



Council Tax Premium Scheme for Long-term Empty Properties

Why are we asking for your views?

Powys County Council is undertaking a public consultation from **8 July 2026 to 19 August 2026**, to provide members of the public, interested parties and stakeholders the opportunity to have their say on the future of the Council Tax Premium Scheme in respect of long-term empty properties in Powys. Long-term empty homes can undermine neighbourhoods and community sustainability, particularly in rural areas, by contributing to decline, reducing cohesion, and limiting support for local services. Powys has significant and ongoing housing need, with demand for affordable homes outstripping supply in many rural communities. Long-term empty properties represent a substantial underused asset that could help meet local need more sustainably. The consultation responses will help to shape future decisions.

The Council Tax (Long-Term Empty Dwellings and Dwellings Occupied Periodically) (Wales) Regulations 2022, permit local authorities to charge a maximum Council Tax premium on long-term empty properties of up to **300%**, above the standard rate of Council Tax on long-term empty properties. Local authorities may specify different percentages on the length of time for which they have been empty. This enables local authorities to take a stepped approach, with incremental increases applying over time. Powys County Council introduced a long-term empty premium in 2017, of 50% and reviewed and increased to 100% with effect from 1 April 2023.

The Council Tax long-term empty premium is currently charged on properties that are not in use as someone's sole or main residence due to being a long-term empty property which is defined as one that has been empty and has had no resident for over one year.

Not every property that falls into the category above pays a premium and the scheme provides limited exceptions (combination of time-limited and indefinite) where the premium would not apply. Details of the exceptions to Council Tax premiums may be viewed at:

<https://en.powys.gov.uk/article/3079/Council-Tax-Premiums>

The latest analysis of properties shows a total of **897 long-term empty properties** are subject to the Council Tax long-term empty premium charge, equating to 1.3% of all domestic properties within Powys (**67,445**) being liable for the premium charge.

Below is an analysis of the length of time these properties have been empty and unfurnished:

Time -Empty & Unfurnished	Number of properties
1 year	303
2 years	124
3 years	90
4 years	61
5 years	49
6 - 9 years	117
+10 years	153

When considering whether to amend the premium levels, the discretion given to local authorities to charge a premium is intended to be a tool to:

- Bring long-term empty homes back into use to provide safe, secure, and affordable homes; and
- Increase the supply of affordable housing and enhance the sustainability of local communities and the economy.

The responses you provide are completely anonymous and the on-line questionnaire will only take a few minutes of your time to complete. **The consultation is open for a six-week period and will close at midnight on 19th August 2026.**

Have your say

Q1. Are you answering this survey as...?

- ☐ An individual
- ☐ An official response from a Powys business, group or other organisation. Please provide the name of the organisation, group or business that you represent:

- ☐ An elected representative of a constituency in Powys e.g. a county, town or community Councillor, an MP or an MS

Q1a. If you selected 'An individual' in Q1, Do you live in Powys?

- ☐ Yes ☐ No

Q2. In your opinion, what impact do long-term empty properties have on local communities?

- ☐ Positive ☐ Negative
- ☐ Neutral ☐ Don't know

Q3. In your opinion, how much of a priority should it be for the council to reduce the number of long-term empty properties in the area?

- ☐ Very high ☐ Medium ☐ Don't know
- ☐ High ☐ Low

Q4. Do you own a long-term empty property in Powys? (long-term being empty and unfurnished for a continuous period greater than one-year)

☐ Yes

☐ No

☐ Don't know

If you answered 'Yes' to Q4a (page 3)

If you answered 'No' or 'Don't know' to Q4, skip to Q5 (page 4)

Q4a. Please indicate the reason why your property is currently empty and unfurnished:

☐ Uninhabitable -undergoing or requiring renovation

☐ Marketed for sale or rent

☐ Probate/Inheritance matters

☐ I intend to occupy the property myself

☐ Planning or legal issues prevent occupation

☐ Unsure what to do with the property

☐ Purchased as an investment

☐ Other, please provide details:

Q4b. What are your future intentions for the property?

☐ To sell

☐ To rent

☐ Move into it myself

☐ keep it empty

☐ Holiday let

☐ Other, please provide details:

Q4c. Do you consider that a stepped Council Tax premium on long-term empty properties would act as an incentive to bring properties back into use at an earlier stage?

☐ Yes

☐ No

☐ Don't know

Currently, Powys County Council charges a 100% Council Tax Premium when a property has been empty and unfurnished for a period of one-year. Regulations allow for a premium of up to 300% to be charged. The council is considering whether to introduce a stepped Council Tax premium, where the premium charge increases incrementally the longer a property remains empty and unfurnished, or to maintain the current approach.

Q5. In your opinion, should the Council Tax premium for long-term empty properties remain as it is, or increase incrementally, in line with the length of time the property has been unoccupied and unfurnished?

☐ Remain as it is

☐ Increase
incrementally

☐ Don't Know

Q6. In your opinion, at what point in time, should a stepped Council Tax premium for long-term empty properties, greater than 100%, be applied?

☐ A stepped premium should not apply

☐ After 2 years

☐ After 3 years

☐ After 4 years

☐ After 5 years

☐ After 6-9 years

☐ After +10 years

Q7. In your opinion what percentage do you believe the stepped Council Tax premium for long-term empty properties should be?

☐ A stepped premium should not apply

☐ 150%

☐ 200%

☐ 250%

☐ 300%

Q8. In your opinion, income raised through Council Tax premiums on long-term empty properties should be utilised for?

- ☐ Bringing long term empty properties back into use (for example through grants, loans, advice, or leasing schemes)
- ☐ Increasing the supply of affordable housing within the local authority area
- ☐ Supporting homelessness prevention and early intervention, in line with the Housing (Wales) Act 2014
- ☐ Regeneration of local communities and town centres affected by long term empty properties
- ☐ Supporting housing related services that contribute to sustainable communities
- ☐ Support Council services for the benefit of the Council Taxpayer
- ☐ Don't know / no preference
- ☐ Other (please specify):

Q9. In your opinion, what impact would increasing the Council Tax Premium on long-term empty properties have on the:

	Positive	Neutral	Negative	Don't know
Availability of affordable Housing				
Local communities				
Local Economy				
Welsh Language				
Local Tourism				

Q10. Do you have any other comments to make about the Council Tax premium on long-term empty properties?

About you

In order to help us ensure that we are providing services fairly to everyone who needs them, we would be grateful if you could answer a few more questions about yourself. The information you supply will be kept confidentially and will only be used for the purposes of equalities monitoring.

Q11. What is your postcode? Please select the first half of your postcode below:

- | | | | |
|------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ☐ LD1 | ☐ HR3 | ☐ SA11 | ☐ SY20 |
| ☐ LD2 | ☐ HR5 | ☐ SY5 | ☐ SY21 |
| ☐ LD3 | ☐ CF44 | ☐ SY10 | ☐ SY22 |
| ☐ LD4 | ☐ CF48 | ☐ SY15 | Other: |
| ☐ LD5 | ☐ NP7 | ☐ SY16 | <input type="text"/> |
| ☐ LD6 | ☐ NP8 | ☐ SY17 | |
| ☐ LD7 | ☐ SA9 | ☐ SY18 | |
| ☐ LD8 | ☐ SA10 | ☐ SY19 | |

Q12. Where is your closest town?

- | | | | |
|---------------------------------------|--|--|--|
| ☐ Brecon | ☐ Llandrindod Wells | ☐ Llanidloes | ☐ Presteigne |
| ☐ Builth Wells | ☐ Llanfair Caereinion | ☐ Llanwrtyd Wells | ☐ Rhayader |
| ☐ Crickhowell | ☐ Llanfyllin | ☐ Machynlleth | ☐ Welshpool |
| ☐ Hay on Wye | | ☐ Newtown | ☐ Ystradgynlais |
| ☐ Knighton | | | |

Q13. How best describes the place you live?

- | | | |
|-------------------------------|----------------------------------|--|
| ☐ Town | ☐ Village | ☐ Remote/rural location |
|-------------------------------|----------------------------------|--|

Q14. How old are you?

- | | | |
|-----------------------------------|----------------------------------|--|
| ☐ Under 16 | ☐ 45 – 54 | ☐ 85+ |
| ☐ 16 – 24 | ☐ 55 – 64 | ☐ Prefer not to say |
| ☐ 25 – 34 | ☐ 65 – 74 | |
| ☐ 35 – 44 | ☐ 75 – 84 | |

Before you go...

Q15. How much do you agree or disagree with the following statements?

We are open about our decision-making, how we're managed, and council staff are open with the public.

☐ Strongly agree

☐ Neutral

☐ Disagree

☐ Agree

☐ Strongly disagree

We make sure that the community can engage effectively with decision-making processes and council actions.

☐ Strongly agree

☐ Neutral

☐ Disagree

☐ Agree

☐ Strongly disagree

Q16. How satisfied are you with...?

The ability to interact with us in the way that you prefer, e.g. phone, email, website.

☐ Very satisfied

☐ Neutral

☐ Unsatisfied

☐ Satisfied

☐ Very unsatisfied

The ability to interact with us in your language of choice.

☐ Very satisfied

☐ Neutral

☐ Unsatisfied

☐ Satisfied

☐ Very unsatisfied

The opportunities given to you to have your say and participate in our decision-making processes.

☐ Very satisfied

☐ Neutral

☐ Unsatisfied

☐ Satisfied

☐ Very unsatisfied

Q17. If you have answered neutral or lower to any part of the previous question, please offer a brief explanation or example, to help us better understand:

Thank you for taking part in our survey. Please return completed form to library staff, or scan and email it to haveyoursay@powys.gov.uk by 19th August 2026.