

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		
Further Assessment(s):	Carbon Assessment. Equalities Assessment.	
Legend:	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		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.