

Uninhabitable Properties (Class D dwellings)

Subject to the time limits mentioned below you may be entitled to a 25% discount on your Council Tax if your property is:

- undergoing major repair work to make the property fit to live in
- in need of major repair to make the property fit to live in
- undergoing structural alteration.

There must be no one living in the property and (unless it is a caravan or a boat) it must also be substantially unfurnished.

The uninhabitable discount cannot be applied in conjunction with any other reduction, including the unoccupied & unfurnished discount. If the property became unoccupied and unfurnished on the same day it became uninhabitable, only the uninhabitable discount will apply.

The 25% discount will last for a maximum period of 12 months, even if the alterations or repairs have not been completed within this time period. If the work is completed in less than 6 months, the reduction will only apply for a further 6 months, provided that the property remains empty.

After the discount ends if the property remains empty, it will be treated as a 'long term empty dwelling' for which the relevant Council Tax charge would be payable. If the property has been empty for more than two years, an additional Long Term Empty Premium charge will be payable. The charge due will be determined by the date the property became empty. The empty date is solely property related and does not restart if the property changes hands.

If you are staying within the grounds of the property in a caravan, you will be considered as living in the property, therefore the reduction will not apply.

What do we mean by 'major repair work' and 'structural alteration'?

Major repair work

These items on their own are not considered major repair work but a combination of them might be:

- damp proof course
- electrical wiring
- plumbing (including replacing kitchens and bathrooms)
- floors
- windows, doors and frames
- roof coverings
- glazing
- connection of services (gas, electricity or water)
- plasterwork
- fireplaces (including cooking or heating facilities)
- staircases
- repairs to the structure of the building.

continued overleaf

Structural alteration

This means alteration to the essential and supporting framework of the building and it is likely to include alteration to:

- the foundations
- load bearing walls
- floor joists (1st floor and above)
- lintels and beams
- roof timbers (excluding lathes).

Each application will be decided on its own merit, based upon the level of repairs / structural alteration required, the size of the property and the costs involved.

Please note that major repair work required or being undertaken to one part of the building would have to render the whole building uninhabitable for this discount to apply.

Applying for this discount

You will need to complete the Uninhabitable Properties application form and submit evidence of the work that has been, is being, or is going to be carried out.

Please provide the following:

- detailed photographic evidence of the property, showing all rooms that are affected, with each room identified
- proof of work by way of invoices for materials delivered to the property, or invoices provided by tradesmen that have done work at the property
- copies of quotations for the major repair work required or structural alteration being done.

Please note that we may arrange for a visit to your property to check that the details you have provided are correct and to help us decide whether or not this discount can be given.

Unfortunately we cannot be responsible for any charges incurred obtaining the requested evidence.

You can obtain an application form direct from the Council's website at:

<https://www.sholland.gov.uk/unfurnishedproperties>

The information in the guidance notes is a summary of the provisions made for Class D dwellings in the Council Tax (Prescribed Classes of Dwellings) (England) (Amendment) Regulations 2012 (SI 2012 No 2964) and in accordance with the scheme agreed by South Holland District Council.

Note

You must continue to pay in accordance with your most recent Council Tax bill, even if you have already applied for a discount. If your application is successful, you will receive an amended bill showing you the reduction awarded.

For further information about Council Tax, please visit our website at: www.sholland.gov.uk

Alternatively, you can contact us at:

Email: counciltax@sholland.gov.uk Tel: 01775 761161

Post: Council Tax Office, P.O. Box 8, Spalding, Lincolnshire, PE11 2XQ

If you would like this information in another language, large print or Braille, please contact us on 01775 761161.

