



Welsh Affairs Committee

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From the Chair of the Committee

Marc Jones

Director of Function (Resources) / Section 151 Officer

Isle of Anglesey County Council

Council Offices

Llangefni

Anglesey

LL77 7TW

2 April 2024

Dear Marc,

The Welsh Affairs Committee is holding an inquiry into the [Impact of population change in Wales](#). During our work, we have heard that the high concentration of second homes in certain areas of Wales is contributing to pressures in the local housing market. In light of the council tax premium that local authorities in Wales are able to charge on second homes, we are keen to understand how local authorities are using the funds raised by the premium to address local housing challenges, in particular:

- How much additional income has Isle of Anglesey County Council raised as a result of the council tax premium on second homes since it introduced a premium in 2017? Please also provide a breakdown for each financial year.
- How has Isle of Anglesey County Council used this additional income? Please provide a breakdown for each financial year.
- How many housing units have been created locally for permanent residence (for example, due to a change of use or following investment in a local housing programme) as a result of additional income generated by the council tax premium on second homes?
- What evaluation has Isle of Anglesey County Council undertaken, or does it plan to undertake, about the impact of funds raised through the council tax premium on the local housing environment?

The Committee would be grateful if responses to the questions above could be provided by **Friday 19th April**.

Yours sincerely,

Rt Hon Stephen Crabb MP



Rt Hon Stephen Crabb MP
Welsh Affairs Committee
House of Commons
London
SW1A 0AA

**CYFARWYDDWR SWYDDOGAETH (ADNODDAU)/
DIRECTOR OF FUNCTION (RESOURCES)**

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfa'r Sir
LLANGEFNI
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ffôn/tel:

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Ein Cyf – Our Ref:

Eich Cyf – Your Ref:

19 Ebrill / April 2024

Annwyl Syr

Diolch am eich llythyr dyddiedig 2 Ebrill 2024, a'r cyfle i gyfrannu at ymholiad y Pwyllgor Materion Cymreig ar effaith newid mewn poblogaeth yng Nghymru.

Gweler isod ymateb y Cyngor i'r pedwar cwestiwn a godwyd.

- 1. Faint o incwm ychwanegol mae Cyngor Sir Ynys Môn wedi'i godi o ganlyniad i'r premiwm treth gyngor yn 2017? Darparwch grynodeb am bob blwyddyn ariannol.**

Mae'r tabl isod yn darparu crynodeb o'r incwm ychwanegol gwirioneddol a gynhyrchwyd drwy gyflwyno'r premiwm. Dylid nodi bod y ffigyrau a ddarparwyd yn nodi cyfanswm y biliau Treth Gyngor a godwyd, ac nid swm yr arian gwirioneddol a godwyd.

Dear Sir

Thank you for your letter dated 2 April 2024, and the opportunity to contribute to the Welsh Affairs Committee inquiry into the impact of population change in Wales.

Please see below the Council's response to the four questions raised.

- 1. How much additional income has the Isle of Anglesey County Council raised as a result of the council tax premium in 2017? Please also provide a breakdown for each financial year.**

The table below provides a breakdown of the actual additional income generated through the introduction of the premium. It should be noted that the figures provided are the total of the Council Tax bills raised and not the sum actually collected.

Blwyddyn / Year	Cyfradd Premiwm / Premium Rate	Cyfanswm a Godwyd / Total Raised £
2017/18	25%	784,129
2018/19	25%	845,368
2019/20	35%	1,383,968
2020/21	35%	1,428,758
2021/22	35%	1,443,937

2022/23	50%	2,180,443
2023/24	75%	3,441,631

2. Sut mae Cyngor Sir Ynys Môn wedi defnyddio'r incwm ychwanegol hwn? Darparwch grynodedb ar gyfer bob blwyddyn ariannol.

Yn y tabl isod, gweler crynodeb o'r defnydd a wnaed o'r incwm a gynhyrchwyd drwy'r premiwm.

2. How has Isle of Anglesey County Council used this additional income? Please provide a breakdown for each financial year.

A summary of the use of the income generated through the premium is summarised in the table below.

Blwyddyn / Year	Prosiectau Tai / Housing Projects £	Gweithredu Erthygl 4 / Article 4 Implementation £	Staff y Dreth Gyngor / Council Tax Staff £	Staff Tai / Housing Staff £	Datblygu Economaid/ / Economic Development £	Cyllido Cyffredinol / General Funding £	Cyfanswm / Total £
2017/18	170,000	0	35,000	35,000	0	544,129	784,129
2018/19	171,700	0	35,700	35,700	0	602,268	845,368
2019/20	345,000	0	36,400	36,400	0	966,168	1,383,968
2020/21	348,600	0	37,100	37,100	0	1,005,958	1,428,758
2021/22	357,000	0	37,800	37,800	0	1,011,337	1,443,937
2022/23	696,900	0	103,450	39,700	50,000	1,290,393	2,180,443
2023/24	1,201,900	300,000	106,110	41,100	51,750	1,740,771	3,441,631
CYFANSWM/ TOTAL	3,291,100	300,000	391,560	262,800	101,750	7,161,018	11,508,233

Prosiectau Tai

Defnyddiwyd y cyllid ar gyfer nifer o gynlluniau i helpu prynwyr tro cyntaf lleol i brynu eu cartref eu hunain ar Ynys Môn. Roedd y cynllun yn cynnwys:

- Grantiau i alluogi prynwyr i ddiweddarau neu adnewyddu eiddo gwag. Byddai'r prynwr yn ariannu'r pryniant gyda grant hyd at £25,000 i ariannu'r gwaith adnewyddu.
- Cynllun rhannu ecwiti gyda'r Cyngor yn darparu benthyciad wedi'i sicrhau yn ychwanegol at y morgais y gall y prynwr ei hawlio. Mae'r benthyciad yn ad-daladwy os bydd yr eiddo yn cael ei werthu, ond gall y prynwr ei leihau neu ei ad-dalu ar unrhyw adeg yn y dyfodol.

Housing Projects

The funding has been used for a number of schemes to help local first-time buyers to purchase their own home on Anglesey. The schemes include:

- Grants to enable buyers to upgrade or renovate an empty property. The buyer would fund the purchase with a grant up to £25,000 to fund the renovation work.
- Shared equity scheme with the Council providing a secured loan in addition to the mortgage that the buyer can obtain. The loan is repayable when the property is sold but can be reduced or paid back by the buyer at any future date.

- Cyfrannu at ariannu Cynllun Cartrefi Gwag Llywodraeth Cymru.
- Darparu cymhorthdal i lenwi'r bwlch rhwng y lwfans tai lleol a rhent y farchnad agored. Mae hyn yn galluogi mwy o bobl i rentu eiddo fyddai fel arall wedi bod allan o gyrraedd.
- Mae trefniadau hefyd yn cael eu datblygu i gynyddu'r premiwm y gellid ei ddefnyddio yn 2024/25 fyddai'n galluogi'r Cyngor i brynu eiddo ar y farchnad agored a'u gosod i rywun fel eiddo rhent dros dro neu Rent yn Gyntaf.
- To contribute to the funding of the Welsh Government Empty Homes Scheme.
- To provide a subsidy to make up the difference between the local housing allowance and the open market rent. This allows more people to rent a property which would have been unaffordable.
- Plans are also being developed which would allow the increase in the premium in 2024/25 to be used to allow the Council to purchase properties on the open market and to let them as Intermediate or Rent First properties.

Gweithredu Erthygl 4

Byddai deddfwriaeth cynllunio yng Nghymru yn galluogi'r Cyngor i gyfyngu nifer yr ail gartrefi a llety gwyliau ledled yr Ynys, neu mewn ardaloedd penodol lle mae'r nifer yn sylweddol uwch. Mae cyllideb gychwynnol wedi'i dyrannu er mwyn galluogi'r Cyngor i gwblhau dadansoddiad ar y sefyllfa bresennol, i asesu'r ddeddfwriaeth a rheoliadau, er mwyn adnabod opsiynau a deall yr effaith y byddai'r opsiynau'n ei chael ar nifer yr ail gartrefi a llety gwyliau, ac effaith y newid ar y farchnad dai leol.

Staff y Dreth Gyngor

Wrth weithredu'r premiwm, roedd angen staff ychwanegol i ddelio gyda gweithredu'r newid, gweinyddu'r premiwm wrth fynd ymlaen, delio gydag apeliadau tribiwnlys prisio ac adnabod trethdalwyr sy'n ceisio osgoi talu'r premiwm.

Staff Tai

Roedd angen adnoddau staffio ychwanegol er mwyn gweinyddu'r prosiectau tai a nodwyd uchod.

Article 4 Implementation

Planning legislation in Wales would allow the Council to limit the number of second homes and holiday accommodation across all of the Island or in designated areas where the numbers are significantly high. An initial budget has been allocated to allow the Council to undertake an analysis of the current position, to assess the legislation and regulations, to identify options and to better understand the impact that the options would have on the numbers of second homes and holiday accommodation and the impact of the change on the local housing market.

Council Tax Staff

In implementing the premium, additional staffing was required to deal with implementing the change, administering the premium going forward, dealing with valuation tribunal appeals and to identify taxpayers who are attempting to avoid paying the premium.

Housing Staff

Additional staffing resource was required to administer the housing projects noted above.

Datblygu Economaidd

Un o'r materion sydd wedi cyfrannu at y problemau tai ar Ynys Môn yw'r economi leol a diffyg swyddi gyda chyflog da, ac mae hyn yn golygu nad yw eiddo'n fforddiadwy i bobl leol. Darparwyd cyllid ychwanegol i'r Gwasanaeth Datblygu Economaidd fel bo gwaith ychwanegol yn digwydd i ddenu buddsoddiad mewnol i Ynys Môn e.e, cynnig Porthladd Rhydd Ynys Môn.

Cyllido Cyffredinol

Er na chafodd ei adnabod yn benodol, mae'r premiwm wedi cael ei ddefnyddio i gynnal neu i wella cyllidebau gwasanaethau sy'n cael eu heffeithio gan gynydd yn nifer yr ail gartrefi ar Ynys Môn.

Wrth i'r niferoedd gynyddu, mae'r cyllid a dderbynnir gan Lywodraeth Cymru yn gostwng o ganlyniad i boblogaeth sy'n lleihau, llai o ddisgyblion ac ati. Fodd bynnag, disgwylir y gall y Cyngor gynnal y gwasanaethau mae'n eu darparu ar hyn o bryd i lefel gyffelyb. Gall hyn gynnwys:

- Rhoi cymhorthdal i ysgolion ble mae niferoedd disgyblion yn disgyn;
- Cynnal gwasanaethau hamdden a llyfrgelloedd.

Gall cynyddu nifer yr ail gartrefi a llety gwyliau e.e, Air BnBs, achosi gwrthdaro cymdeithasol rhwng yr ymwelwyr a chymunedau lleol, a gall ymddygiad gwrthgymdeithasol ddirywio. Mae hyn yn gosod pwysau ychwanegol ar wasanaethau'r Cyngor i ddelio gyda materion o'r fath.

Mae digartrefedd yn cynyddu, ac mae'r diffyg tai fforddiadwy ar Ynys Môn yn cyfrannu'n sylweddol at hynny. Mae'r cyllid o'r premiwm yn hwyluso'r gwaith o gynnig cymorth i'r digartref ac mae'n ariannu costau ychwanegol i gartrefu pobl ddigartref mewn llety dros dro.

Mae nifer yr ail gartrefi a llety gwyliau'n cynyddu poblogaeth Ynys Môn yn ystod misoedd yr haf,

Economic Development

One of the issues that contribute to the housing issues on Anglesey is the local economy and the absence of well-paid jobs, which results in properties becoming unaffordable to local people. Additional funding was provided to the Economic Development service, to allow additional work to be undertaken to attract inward investment to Anglesey. e.g. the Anglesey Freeport bid.

General Funding

Although not specifically identified, the premium has been used to maintain or increase the budgets of services which are impacted by an increasing number of second homes on Anglesey.

As the numbers increase, the funding received from Welsh Government decreases as a result of falling population, declining pupil numbers etc. However, there is an expectation that the Council maintain the services it currently provides to a similar level. These can include:

- Subsidising small schools where pupil numbers are declining;
- Maintaining leisure and library services.

Increasing number of second homes and holiday accommodation e.g. Air BnBs can increase social tension between the holiday makers and the local communities and anti-social behaviour can also increase. This places an additional strain on Council services to deal with such issues.

Homelessness is on the increase and the lack of affordable housing on Anglesey is a main factor. The funding from the premium allows for support to be provided to the homeless and funds the additional costs of housing homeless people in temporary accommodation.

The high level of second homes and holiday accommodation increases the population of Anglesey during the summer months, with large numbers gathering at the popular seaside areas. This increases the cost to the Council of dealing with the impact on these areas from the

gyda niferoedd mawr yn ymgasglu yn yr ardaloedd glan môr poblogaidd. Mae hyn yn cynyddu'r gost i'r Cyngor i ymdopi â'r effaith o reoli traethau, sicrhau iechyd a diogelwch pobl, costau casglu gwastraff uwch, rheoli traffig ac ati yn yr ardaloedd hyn.

management of beaches, ensuring the health and safety of people, increased waste collection costs, traffic management etc.

- 3. Faint o unedau tai sydd wedi'u creu'n lleol ar gyfer cartrefi preswyl parhaol (er enghraifft, oherwydd newid defnydd neu yn dilyn buddsoddiad mewn rhaglen dai leol) o ganlyniad i incwm ychwanegol a gynhrychir gan bremiwm y dreth gyngor ar ail gartrefi?**

Mae 160 o dai gwag wedi cael eu prynu yn ôl i ddefnydd fel cartrefi preswyl parhaol ar Ynys Môn ac 8 wedi prynu eu cartref gyda Chynllun Ecwiti Cymorth Prynu Ynys Môn.

- 3. How many housing units have been created locally for permanent residence (for example, due to a change of use or following investment in a local housing programme) as a result of additional income generated by the council tax premium on second homes?**

160 empty homes have been bought back into use as permanent residence on Ynys Mon and 8 have purchased their home with the Anglesey Homebuy Equity Scheme.

- 4. Pa werthusiad y mae Cyngor Sir Ynys Môn wedi'i wneud, neu y mae'n bwriadu ei wneud, ynghylch effaith yr arian a godwyd drwy bremiwm y dreth gyngor ar yr amgylchedd tai lleol?**

Rydym yn monitro'r cynlluniau'n barhaus ac wedi adolygu'r effaith ddwywaith ers 2017.

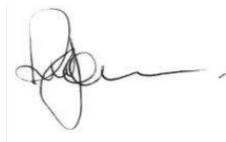
Os ydych angen rhagor o wybodaeth neu i drafod ymhellach, peidiwch ag oedi cysylltu â mi.

- 4. What evaluation has Isle of Anglesey County Council undertaken, or does it plan to undertake, about the impact of funds raised through the council tax premium on the local housing environment?**

We monitor the schemes continuously and have reviewed the impact twice since 2017.

Should you require any further information or to discuss further, please do not hesitate to contact me.

Yr eiddoch yn gywir / Yours faithfully



R MARC JONES
CYFARWYDDWR SWYDDOGAETH (ADNODDAU) A SWYDDOG ADRAN 151 /
DIRECTOR OF FUNCTION (RESOURCES) & SECTION 151 OFFICER