



**North Tyneside Council**

# Council

**To All Members of the Council**

Wednesday, 8 January 2020

You are hereby summoned to attend the Meeting of the Council of the Borough of North Tyneside to be held in **Chamber - Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY at 6.00 pm on Thursday, 16 January 2020** for the transaction of the following business.

<u>Agenda Item</u>	<u>Page(s)</u>
1. <b>Public Questions</b>	<b>3 - 6</b>
Two valid questions have been received from members of the public for this meeting.	
2. <b>Apologies</b>	
3. <b>To receive any Declarations of Interest</b>	
You are invited to declare any registerable and/or non-registerable interests in matters appearing on the agenda, and the nature of that interest.	
Please complete the Declarations of Interests card available at the meeting and return it to the Democratic Services Officer before leaving the meeting.	
You are also invited to disclose any dispensation from the requirement to declare any registerable and/or non-registerable interests that have been granted to you in respect of any matters appearing on the agenda.	

Members of the public are entitled to attend this meeting and receive information about it.

North Tyneside Council wants to make it easier for you to get hold of the information you need. We are able to provide our documents in alternative formats including Braille, audiotape, large print and alternative languages.

For further information please call 0191 643 5358.

**Contact Officers**

**David Brown (0191) 643 5358**

**Paul Wheeler (0191) 643 5318**

**Agenda**  
**Item**

**Page(s)**

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|----|--|----------------|
| 4. | <b>Minutes of the meeting held on 28 November 2019</b>   | <b>7 - 10</b>  |
| 5. | <b>Timetable of Meetings 2020/21</b><br><br>To consider a draft programme of Council and committee meetings for the 2020/21 municipal year.                                      | <b>11 - 16</b> |
| 6. | <b>Council Tax Empty Home Premiums</b><br><br>To consider and determine with the proposed Council Tax premium levels being applied to all relevant properties from 1 April 2020. | <b>17 - 36</b> |
| 7. | <b>Chair's Announcements</b><br><br>To receive any announcements by the Chair of Council.  |                |
| 8. | <b>Elected Mayor's Announcements</b><br><br>To receive any announcements by the Elected Mayor.   |                |

**Yours faithfully**



**Chief Executive**

## **North Tyneside Council Report to Council 16 January 2020**

### **Title: Questions by Members of the Public**

Notice has been received of the following questions from members of the public to be put to the Council meeting.

#### **1. Question to the Elected Mayor by Dr Groom of Whitley Bay**

At a full council meeting on 22<sup>nd</sup> March 2018 North Tyneside Councillors unanimously passed the motion;-

This council agrees that there is a growing body of evidence questioning the wisdom of a key project from the NHS 5 Year Forward View: Accountable Care Organisations/Integrated Care Systems (ACO/ICS) In theory an ACO/ICS provider accepts a contract based on a fixed capitation-based fee to cover all of the designated health care issues for a local population and deliver an agreed range of outcomes. The ACO/ICS notion of a fixed capitated payment is complicated by the fact that in almost every instance in the NHS, commissioners have seen the new structures as a way to make substantial savings.

However, if there is insufficient money in the contract to deliver adequate care, yet providers remain accountable for delivery of specified outcomes, then providers will be unable to continue. This is what happened with a contract tendered out by Cambridgeshire and Peterborough CCG when a 5-year contract collapsed within just 8 months. After a prolonged hiatus, a contract to organise cancer services for much of Staffordshire has also been abandoned before the contract was even signed, when the company named as preferred provider 'couldn't convince us they could deliver with the resources available. They couldn't meet the required evaluation criteria. This council agrees to oppose any proposal to implement the delivery of healthcare in North Tyneside via an ACO/ICO, a project which in the North Tyneside CCG's own report was stated to be high risk.

As a member of Keep Our NHS Public North East, I and many other North Tyneside residents remain extremely concerned that NHS England are forcing

local CCGs and local authorities to develop a healthcare system which will ultimately lead to increased privatisation and the demise of the NHS. This system, originally known as “Accountable Care Organisations” and recently rebranded as “Integrated Care Systems”, is imported from the United States where healthcare is multi-tiered, privatised, underpinned by health insurance, and is definitely NOT equitable, accountable or available to all in need.

We have noted the subsequent Actions of North Tyneside Council’s Health and Well-being board;-

**On 22nd August 2018, the H and W Board received a presentation from Mark Adams, and the minutes of the meeting state**

.....The Board welcomed the shift in emphasis reflected in the ICS proposals. Since 2012 the NHS had been based on a set of organisations designed to deliver different things in different ways. This new direction of travel provided an opportunity to think and act in a different way, to provide space for better collaboration and to create a shared responsibility for those issues which were too big for individual organisations to tackle on their own.

**On 14th March 2019, the H and W Board received a presentation from Alan Foster**

.....The Chair of the Board thanked Alan Foster for his informative presentation and for answering the Board’s questions. She made reference to the inverted hierarchy of service delivery included in the presentation which placed an emphasis on neighbourhood and place based commissioning. She believed North Tyneside was well placed to deliver this model.

On 24<sup>th</sup> October 2019 Keep Our NHS Public North East, which has many members who are resident in North Tyneside, emailed all councillors with our concerns and briefing papers.

Question;-

What evidence does North Tyneside Council have that members have opposed or even raised objections to the ICS? In becoming part of the ICS what safeguards have you obtained on behalf of North Tyneside residents to ensure services will not be privatised?

## **2. Question to the Elected Mayor by Mr Christie of Wallsend**

Children are our future. They are the people who will be our future councillors, our future mayors, our future carers.

Our children deserve a safe environment in order to thrive, learn and play.

Unfortunately, across the Borough, children are unable to commute to and from school safely, because of drivers making the roads around our schools unsafe. This includes parents of children who take their children to school by car, because they don't believe the roads are safe to walk their children to school.

We see double parking, parking on double yellows, parking on junctions, rat running, parking on dropped kerbs, parking on raised tables, crossing attendants being tooted at, parents being sworn at for challenging, parents being driven at by other parents for challenging unsafe driving practices and the police getting involved, when they are already stretched. Residents of those streets that schools sit in are also penned in because of inconsiderate parking.

What is being created is an environment where our children are being told that in order to have any value, they must submit to car ownership.

Trials have already taken place in the Borough for closing streets off between the times when children are due to enter, and leave school, and have been welcomed by parents, children and residents involved in those trials.

When will North Tyneside Council take the next step and close streets off to allow children to safely walk, cycle or scoot to school in safety, without drivers putting their lives in danger?

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## Local Government Act 1972

### Borough of North Tyneside

Thursday, 28 November 2019

At the meeting of the Council of the Borough of North Tyneside duly convened and held on Thursday, 28 November 2019 at 6.00 pm in Chamber - Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY at which a quorum of Members were present, that is to say: -

#### Present

Councillor W Lott (Chair)

Councillor J Allan  
Councillor G Bell  
Councillor T Brady  
Councillor B Burdis  
Councillor S Cox  
Councillor E Darke  
Councillor C Davis  
Councillor D Drummond  
Councillor R Glendon  
Councillor Janet Hunter  
Councillor N Huscroft  
Councillor J Kirwin  
Councillor F Lott  
Councillor M Madden  
Councillor A McMullen  
Councillor J O'Shea  
Councillor A Percy  
Councillor B Pickard  
Councillor M Reynolds  
Councillor J Stirling  
Councillor J Walker  
Councillor L Miller  
Councillor E Parker-Leonard  
Councillor L Bartoli

Councillor A Austin  
Councillor L Bell  
Councillor S Brockbank  
Councillor D Cox  
Councillor N Craven  
Councillor L Darke  
Councillor S Day  
Councillor P Earley  
Councillor M Green  
Councillor John Hunter  
Councillor C Johnson  
Councillor K Lee  
Councillor G Madden  
Councillor T Mulvenna  
Councillor M Hall  
Councillor K Osborne  
Councillor S Phillips  
Councillor M Rankin  
Councillor W Samuel  
Councillor M Thirlaway  
Councillor J Wallace  
Councillor M Wilson  
Councillor P Richardson

**Apologies:** Councillor C Burdis, Councillor J Cassidy, Councillor K Clark, Councillor S Graham, Councillor P McIntyre, Councillor J Mole, Councillor A Newman, Councillor P Oliver, Elected Mayor N Redfearn, Councillor F Weetman, Councillor K Barrie and Councillor J Cruddas

#### **C37/19      Public Questions**

The Chair addressed the meeting to inform the Council that due to the calling of a General Election and upon considering statutory guidance for local authorities about publicity in a

pre-election period, the decision had been taken that no questions would be accepted for this meeting. Those questions that had been received would be given a written response soon after the Election.

**C38/19            To receive any Declarations of Interest**

There were no declarations of interest or dispensations reported.

**C39/19            Minutes of the meeting held on 26 September 2019 (previously circulated)**

**Resolved** that the minutes of the Council meeting held on 26 September 2019 be taken as read, confirmed and signed by the Chair.

**C40/19            Motions**

The Chair announced that no Motions had been received for this meeting.

**C41/19            Report of the Independent Remuneration Panel**

Council gave consideration to the recommendations of the Independent Remuneration Panel in relation to the Members' Allowances Scheme for 2020/21.

The Chair welcomed Mr John Anderson, the Chair of the Independent Remuneration Panel, who presented the report to the meeting.

The Panel had recommended that no change be made to the current Members' Allowances Scheme for the 2020/21 financial year and supported the adoption of a parental leave policy for Members.

The Chair thanked the Panel for the report.

It was moved by Councillor B Pickard and seconded by Councillor E Parker-Leonard that:

Council approve the recommendations of the Independent Remuneration Panel on the Scheme of Members' Allowances for 2020/21, including the adoption of a parental leave policy for Members

The Motion, on being put to the meeting, was approved by 48 votes to 0 votes.

**C42/19            In- year review of the Constitution**

The Council received a report on the In-year review of the Constitution undertaken by the Monitoring Officer in consultation with the Constitution Task Group.

The report contained recommendations on proposed amendments to the main Constitution with remaining items (such as the annual update of the Officer Delegation Scheme) following in early 2020 for consideration at the Annual Council meeting on 21 May 2020.

The report contained recommendations on proposed amendments to the Constitution in relation to the following items:

- Budget and Policy Framework – relating to the budget setting process
- Approval of the Authority's Accounts – relating to the role of Audit Committee
- Common Seal – regarding arrangements for authorising and affixing the seal
- Parental Leave Policy for Elected Members – to consider the adoption of a discretionary policy setting out entitlement to maternity, paternity, shared parental and adoption leave and relevant allowances
- Contract Standing Orders – relating to Framework Agreements.

It was moved by Councillor T Mulvenna and seconded by Councillor B Pickard that:

Council (1) approve the proposed changes to the Constitution set out in Appendix 1 to the report and refer the approved changes to the Elected Mayor for her consent in accordance with Article 15 of the Constitution; and

(2) note the revised dates of meetings of Cabinet and Overview, Scrutiny and Policy Development Committee as part of the budget setting process, as set out in section 1.5.2 of the report.

The motion, on being put to the meeting, was approved by 43 votes to 0 votes.

#### **C43/19          Common Seal**

**Resolved** that the Common Seal be affixed to all deeds and documents required for carrying into effect the various decisions of the Council made since its last meeting.

#### **C44/19          Chair's Announcements**

The Chair made the following announcements:

- The Chair congratulated the Council for the work undertaken in supporting the Remembrance Services and conveyed the Lord Lieutenant's congratulations for the excellent organisation of the events, commenting that it was one of the best they had experienced.
- Operation Veteran had received the Armed Forces Silver Covenant.
- The Chair's Office would be sending only electronic Christmas Cards this year and the savings made would be donated to the Chair's charity.
- The Chair encouraged everyone to attend an indoor Christmas Market that was being hosted in the Quadrant Building on the 6 December with some proceeds going to the Chair's Charity. The event would take place between 11-2pm.
- The Chair's Ball was arranged to take place on the 15 February, and tickets were available to buy.
- The Chair thanked Ashleigh Willis for supporting the Chair's Office and welcomed back Carol Girvan following her secondment.

#### **C45/19          Elected Mayor's Announcements**

There were no Elected Mayor announcements.

**C46/19            Questions by Members of the Council**

The Chair referred to her earlier comment that due to the calling of a General Election, the decision had been taken that no questions be accepted at this meeting.

## North Tyneside Council Report to Council 16 January 2020

### Title: Timetable of Meetings 2020/21

Portfolio(s): Elected Mayor		Cabinet Member(s): Mrs Norma Redfearn
Report from Service Area:	Law & Governance	
Responsible Officer:	Bryn Roberts, Head of Law and Governance (Tel: (0191) 6435339)	
Wards affected:	All	

#### **PART 1**

##### **1.1 Executive Summary:**

This report presents a draft programme of Council and committee meetings for the 2020/21 municipal year. It also requests the Council to determine which Council meetings during 2020/21 should be designated for the purposes of public question time.

##### **1.2 Recommendation(s):**

It is recommended that Council:

- (1) agree the programme of meetings for 2020/21, as set out in Appendix A to this report; and
- (2) agree that the meetings of the full Council proposed for 23 July 2020, 26 November 2020 and 21 January 2021 be those at which questions will be taken from members of the public.

##### **1.3 Forward Plan:**

This report first appeared on the Forward Plan that was published on 13 December 2019.

##### **1.4 Council Plan and Policy Framework**

This report has no direct relevance to any priorities identified in the Our North Tyneside Plan.

## **1.5 Information:**

- 1.5.1 The Council is requested to consider a programme of meetings for the Council and its committees for the 2020/21 municipal year, attached as Appendix A to this report. The Authority's Constitution states that where possible the Council will set a programme of ordinary meetings of its committees and sub-committees for each year ahead. The timetable of meetings is normally agreed each year at the January Council meeting to allow Members and officers to plan ahead.
- 1.5.2 The draft programme provides for:-
- a) A timetable of meetings of the Council, its overview and scrutiny, regulatory and other committees and sub-committees;
  - b) Minimal number of meetings being scheduled in August, April and the later weeks in December and no meetings on key religious days;
  - c) The commencement times of meetings based on those agreed for each committee and sub-committee for the 2019-20 Municipal Year;
  - d) The provisional dates of Cabinet meetings are included in the timetable for information. These are determined by the Elected Mayor;
  - e) A Member briefing in September, November, January and March.
  - f) Member development including the provision of training for regulatory committees taking place between the Annual Council Meeting and the first meeting of these committees.
- 1.5.3 The Council is requested to specify those Council meetings during the year at which questions from members of the public will be taken. For Members' information, in the current municipal year, three meetings were specified for that purpose.

## **1.6 Decision options:**

The following decision options are available for consideration by Council:

- (a) To agree the programme of meetings of the Council and its committees for the 2020/21 municipal year as set out in Appendix A.
- (b) To not agree the programme of meetings, in which case a further programme of meetings would be prepared and submitted to a future meeting of the Council for approval taking into account the reasons given by Council for not agreeing the programme.

## **1.7 Reasons for recommended option:**

Option (a) is recommended for the following reasons:

To have in place scheduled meeting dates to enable the Authority's committees to transact their business during the Municipal Year and to enable Members and officers to plan ahead for individual committee work programmes.

## **1.8 Appendices:**

Appendix A – Draft Programme of meetings of the Council and its committees for the 2020/21 municipal year.

## **1.9 Contact officers:**

Dave Brown, Senior Manager: Democratic and Electoral Services (0191) 643 5358  
Claire Emmerson, Senior Manager Financial Strategy and Planning Tel (0191) 643 8109

## **1.10 Background information:**

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

- (1) Report to Council on the Programme of Council meetings – 17 January 2019
- (2) The Authority's Constitution

# **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

## **2.1 Finance and other resources**

The running costs associated with the committee meetings held in 2020/21 can be contained within current budgets.

As a number of committee and sub-committee meetings commence at 6:00pm there are implications in terms of work-life balance for those officers who are frequently required to attend and support evening meetings.

## **2.2 Legal**

The Authority's Constitution requires a programme of ordinary meetings of the Council for the year to be approved by the Council. The Council has agreed that the timetable of meetings of the Council and its committees/sub committees should be agreed each year at the January Council meeting to allow Members and officers to plan ahead and to enable the decision making processes to be complied with.

## **2.3 Consultation/community engagement**

Consultation on the proposed timetable of meetings for 2020/21 has taken place with the Elected Mayor and Deputy Mayor, Group Leaders, Chief Executive, Heads of Service and officers within Democratic Services and Resources.

## **2.4 Human rights**

There are no human rights implications arising from this report.

## **2.5 Equalities and diversity**

There are no equalities and diversity implications arising from this report.

## **2.6 Risk management**

Failure to put in place a schedule of meetings will put at risk the ability of the Authority to transact its business efficiently.

## **2.7 Crime and disorder**

There are no crime and disorder implications arising from this report.

## **2.8 Environment and sustainability**

There are no environment and sustainability implications arising from this report.

### **PART 3 - SIGN OFF**

- |  |  |
|--|--|
| • Chief Executive                                    | <input checked="checked" type="checkbox"/> |
| • Head(s) of Service                                 | <input checked="checked" type="checkbox"/> |
| • Mayor/Cabinet Member(s)                            | <input checked="checked" type="checkbox"/> |
| • Chief Finance Officer                              | <input checked="checked" type="checkbox"/> |
| • Monitoring Officer                                 | <input checked="checked" type="checkbox"/> |
| • Head of Corporate Strategy<br>and Customer Service | <input checked="checked" type="checkbox"/> |

# North Tyneside Council

## Programme of Scheduled Meetings 2020/21

	Day	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021
<b>Council</b>	Thurs 6.00pm	21 Ann		23		24		26		21	18*	4* & 18		20 Ann
<b>Cabinet</b>	Mon 6.00pm	26 (Tues)	29		3	21	19	30		25	1*, 8* & 22		6 (Tues)	

Scrutiny Meetings	Day	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021
<b>Overview, Scrutiny and Policy Development Committee</b>	Mon 6.00pm		15	20		7		9		18	2* (Tues)	15		
<b>Adult Social Care, Health and Wellbeing Sub Committee</b>	Thurs 6.00pm		4	2		3	1	5		28		11		
<b>Children, Education and Skills Sub Committee</b>	Thurs 6.00pm			9		10		19		14		25		
<b>Culture and Leisure Sub Committee</b>	Tues 6.00pm		30			1		3		5		2		
<b>Economic Prosperity Sub Committee</b>	Tues 6.00pm			28		29			1	26		23		
<b>Environment Sub Committee</b>	Tues 6.00pm			7		8		10		12		9		
<b>Finance Sub Committee</b>	Tues 6.00pm			14		15		17			9	30		
<b>Housing Sub Committee</b>	Mon 6.00pm			27		28		23		25		22		

Regulatory Meetings	Day	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021
Licensing Committee	Thurs 6.00pm												1	
Planning Committee	Tue 10.00am	12	9	7	4	1 & 29	27	24	15	19	16	16	13	11
Regulation and Review Committee	Thurs 6.00pm						22				25			
Regulation and Review Committee (Panels)	Thurs 10.00am		4	16	27		8		1 (Tues)	14	11	23 (Tues)	22	

Other meetings	Day	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021
Audit Committee	Wed 6.00pm	27		29				18				24		
Health & Wellbeing Board	Thurs 2.00pm		11			10		12		7		11		
Standards Committee	Thurs 6.00pm		11					12					8	
Member Briefing	Wed 6.00pm					9		11		20		17		
Member Development		26, 27, 28 & 29												

**Notes:**

- \* denotes Extraordinary meetings to be held as part of the budget setting process. Any notices of objection would be considered at the Council meeting on 18 February 2021. The Council meeting on 4 March 2021 is held in reserve in the event that any objections to the Mayor and Cabinet's budget proposals are approved by the Council on 18 February 2021. The Overview and Scrutiny meeting on 2 February 2021 may be a meeting of the Budget Study Group rather than the full Committee.
- Additional meetings of regulatory committees such as the Regulation and Review Committee and the Licensing Sub-Committees, may be arranged as and when required.
- Training for regulatory committees to be held as follows: Regulation & Review 26 May 2020 (10am); Audit 27 May 2020 (6pm); Planning 28 May 2020 (10am); and Licensing 29 May 2020 (10am). Additional Member development events may be arranged as and when required.

## North Tyneside Council Report to Council Date: 16 January 2020

### Title: Council Tax Empty Homes Premium

<b>Portfolio(s):</b> Finance and Resources	<b>Cabinet Member(s):</b> Councillor Ray Glindon
<b>Report from Service Area:</b>	<b>Resources</b>
<b>Responsible Officer:</b>	Janice Gillespie, Head of Resources (Tel: (0191) 643 5701)
<b>Wards affected:</b>	All Wards

#### PART 1

##### 1.1 Executive Summary:

In November 2017 the Chancellor of the Exchequer announced the government's intention to legislate to tackle at a national level the number of empty domestic properties. Parliament introduced the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 which amended section 11B of the Local Government Finance Act 1992 (the 1992 Act). These changes to the 1992 Act enabled local authorities to increase Council Tax charges by applying premiums to long term empty properties.

On 25 November 2019 Cabinet was presented with a report which provided the outcome of the consultation exercise which was carried out on the potential introduction of Council Tax premiums.

Cabinet was asked to consider the consultation outcome and to recommend the level of premiums, if any, it wished to propose for implementation by full Council.

It is those recommended Council Tax premium levels that Cabinet invites Council to consider and determine with the proposed premium levels being applied to all relevant properties from 1 April 2020.

##### 1.2 Recommendation(s):

###### 1.2.1 It is recommended that Council:

- (a) note the recommended level of premiums which are set out as option 1 at 1.6 of this report;

- (b) agree that, with effect from 1 April 2020 and 1 April 2021, the Council Tax empty homes premiums as set out in Option 1 of paragraph 1.6 of this report will apply across the Borough; and
- (c) agree that, in line with Government recommendation that owners of properties that can demonstrate that the property is actively being marketed for sale or rent at a reasonable level are exempt from the Council Tax empty homes premium on that property.
- (d) agree that, the Head of Resources be given authority to determine if any exemption from the Council Tax empty homes premium should apply to a particular property as considered appropriate and that this delegated authority be recorded in the Officer Delegation Scheme of the Authority's Constitution.

### **1.3 Forward Plan:**

- 1.3.1 Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 3 December 2019.

### **1.4 Council Plan and Policy Framework**

This report links directly to priorities identified in the 2018-2020 Our North Tyneside Plan.

These are Our People; be cared for, protected and supported if they become vulnerable including if they become homeless. The proposed introduction of a Council Tax Premium is to tackle the number of properties that are left vacant for a considerable length of time and increase housing stock, which will support homeless intervention.

Our Places; be a great place to live by focusing on what is important to local people, such as tackling the derelict properties that are blighting some of our neighbourhoods.

### **1.5 Information:**

- 1.5.1 Since April 2013, local authorities have been able to apply a maximum 50% Council Tax premium on properties which have been unoccupied and unfurnished for more than two years. To date the charging of a 50% premium was not considered viable, due to government guidance on best practice of exempting any properties from the additional premium that are actively being offered for sale or let, as well as the low collection rates of the premium elsewhere in the country and the low additional debit that would be gained against increased administrative costs.

#### New Legislation

- 1.5.2 In the November 2017 Budget, the Chancellor of the Exchequer announced the government's intention to legislate to bring the maximum charge for long term empty homes in England up to 200%, with the following statement: 'I want to address the issue of empty properties. It cannot be right to leave property empty when so many are desperate for a place to live, so we will legislate to give local authorities the power to charge a 100% Council Tax Premium on empty properties'.
- 1.5.3 Parliament introduced the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 which inserted sub-sections (1A), (1B) and 1(C) to section 11B, of the 1992 Act.

- 1.5.4 These changes to the 1992 Act enabled local authorities to increase Council Tax empty property premiums at the rates sets out in paragraph 1.5.5 below.
- 1.5.5 a) From 1 April 2019 local authorities have the power to charge a 100% Council Tax premium for properties that have been unoccupied and unfurnished for more than two years.
- b) From 1 April 2020 local authorities will be able to charge a 200% premium on those properties which have been empty for five years or more.
- c) From 1 April 2021 local authorities will be able to charge a 300% premium on those properties which have been empty for ten years or more.

#### Current position in North Tyneside

- 1.5.8 In North Tyneside, as at 1 September 2019, the total number of properties that could attract the Council Tax Premium stood at 460. Of those properties 305 have been empty for a period of between 2 and 5 years, 104 properties empty for a period of between 5 and 10 years with 51 properties empty for more than 10 years.
- 1.5.9 The Cabinet report of 14 October 2019 (appendix 2) sets out the numbers of long term empty properties in North Tyneside by Council Tax band and the additional Council Tax debit that would be created if full Council chose to introduce Council Tax empty homes premiums.
- 1.5.10 The concept behind the introduction of Council Tax premiums is to encourage owners to bring their long-term empty properties back in to use by providing a financial disincentive for absentee landlords or owners to retain on a long term basis empty properties. It is therefore anticipated that if the initiative is successful the amount of additional Council Tax debit created will diminish considerably.
- 1.5.11 The majority of long-term empty properties in North Tyneside are in the lowest Council Tax band (A), often in the more deprived areas of the borough and if brought back in to occupation could be a useful source of more affordable housing.
- 1.5.12 However, the potential benefits of the proposals do need to be considered in the context that in some areas where there may currently be a lower demand for rental properties, some owners may feel forced into letting properties to avoid paying the premium. This in turn could result in property management problems if properties were let to unsuitable tenants.
- 1.5.15 Council may wish to consider proposing that some of the additional Council Tax income gained from introducing the premiums is used to support the initiatives already in place to tackle empty homes in the Authority's Housing and Regeneration Teams.
- 1.5.16 The Empty Homes and Private Sector Housing Officer within the Regeneration Team works with owners of empty properties to identify the most appropriate action to bring such property back in to use. A combination of support, guidance and enforcement can be used to reach a satisfactory result. Additional services provided include referral to the Authority's Deposit Guarantee Scheme for help setting up tenancies and finding tenants, advice on how to claim back Value Added Tax on renovation works for long term empty properties and how to find a suitable builder and access to other Authority services.

1.5.17 The Authority also operates an Empty Homes Leasing Scheme. This offers owners of long-term empty properties the opportunity to voluntarily lease their properties for use as affordable housing. The Authority will repair the empty property, let the property and manage the tenancy as part of the Authority's housing stock. The Authority recovers the refurbishment costs, a management fee and any day to day repair costs through the rental income gained. The scheme is aimed at addressing the issues caused by long term problematic empty properties which require a high level of investment to return them to occupation. The scheme has been successful in procuring 23 affordable housing units (for the Authority and partners) in recent years and will successfully return 18 properties to occupation in the next two years.

#### Consultation outcomes

1.5.18 The response from the National Landlords Association is as follows;

“As many councils have already implemented this strategy, we cannot object to a policy which is reasonable. If the person is not making efforts to get the property back into use, they are not acting as a responsible landlord, a two year window is reasonable.

One caveat would be if the landlord has done all in their power to provide a property which is fit for letting and the property remains empty due to environmental factors i.e. the property is in an area suffering from criminal activity or anti-social behaviour and therefore there is no demand for property from any suitable tenants then perhaps the council could work with the landlord to find a solution, and take these factors into account regarding Council Tax.”

1.5.19 The environmental issue raised by the National Landlords Association was also highlighted by a local landlord who asked that the Government guidance on this issue was expressly noted in any Council decision in relation to the empty home premium. The guidance states that any owner of a property that has been empty in excess of two years who can demonstrate that the property is actively being marketed for sale or for rent at a reasonable level means that their property can be exempted from the Council Tax empty home premium.

1.5.20 From the Community and Voluntary Sector comment was fed back by the Director of North Tyneside Citizens Advice. “I have read the consultation proposals on introduction of Council Tax premiums for domestic properties that have been unoccupied and unfurnished for a period in excess of two years. I can confirm that we agree with the proposals to introduce Council Tax premiums and the objective of minimising empty properties.

1.5.21 The question posed in the on-line consultation engagement portal was: -

Please indicate whether you agree or disagree with the proposal to introduce Council Tax premiums in order to discourage owners from leaving properties empty for long periods, in excess of two years.

33 responses (67%) agree with proposal to introduce Council Tax premiums

0 responses (0%) neither agreed or disagreed with the proposal

16 responses (33%) disagreed with the proposal to introduce Council Tax premiums.

## **1.6 Decision options:**

The following decision options are available for consideration by Council:

### Option 1

Based on the outcome of the consultation and the recommendation put forward by Cabinet, to determine that the Council Tax empty homes premium set out below will apply across the Borough.

- a) From 1 April 2020 charge a 100% Council Tax premium for properties that have been empty for more than two years
- b) From 1 April 2020 charge a 200% premium on those properties which have been empty for five years or more.
- c) From 1 April 2021 charge a 300% premium on those properties which have been empty for ten years or more.

In line with Government recommendation agree that owners of properties who can demonstrate that the property is actively being marketed for sale or rent at a reasonable level will be exempt from the premium on that property.

Agree that the Head of Resources be given authority to apply any exemption from the premium as considered appropriate.

### Option 2

Council may choose to reject Option 1 and refer the matter back to officers to consider an alternative approach.

Option 1 is the recommended option.

## **1.7 Reasons for recommended option:**

Option 1 is recommended for the following reason:

Consultation responses from the National Landlords Association and our Community & Voluntary Sector are in favour of the introduction of Council Tax premiums. The request to ensure Government guidelines are followed to protect owners who are doing everything in their power and actively trying to sell or let the property is noted and proposed as part of the recommendation.

The potential to incentivise owners of long-term empty properties to bring them back into use, should prove positive for those groups more likely to experience housing issues such as younger people, single men and women and single parent families. This proposal may lead to positive impacts in relation to the Authority's approach to housing and homelessness.

## **1.8 Appendices:**

- 1) Equality Impact Assessment

2) Cabinet report of 14 October 2019 on Council Tax empty homes premium.

### **1.9 Contact officers:**

Janice Gillespie, Head of Resource, tel. (0191) 643 5701

Andrew Scott, Senior Client Manager, Revenues, Benefits and Customer Service, tel. (0191) 643 7150

Tracy Hunter, Client Manager Revenues, Benefits and Customer Service, tel. (0191) 643 7228

### **1.10 Background information:**

The following background papers/information has been used in the compilation of this report and are available at the office of the author:

(1) [Local Government Finance Act 1992](#)

(2) [The Rating \(Property in Common Occupation\) and Council Tax \(Empty Dwellings\) Act 2018](#)

(3) [Cabinet Report 14 October 2019- Council Tax Empty Homes Premium](#)

(4) [Cabinet Report 25 November 2019- Council Tax Empty Homes Premium](#)

## **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

### **2.1 Finance and other resources**

If a decision is made to implement Council Tax Premiums as set out in the Cabinet report of 14 October 2019 then an initial increase in Council Tax income would be gained in the sum of £474,167 based on figures as at 1 September 2019. If initiatives are successful in bringing empty properties back in to use, then the amount received from Council Tax premiums will reduce accordingly.

Council may wish to consider proposing that some of the additional Council Tax income gained from introducing the premiums is used to support the initiatives already in place, or consider new initiatives, to tackle empty homes.

### **2.2 Legal**

The amendments made to section 11B of the Local Government Finance Act 1992 have been set out in the body of the report and the amendments specify the maximum percentage of Council Tax Premium that can be applied to properties that have been empty for the relevant periods of time as set out in section 11B.

Section 67 of the Local Government Act 1992 states that the function of making a determination under section 11B of the 1992 Act - Higher amount for long-term empty dwellings: England - is matter for full Council.

## **2.3 Consultation/community engagement**

An e-form was made available on the Authority's website engagement portal. In addition, the National Landlords Association and Residents Landlords Association, through their local representatives and affiliated groups, were asked to seek views of their members and to feed back any views to the Authority. The Authority's Community and Voluntary Sector partners were also contacted directly asking for their views. Articles also appeared in the Newcastle Journal and the News Guardian making readers aware of the consultation exercise. A summary of the consultation responses is set out in the Information section of the report.

## **2.4 Human rights**

There are no human rights implications directly arising from this report.

## **2.5 Equalities and diversity**

An EIA has been carried out and is appendix 1 to this report.

Should Council decide to implement Empty Homes premium from 2020/21, there would be a negative financial impact on the owners of these properties which remain unoccupied. There is no evidence to demonstrate a disproportionate impact in relation to those who have a protected characteristic.

The potential to incentivise owners of long-term empty properties to bring them back into use, should prove positive for those groups more likely to experience housing issues such as younger people, single men and women and single parent families. Therefore this proposal may lead to positive impacts in relation to the Authority's approach to housing and homelessness.

## **2.6 Risk management**

Where owners of long-term empty properties feel forced into letting properties to avoid paying the premium, this could lead to some property management issues if properties were let to unsuitable tenants.

## **2.7 Crime and disorder**

The reduction of long-term empty properties in the borough may lead to a potential reduction in vandalism and anti-social behaviour associated with these properties.

## **2.8 Environment and sustainability**

There are no environment and sustainability implications directly arising from this report.

## **PART 3 - SIGN OFF**

- Chief Executive

☒

- Head(s) of Service

☒☒

- Mayor/Cabinet Member(s)

- Chief Finance Officer

☒

- Monitoring Officer

☒

- Head of Corporate Strategy  
and Customer Service

☒

## Appendix 1– Equality Impact Assessment for considering the introduction of Council Tax Empty Homes Premiums.

### Equality Impact Assessment (EIA)

The separate EIA guidance notes outline what should be included for each section. Please read them before you begin. If you have any queries, contact your Corporate Equality Group rep, or the Engagement Team on 643 2828.

#### 1. Author, service area, date

*Andy Scott, Senior Client Manager Revenues, Benefits & Customer Services, 13 September 2019 (updated 25 November 2019).*

#### 2. Who else has been involved in writing this EIA?

*Tracy Hunter, Client Manager Revenues, Benefits and Customer Services*

#### 3. What proposal is this EIA assessing?

*To consider implementing Council Tax Premiums to long term empty properties. .*

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#### 4. What is the purpose of your proposal and what is it expected to achieve?

The purpose of the proposal is to incentivise owners of long term empty properties to bring them back in to use. The majority of long term empty properties in North Tyneside are in the lowest Council Tax band, often in more deprived areas of the borough. If these were brought back in to occupation it would offer a useful source of more affordable housing.

#### 5. Is there any relevance to the aims of the public sector equality duty? *Write your answers in the table*

Aim	Yes, No, or N/A	Details if 'yes'
Eliminate unlawful discrimination, victimisation and harassment	N/A	
Advance equality of opportunity between people	N/A	

who share a protected characteristic and those who do not		
Foster good relations between people who share a protected characteristic and those who do not	N/A	

**6. Analysis by characteristic** *Write your answers in the table*

Protected characteristic	Potential positive or negative impact?	Explanation and evidence
All protected characteristics	Yes	There is potential for negative financial impact on some individuals where they will be required to pay more Council Tax if they own a property which has been empty for more than two years.
Age	Yes	The proposal to introduce Empty Homes Premiums should incentivise owners to bring long term empty properties back in to use. This will potentially boost the supply of properties available to buy or rent, leading to a positive impact on our Housing and Homeless Strategies. This should prove positive for groups more likely to experience housing issues such as younger people, single residents and single person families. This decision may lead to positive impacts in terms of age, sex and potentially pregnancy/maternity.
Disability	No	
Gender	Yes	The proposal to introduce Empty Homes Premiums should incentivise owners to bring long term empty properties back in to use. This will potentially boost the supply of properties available to buy or rent, leading to a positive impact on our Housing and Homeless Strategies. This should prove positive for groups more likely to experience housing issues such as younger people, single residents and single person families. This decision may lead to positive impacts in terms of age, sex and potentially pregnancy/maternity.
Gender reassignment	No	

Marriage and civil partnership status	No	
Pregnancy and maternity	Yes	The proposal to introduce Empty Homes Premiums should incentivise owners to bring long term empty properties back in to use. This will potentially boost the supply of properties available to buy or rent, leading to a positive impact on our Housing and Homeless Strategies. This should prove positive for groups more likely to experience housing issues such as younger people, single residents and single person families. This decision may lead to positive impacts in terms of age, sex and potentially pregnancy/maternity.
Race	No	
Religion or belief	No	
Sexual orientation	No	

**7. Have you carried out any engagement in relation to this proposal? If so, what?**

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- We have discussed the process internally with the Head of Finance and the Lead member for Finance and Resources has also been consulted.
- We have discussed impacts with the other 11 North East regional authorities.
- We have consulted with residents by way of an online questionnaire and carried out liaison with national landlords association and our Community and Voluntary Sector Partners. The results of the consultation are set out in the 16 January 2020 report to Council.

**8. Is there any information you don't have that you need to find?**

No

**9. What actions are already in place, or will be taken, to remove or reduce potential negative impacts? (add more lines to the table if you need to) *Write your answers in the table***

Action	Responsibility	Timescale

**10. Are there any potential negative impacts that cannot be removed or reduced? If so, why is this?**

No negative impacts have been identified. We will carry out regular reviews of this process to ensure that no negative impacts emerge.

**11. Based on your conclusions from this assessment, what are your next steps?**

Council will consider the report on the 16 January 2020.

**12. How will the impact of this proposal be monitored after it is introduced?**

We will have regular review meetings to discuss outcomes of this proposal if the premiums are ultimately introduced to identify any emerging issues.

**13. When will this EIA be reviewed?**

The EIA will be reviewed annually.

# North Tyneside Council Report to Cabinet Date: 14 October 2019

## Appendix 2 Council Tax Empty Homes Premium

**Portfolio(s):** Finance and Resources

**Cabinet Member(s):** Councillor Ray  
Glindon

**Report from Service  
Area:**

**Resources**

**Responsible Officer:** Janice Gillespie, Head of Resources (Tel: (0191) 643  
5701)

**Wards affected:** All Wards

### PART 1

#### **1.1 Executive Summary:**

In November 2017 the Chancellor of the Exchequer announced the government's intention to legislate to tackle the number of empty domestic properties. Parliament introduced the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 which amended section 11b of the Local Government Finance Act 1992. These changes to the 1992 Act enabled local authorities to increase Council Tax charges by applying premiums to long term empty properties.

The purpose of this report is to seek approval from Cabinet to consult upon the introduction of a Council Tax Premium for domestic properties that have been unoccupied and unfurnished for a period in excess of two years. Local authorities now have the power to apply premiums as set out at 1.5.7 of this report.

#### **1.2 Recommendation(s):**

##### **1.2.1** It is recommended that Cabinet:

- (a) agree that the Authority carries out consultation on the introduction of Council Tax Premiums and that the results of the consultation are brought back to Cabinet for it to consider; and
- (b) notes that any decision to introduce Council Tax Premiums is the responsibility of Full Council.

#### **1.3 Forward Plan:**

- 1.3.1 Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 9 September 2019.

## 1.4 Council Plan and Policy Framework

This report links directly to priorities identified in the 2018-2020 Our North Tyneside Plan.

These are Our People; be cared for, protected and supported if they become vulnerable including if they become homeless. The proposed introduction of a Council Tax Premium is to tackle the number of properties that are left vacant for a considerable length of time and increase housing stock, which will support homeless intervention.

Our Places; be a great place to live by focusing on what is important to local people, such as tackling the derelict properties that are blighting some of our neighbourhoods.

## 1.5 Information:

### Background

- 1.5.1 Various decision options have been taken to full Council since the power to reduce Council Tax discounts awarded in respect of empty properties became available in April 2013. In April 2013 Council took the decision to reduce empty property discounts for properties that were unoccupied less than 6 months or for those that were undergoing structural alteration, as well as removing entirely the 50% discount that had been applied for properties that had been empty for longer than six months.
- 1.5.2 In 2015 Council further reduced the period of discount available in respect of empty properties and subsequently in 2017 empty property discounts were removed altogether.
- 1.5.3 Since April 2013, local authorities have been able to apply a maximum 50% Council Tax Premium on properties which have been unoccupied and unfurnished for more than two years. To date the charging of a 50% premium was not considered viable, due to government guidance on best practice of exempting any properties from the additional premium that are actively up for sale, as well as the low collection rates of the premium elsewhere in the country and the low additional debit that would be gained against increased administrative costs.

### New Legislation

- 1.5.4 In the November 2017 Budget, the Chancellor of the Exchequer announced the government's intention to legislate to bring the maximum charge for long term empty homes in England up to 200%, with the following statement: 'I want to address the issue of empty properties. It cannot be right to leave property empty when so many are desperate for a place to live, so we will legislate to give local authorities the power to charge a 100% Council Tax Premium on empty properties'.
- 1.5.5 Parliament introduced the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 which inserted sub-sections (1A),(1B) and 1(C) to section 11B, of the Local Government Finance Act 1992 (the 1992 Act).
- 1.5.6 These changes to the 1992 Act enabled local authorities to increase Council Tax Empty Property Premiums at the rates sets out in paragraph 1.5.7 below.
- 1.5.7 a) From 1 April 2019 local authorities now have the power to charge a 100% Council Tax Premium for properties that have been unoccupied and unfurnished for more than two years.

b) From 1 April 2020 local authorities will be able to charge a 200% premium on those properties which have been empty for five years or more.

c) From 1 April 2021 local authorities will be able to charge a 300% premium on those properties which have been empty for ten years or more.

#### Current position in North Tyneside

- 1.5.8 In North Tyneside, as at 1 September 2019, the total number of properties that could attract the Council Tax Premium stood at 460. Of those properties 305 have been empty for a period of between 2 and 5 years, 104 properties empty for a period of between 5 and 10 years with 51 properties empty for more than 10 years.

The breakdown of these empty properties by Council Tax band is shown in Table 1 below.

Table 1

	Empty more than 2 and less than 5 years	Empty more than 5 and less than 10 years	Empty more than 10 years	Total
Band A	181	61	38	280
Band B	34	21	6	61
Band C	43	10	5	58
Band D	27	5	2	34
Band E	13	5	0	18
Band F	2	1	0	3
Band G	4	1	0	5
Band H	1	0	0	1
Total	305	104	51	460

- 1.5.9 If full Council chooses to implement a 100% premium for properties that have been unoccupied and unfurnished for a period in excess of two years but less than five years the following debit would be created, as set out in Table 2.

Table 2

Council Tax Band	Number	Assume 25% removed for active sale	Charge based on 19/20 (£)	Debit (£)
A	181	136	1189.81	161,814
B	34	25	1388.10	34,702
C	43	32	1586.40	50,765
D	27	20	1784.71	35,694
E	13	10	2181.32	21,813
F	2	2	2577.91	5,156
G	4	3	2974.52	8,924
H	1	1	3569.42	3,569
Total	305	229		322,437

- 1.5.10 If full Council also chose to implement a 200% premium for properties that have been unoccupied and unfurnished for a period in excess of five years a further additional debit would be created, as set out in Table 3 below.

Table 3

Council Tax Band	Number	Assume 25% removed for active sale	2x Charge based on 19/20 (£)	Debit (£)
A	99	74	2379.62	176,092
B	27	20	2776.20	55,524
C	15	11	3172.80	34,901
D	7	5	3569.42	17,847
E	5	4	4362.64	17,451
F	1	1	5155.82	5,156
G	1	1	5949.04	5,949
H	0	0	7138.84	0
Total	155	116		312,920

- 1.5.11 From Tables 2 and 3 the total debit initially created based on the situation as at 1 September 2019 would amount to £635,357. As other local authorities have found some difficulty in collecting the premium, it is prudent to build in an allowance for non-collection. Assuming a collection rate of 85% would reduce the collectable debit to £540,053. Of this debit collected 12.2% would be collected on behalf of Northumbria Police and the Tyne & Wear Fire and Rescue Service as part of their Council Tax precept. This would reduce the North Tyneside Council element of the additional debit to £474,167.
- 1.5.12 The concept behind the introduction of Council Tax Premiums is to encourage owners to bring their long term empty properties back in to use by providing a financial disincentive for absentee landlords or owners to retain on a long term basis empty properties. It is therefore anticipated that if the initiative is successful the amount of additional Council Tax debit created will diminish considerably.
- 1.5.13 The majority of long-term empty properties in North Tyneside are in the lowest Council Tax band (A), often in the more deprived areas of the borough and if brought back in to occupation could be a useful source of more affordable housing.
- 1.5.14 However, the potential benefits of the proposals do need to be considered in the context that in some areas where there may currently be a lower demand for rental properties, some owners may feel forced into letting properties to avoid paying the premium. This in turn could result in property management problems if properties were let to unsuitable tenants.
- 1.5.15 Cabinet may wish to consider proposing that some of the additional Council Tax income gained from introducing the premiums is used to support the initiatives already in place to tackle empty homes in the Authorities Housing and Regeneration Teams.

- 1.5.16 The Empty Homes and Private Sector Housing Officer within the Regeneration Team works with owners of empty properties to identify the most appropriate action to bring such property back in to use. A combination of support, guidance and enforcement can be used to reach a satisfactory result. Additional services provided include referral to the Authority's Deposit Guarantee Scheme for help setting up tenancies and finding tenants, advice on how to claim back Value Added Tax on renovation works for long term empty properties and how to find a suitable builder and access to other Authority services.
- 1.5.17 The Authority also operates an Empty Homes Leasing Scheme. This offers owners of long term empty properties the opportunity to voluntarily lease their properties for use as affordable housing. The Authority will repair the empty property, let the property and manage the tenancy as part of the Authority's housing stock. The Authority recovers the refurbishment costs, a management fee and any day to day repair costs through the rental income gained. The scheme is aimed at addressing the issues caused by long term problematic empty properties which require a high level of investment to return them to occupation. The scheme has been successful in procuring 23 affordable housing units (for the Authority and partners) in recent years and will successfully return 18 properties to occupation in the next two years.

## **1.6 Decision options:**

The following decision options are available for consideration by Cabinet:

### Option 1

Cabinet agrees that the Authority carries out consultation on the introduction of Council Tax Premiums and that the results of the consultation are brought back to Cabinet for it to consider making proposals to full Council.

### Option 2

Cabinet may choose to reject Option 1 and ask that the Service consider an alternative approach.

Option 1 is the recommended option.

## **1.7 Reasons for recommended option:**

Option 1 is recommended for the following reason:

- Consultation as set out at 2.2 of the report will provide an opportunity for residents, landlords and other key organisations to express an opinion on the use of Council Tax Premiums to bring long term empty properties back into use.

## **1.8 Appendices:**

- 1) Equality Impact Assessment

## **1.9 Contact officers:**

Janice Gillespie, Head of Resource, tel. (0191) 643 5701

Andrew Scott, Senior Client Manager, Revenues, Benefits and Customer Service, tel. (0191) 643 7150

Tracy Hunter, Client Manager Revenues, Benefits and Customer Service, tel. (0191) 643 7150

### **1.10 Background information:**

The following background papers/information has been used in the compilation of this report and are available at the office of the author:

- (1) [Local Government Finance Act 1992](#)
- (2) [The Rating \(Property in Common Occupation\) and Council Tax \(Empty Dwellings\) Act 2018](#)

## **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

### **2.1 Finance and other resources**

If a decision is made to implement Council Tax Premiums as set out in the report then an initial increase in Council Tax income would be gained in the sum of £474,167 based on figures as at 1 September 2019. If initiatives are successful in bringing empty properties back in to use then the amount received from Council Tax Premiums will reduce accordingly.

Cabinet may wish to consider proposing that some of the additional Council Tax income gained from introducing the premiums is used to support the initiatives already in place, or consider new initiatives, to tackle empty homes.

### **2.2 Legal**

The amendments made to section 11B of the Local Government Finance Act 1992 have been set out in the body of the report and the amendments specify the maximum percentage of Council Tax Premium that can be applied to properties that have been empty for the relevant periods of time as set out in section 11B of the 1992 Act.

Section 67 of the Local Government Act 1992 states that the function of making a determination under section 11B of the 1992 Act - Higher amount for long-term empty dwellings: England - is matter for full Council.

### **2.3 Consultation/community engagement**

Internal consultation has already taken place. If Cabinet agree to carry out external consultation this will be done by

- an online questionnaire
- a discussion with the North Tyneside branch of the National Landlords Association
- presentation at the Community and Voluntary Sector Forum for organisations that offer welfare advice in the borough

### **2.4 Human rights**

There are no human rights implications directly arising from this report.

## 2.5 Equalities and diversity

An EIA has been carried out and is appendix 1 to this report.

Should Council decide to implement Empty Homes Premium from 2020/21, there would be a negative financial impact on the owners of these properties which remain unoccupied. There is no evidence to demonstrate a disproportionate impact in relation to those who have a protected characteristic.

The potential to incentivise owners of long term empty properties to bring them back into use, should prove positive for those groups more likely to experience housing issues such as younger people, single men and women and single parent families. Therefore this proposal may lead to positive impacts in relation to the Authority's approach to housing and homelessness.

## 2.6 Risk management

Where owners of long term empty properties feel forced into letting properties to avoid paying the premium, this could lead to some property management issues if properties were let to unsuitable tenants.

## 2.7 Crime and disorder

The reduction of long term empty properties in the borough may lead to a potential reduction in vandalism and anti-social behaviour associated with these properties.

## 2.8 Environment and sustainability

There are no environment and sustainability implications directly arising from this report.

## PART 3 - SIGN OFF

- Chief Executive ☐
- Head(s) of Service ☐
- Mayor/Cabinet Member(s) ☐
- Chief Finance Officer ☐
- Monitoring Officer ☐
- Head of Corporate Strategy and Customer Service ☐

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