

## FORM FOR PROPOSALS FOR DAPTC AGM

To be submitted by 12 noon Friday 30<sup>th</sup> September 2022

NAME OF COUNCIL .....Corfe Castle Parish Council .....

Please note that the National Association of Local Councils (NALC) requests this information and careful completion of the form will increase the chances of a proposal being accepted by NALC

1. Please give the motion your Council would like considered at the DAPTC AGM

**That DAPTC support the provisions in the Levelling-up and Regeneration Bill to discourage the growth in second homes by a 100% surcharge on council tax and seeks further discretionary controls on the growth in holiday lets and if passed a resolution be forwarded to NALC, the Local Government Association and Dorset MP's**

**If approved, the resulting actions:** DAPTC to write to NALC, the Local Government Association and Dorset MPs in support of the motion.

2. Please give the reason (as thoroughly as possible) why your Council is submitting this motion.

The issue of second homes and holiday homes in tourist areas has been an issue for decades but had risen up the political agenda mainly from pressure from other West Country/East Anglia/Cotswold Councils because of the adverse effects of having large numbers of only semi occupied properties in an area. Proposals to discourage second homes are now in the Levelling Up Bill but with so much other new government business there is a risk that the proposals are dropped.

Large second home ownership drives up property prices further, making **local** home ownership by those brought up in Dorset almost impossible .The house price/local income ratio in Dorset is one of the highest in the country. In turn communities become unbalanced with much fewer people available for key services such as community nurses, and a range of business services such as hospitality, property maintenance etc. Dorset Council has not taken a lead on this issue in its draft Local Plan but parts of Dorset including Purbeck are significantly affected by having large numbers of properties only partially occupied. In some Parishes over half of all properties are second homes. Corfe Castle has about 13% second homes and holiday lets which is already affecting issues such as school rolls. We don' t want to become a ghost village like some others where no one is around for most of the year and only comes to life in summer. By then al local shops and services would have closed.

Second home ownership is seen as a niche issue for much of the country so getting more areas to state that is an important issue is helpful to those proposing change. Dorset needs to state that it would welcome discouragement of second home ownership.

3. Please state how this issue is affecting parish and town councils in Dorset (with case study evidence please) and try not to duplicate answers from previous questions please.

Dorset Council undertook a detailed appraisal for its Local plan which showed that the coastal areas of Dorset were most affected. Dorset Council took the view that proposals just on new development would be ineffective, The levelling up Bill with a proposed 100% Council tax surcharge on all second homes would be more effective

4. If you have information on how this issue is affecting parish and town councils nationally and why this is a national issue please give this and try not to duplicate answers from earlier questions please.

It is a national issue affecting areas of great beauty and tourism as these are the areas people want to buy second homes in. Dorset is 44% AONB and closer to London than others so is particularly attractive as a second home location.

5. If relevant, please tell us exactly what aspect of national parish policy your Council would like NALC to lobby Government on (with case study evidence please).

6. If you have the information, please tell us exactly which part of primary or secondary legislation (or secondary regulation/statutory instrument) your Council would like to be changed as a result of NALC/local lobbying.

To support the Levelling Up and Regeneration Bill currently before Parliament

7. If relevant, please state what other action your Council would like NALC and its Policy Committee to take if this motion is adopted.

To encourage all affected Councils to work together on this issue

8. If you have the information, please confirm the names of any other organisation or local council that formally support your Council's motion.

Widespread support in the UK but to the best of our knowledge Dorset Councils do not have a formal policy on this. The former Purbeck DC did include restrictions on sales of new homes as second homes in its Draft Local Plan.

**If you have any supporting documents to be jointly considered with your Council's motion – please e-mail them with this form to DAPTC.**