

## Appendix 2

**Subject:** RE: Council Tax Support Scheme Consultation ORG-1222

Hi Jenny, I have posted the link on Social media and Tweeted it to my followers. It has already been re-tweeted and has reached over 17,000 people so far.

I have a concern about what happens when a local authority withdraws the short term empty property relief and I would be grateful if you would pass my concerns onto the relevant person.

NLA support good landlords and we encourage landlords to invest in their properties to keep them up to a good standard, that means that there are often short periods of time where our properties are empty - landlords do not want empty properties and we keep this time to a minimum.

NLA also support good landlords who thoroughly check their prospective tenants to protect neighbourhoods from anti social behaviour and to protect themselves from damage to their properties and rent arrears - this can mean that there are short periods of time where a property is empty while the landlord carries out the necessary due diligence.

You will also be aware that some tenants cause damages to properties and it takes time for those repairs/replacements to be carried out, again landlords keep these to a minimum but they often cannot be done while there is a tenant in place which can cause short periods where the property is empty

We are fully aware of the need for local authorities to balance their books but my concern is that if the council tax relief for short void periods is withdrawn from landlords it may have an impact on the standards of rented properties in Redditch and also the quality of tenants. None of us want this.

I would like to propose that your authority consider offering Council Tax relief to landlords for a maximum of 21 days if those landlords are accredited. Apart from the fact that this will reduced the potential issues I have already mentioned it will send a clear message to good landlords, who have taken the time and trouble to become accredited through an education based scheme, that your authority supports them and wants to encourage them to invest in good quality homes in Redditch.

If this is coupled with the use of the HMO licensing structure which is being used in Birmingham you will find that more landlords will become accredited and both property and management standards will improve in Redditch - which is what we all want.

I would be more that happy to meet the appropriate people to explore this further if necessary.

I will be very interested in the response to these proposals.

Mary

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