

THE VALE OF GLAMORGAN COUNCIL

Minutes of a Hybrid Special Meeting held on 12th January, 2026 at 6:00 p.m.

The Council agenda is available [here](#).

The meeting recording is available [here](#).

Present: Councillor Carys Stallard (Deputy Mayor in the Chair); Councillors Anne Asbrey, Julie Aviet, Gareth Ball, Rhiannon Birch, Bronwen Brooks, Gillian Bruce, Ian Buckley, Lis Burnett, Samantha Campbell, George Carroll, Christine Cave, Charles Champion, Janice Charles, Amelia Collins, Marianne Cowpe, Brandon Dodd, Pamela Drake, Vincent Driscoll, Anthony Ernest, Christopher Franks, Wendy Gilligan, Russell Godfrey, Emma Goodjohn, Ewan Goodjohn, Stephen Haines, Sally Hanks, William Hennessy, Nic Hodges, Mark Hooper, Catherine Iannucci-Williams, Gwyn John, Dr. Ian Johnson, Susan Lloyd-Selby, Belinda Loveluck-Edwards, Julie Lynch-Wilson, Kevin Mahoney, Michael Morgan, Jayne Norman, Helen Payne, Elliot Penn, Sandra Perkes, Ian Perry, Joanna Protheroe, Ruba Sivagnanam, Neil Thomas, Steffan Wiliam, Margaret Wilkinson, Edward Williams, Mark Wilson and Nicholas Wood.

550 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Deputy Mayor read the following statement: “May I remind everyone present that the meeting will be live streamed as well as recorded via the internet and this recording archived for future viewing”.

551 APOLOGIES FOR ABSENCE –

These were received from Councillors Naomi Marshallsea (Mayor) and Rhys Thomas.

552 DECLARATIONS OF INTEREST –

No declarations of interests were received.

553 COUNCIL TAX PREMIUMS ON LONG TERM EMPTY PROPERTIES AND SECOND HOMES (REF) –

The reference from Cabinet of 18th December, 2025 as contained within the agenda was presented by the Leader who shared that this had been an arrangement adopted by the Council for a number of years, including the policy approach to unoccupied dwellings, the long term empty property premium (for up to 24 and 36 months and longer), and periodically occupied properties. She shared that there were two exceptions identified, including a discretionary exception from the long term

empty property premium for a period of up to 3 months (or the date that property became occupied depending on which was earlier) where a long term empty property had been purchased and the new owner was either not related to the vendor or they could provide evidence that the sale had been completed for a genuine market value, alongside and an exception from the long-term empty property premium for a period of up to 12 months (or the date that property became occupied depending on which was earlier) where the vendor of the long-term empty property had already received a Class A exemption and the property still required major structural repairs.

Councillor Mahoney shared an example they were aware of, where a property was in probate meaning they were unable to dispose of the property, whilst also paying the 100% Council Tax premium due to the situation and wanted to understand if this type of scenario had been considered in the policy.

Councillor Carroll indicated that he did not oppose the principle as it was sensible to bring properties back into use and shared an example of a constituent who was a first time buyer trying to bring a property back into use who faced a significant bill due to the surcharges, and hoped the new exceptions identified would address this challenge for future homeowners.

Councillor Dr. Johnson agreed with the principles and exceptions applied, and shared that they had dealt with similar cases within their ward. They reflected on the variations in the number of houses which were periodically owned, which changed from 402 initially, to 339 in November 2024 to the latest figure of 544 properties, and sought to understand was this due to changes in how second homes were identified or a reflection of the wider market, as this would help to further understand the impact of this policy.

The Leader thanked Members for their comments and emphasised that the Council was always keen to build on lessons learned, and agreed to look at the impact of the policy now it had been embedded across a number of years to see if it was working and bringing empty properties back into use.

RESOLVED –

(1) T H A T the policy to not grant any level of discount for unoccupied dwellings that have remained so for 6 months which was agreed for 2025/26, be agreed for 2026/27.

(2) T H A T the long-term empty property premium of 100% agreed by Full Council on 10th March, 2025 for the 2025/26 financial year continue for such properties from 2026/27 that remain so for the period up to (but not including) 24 months.

(3) T H A T the long-term empty property premium of 150% agreed by Full Council on 10th March, 2025 for the 2025/26 financial year continue for such properties from 2026/27 that remain so for a continuous period of 24 months up to (but not including) 36 months.

(4) T H A T the long-term empty property premium of 200% agreed by Full Council on 10th March, 2025 for the 2025/26 financial year continue for such properties from 2026/27 that remain so for a continuous period of 36 months or more.

(5) T H A T the premium of 100% for periodically occupied properties for the 2025/26 financial year agreed on 10th March, 2025 be reaffirmed and continue for 2026/27.

Reason for decisions

(1-5) The Council was required to determine its policy on discounts in relation to unoccupied dwellings as defined in classes A, B and C to the Council Tax (Prescribed Class of Dwellings) (Wales) Regulations 1998 each year. The Council was required to determine its policy regarding premiums in respect of long-term empty properties and periodically occupied properties as defined in Sections 12A and 12B of the Local Government Finance Act 1992 as inserted by the Housing (Wales) Act 2014.