

GUIDANCE NOTES – UNINHABITABLE PROPERTY DISCOUNT

Definition

The dwelling requires/is undergoing major repair works to render it habitable. The dwelling is undergoing structural alteration which has not been substantially completed.

Major repair works include structural repairs and **will** include:

ROOFS	<ul style="list-style-type: none"> • Major repairs to roof structures. • Rebuilding defective chimney stack(s).
EXTERNAL WALLS	<ul style="list-style-type: none"> • Rebuilding defective walls. • Provision of dpc following rebuilding of defective walls.
FOUNDATIONS	<ul style="list-style-type: none"> • Repair/renewal of foundations. • Underpinning substandard foundations.
FLOORS	<ul style="list-style-type: none"> • Replacing defective solid floors. • Replacing defective floor joists.
INTERNAL	<ul style="list-style-type: none"> • Replacing defective staircase. • Replacing defective ceiling joists. • Rebuilding defective walls.

This definition does **not** include the following singularly, although a combination of these may be considered:

<ul style="list-style-type: none"> • Plumbing or heating.
<ul style="list-style-type: none"> • Replacement/repairs to sanitary fittings.
<ul style="list-style-type: none"> • Replacement/repairs to any other fittings/fixtures.
<ul style="list-style-type: none"> • Rewiring.
<ul style="list-style-type: none"> • Timber/damp proof treatments.
<ul style="list-style-type: none"> • Replastering (walls or ceilings).
<ul style="list-style-type: none"> • Drainage.
<ul style="list-style-type: none"> • Repairs or renewals of services.
<ul style="list-style-type: none"> • Maintenance, e.g. repointing, window/door replacement etc.
<ul style="list-style-type: none"> • Redecoration.

West Yorkshire Valuation Tribunal decision November 1992

“applies to works required on safety grounds to the roof, supporting walls, external walls and floor joists”. It should be noted that properties condemned as unfit for human habitation by the Environmental Health Department have a separate exemption, which is Class G, and do not qualify for the uninhabitable discount.

The uninhabitable discount cannot be granted retrospectively without documentary evidence otherwise the decision made will be based on the condition of the property at the time of inspection.

Revenues Section, Wansbeck Square, Ashington, Northumberland. NE63 9XL

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COUNCIL TAX UNINHABITABLE DISCOUNT APPLICATION FORM

Property Address:	
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*Before completing this form, please read the Guidance Notes attached.
Please answer **every question**, deleting YES/NO where necessary.*

Owners name(s):	Address:

Date of purchase:	
Is the property furnished?	YES/NO
Is the property unoccupied?	YES/NO
If YES – state last date of occupation:	

Should any of the following **major repairs** be required, please supply FULL details:

1. ROOF

Renew/replace main timbers, joists etc.	YES/NO
Rebuilding defective chimney stacks	YES/NO

2. EXTERNAL WALLS

Rebuilding defective external walls	YES/NO
Provision of damp-proof course following the rebuilding of defective external walls	YES/NO

3. FOUNDATIONS

Renewal or major repair to foundations	YES/NO
Underpinning substandard foundations	YES/NO

4. FLOORS

Replacing defective solid floors	YES/NO
Underpinning substandard floors	YES/NO

Continued overleaf...../

5. INTERNAL

Replacing defective staircase	YES/NO
Replacing defective ceiling joists	YES/NO
Rebuilding defective walls	YES/NO

If you have answered **YES** to any of the above and/or you consider that the works required are on safety ground, **please supply full details.**

Date work started:		Expected date of completion:	
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I request the Council to consider whether the dwelling may be granted exempt status from Council Tax. I will advise the Council as soon as the structural or major part of the works are completed or the dwelling is occupied, if earlier.

DECLARATION

I declare that the information given above is correct to the best of my knowledge and belief.

Signature:		Date:	
Full Name (please print):		Mobile:	
Telephone Number:		Email:	

For further information about your Council Tax exemption, discount and benefit, please visit our website www.northumberland.gov.uk or call (01670) 624884