.

#### 4. Welsh Language Impact Assessment

✘ Based on your Impacts Questionnaire response, you are not required to complete this Welsh Language Impact Assessment.

**Recommendation - Key points for decision-makers**

*Consider the relevant impacts prior to deciding if to vary the premium scheme on long -term empty properties and second homes from April 2025 noting the limited risks highlighted within this Assessment.*

**Date assessment completed:** 27/08/2024

## Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation
Equality and Welsh Language	G	
Health	G	
Resilience and Adaptation	G	
Housing	G	
Economy	A	There is a risk that charging a premium may disincentivise developers from purchasing and renovating derelict properties to makes them habitable where all exemption have lapsed and the premium may be payable. However, incentives and grants may be available through the Empty Homes scheme to support such developments with financial costs, and the Council considers realistic affordable payment arrangements on a case-by-case basis to reduce the financial burden of the premium or to prevent hardship.
Mobility and Connectivity		
Carbon, Nature and Environment	G	
Consumption and Production		
Contribution to achieving your local authority's Net Zero target		
<b>Further Assessment(s):</b>	Carbon Assessment. Equalities Assessment.	
<b>Legend:</b>	G	Positive impacts overall, whether long or short term.
	A	Mix of positive and negative impacts. Trade-offs to consider.
	R	Mostly negative, with at least one positive aspect. Trade-offs to consider.
	RR	Negative impacts overall.

## Carbon Assessment

**Overall Score**

Buildings	Result	Justification/Mitigation
New Build residential	N/A	
Residential building(s) renovation/maintenance	<span style="background-color: #e67e22; width: 15px; height: 15px; display: inline-block;"></span>	If the premium was to be varied, it would not necessarily lead to an minimum EPC rating of C being attained on properties, however with their being a legal requirement of a property being E Rating in Wales in order to rent out a property, homes which are in a poor state of repair are likely to have a significant increase on their EPC rating if they are to be rented out to tenants. For those that are purchased to live in it would be reasonable to assume that they would be finished to a high standard and achieve a higher EPC rating than prior to renovations taking place.
New build non-residential (including public) buildings	N/A	

### Transport

Active travel and public transport	N/A	
Roads, Parking and Vehicle Access	N/A	
Access to amenities	N/A	
Vehicle procurement	N/A	

### Land Use

Land use	N/A	
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**Legend:**

- No associated carbon impacts expected.
- High standard in terms of practice and awareness on carbon.
- Mostly best practice with a good level of awareness on carbon.
- Partially meets best practice/ awareness, significant room to improve.
- Does not meet best practice and/ or insufficient awareness of carbon impacts.