

## **Report of the Strategic Director of Place to the meeting of the Executive to be held on December 4th 2018**

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### **Subject:**

**Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act  
2018**

### **Summary statement:**

**This report introduces options for changes to Council Tax premiums for long term empty homes to support the Council's objectives to bring empty homes back into use in line with the Empty Homes Action Plan which forms part of the Council's 'A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 2019' in line with recent legislative changes.**

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### **Portfolio:**

**Regeneration, Planning and Transport**

### **Overview & Scrutiny Area:**

**Regeneration and Environment**

## **1. SUMMARY**

This report introduces options for changes to Council Tax premiums for long term empty homes to support the Council's objectives to bring empty homes back into use in line with the Empty Homes Action Plan which forms part of the Council's 'A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 2019' in line with recent legislative changes.

## **2. BACKGROUND**

- 2.1 The Council recognises the impact that long term empty properties have on neighbourhoods and communities and the importance of bringing these properties back into use as good quality housing in the Bradford District. The Council has an agreed Empty Homes Action Plan aimed at bringing these properties back into use. This detailed action plan forms part of the Council's 'A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 2019' which was endorsed by the Council's Executive on 11 March 2014, and agreed by the full Council at its meeting on 25 March 2014.
- 2.2 The Housing and Homelessness Strategy and action plan complement the Bradford Council Plan 2016 – 2020, providing focus and direction to the objective within that Plan which is 'Decent Homes that people can afford to live in'.
- 2.3 Since 2013 Local Authorities in England have had the discretion to charge a premium of up to 50% on "long term empty dwellings", i.e. for these purposes homes that have been unoccupied and substantially unfurnished for at least 2 years. This premium is in addition to the usual council tax charge that applies to the property.
- 2.4 The Executive determined to exercise that discretion to charge the additional premium on eligible long term empty properties at its meeting on November 6th 2012. This decision was subsequently endorsed by Full Council. There are currently no exemptions to the 50% premium.
- 2.5 The Government's rationale for further increasing the maximum premium that a Council can choose to charge on long term empty dwellings is that long term empty homes are a wasted resource as well as being a blight on local communities, attracting squatters, vandalism and anti-social behaviour.
- 2.6 The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 increases the maximum premium that a Council can choose to apply on such dwellings. The decision on whether to apply a premium, and the exact rates to be charged are at the Council's discretion subject to specified maximums and timescales. These premiums are charged in addition to the standard Council Tax charged for the property.
- 2.7 The Act does not bring any additional dwellings within the scope of an empty homes premium but could increase the premium charged dependent on the length of time the dwelling has been empty (over 2 years), subject to the Council making a determination setting out their policy.

- 2.8 As at October 1<sup>st</sup> 2018 the number of long term empty homes in the district was 4156. The table below provides a breakdown showing the length of time that these properties have been classed as empty and unfurnished:

#### October 2018 – Long term Empties

Length of time empty	Number of properties	% of long term empty properties
6 Months - 1 Year	1494	35.9%
1 - 2 Years	1205	29%
2 - 3 Years	566	13.6%
3 - 5 Years	390	9.4%
5 - 10 Years	294	7.1%
Over 10 Years	207	5%
<b>Total</b>	<b>4156</b>	

- 2.9 The Government's intention is to give greater freedom to shape local council tax charging policies for properties that have been classed as empty for more than two years so that local authorities are better able to influence and encourage owners to bring properties back into use.

The Act gives the Council the discretion if, and to what extent, it wishes to introduce these new charges. The new regulations allow the council to increase Council Tax premiums, phased in over three years, so that:

- From 1 April 2019 – the maximum charge is up to 100% for properties empty for at least two years
- From 1 April 2020:
  - the maximum charge is 100% for properties empty for at least two years but less than five years
  - the maximum charge is 200% for properties empty for at least five years
- From 1 April 2021:
  - the maximum charge is 100% for properties empty for at least two years but less than five years
  - the maximum charge is 200% for properties empty for at least five years but less than ten years
  - the maximum charge is 300% for properties empty for at least ten years

These charges (or premiums as they are known) are charged in addition to the usual council tax charge that applies to the property.

- 2.10 There are currently no exemptions to the existing 50% premium which was introduced following consultation with the public. The Government did issue guidance in 2013, after the current premium was implemented. This guidance refers to considerations that the Council may wish to take into account such as issues relating to the housing market but again reiterates that this is at the discretion of the Council.

### **3. OTHER CONSIDERATIONS**

- 3.1 Since its introduction in April 2013 the Council has seen a drop of almost 20% in the number of properties empty for over two years. Using Council Tax data, the number of empty homes vacant for more than 2 years in 2013 was 1,756 and in October 2018 was 1,457.

It should be noted, however, that these will not all be the same properties; there will be a number that will be brought back into use while others will fall within the scope of the over two year premium charge.

- 3.2 There is no evidence to suggest that the 50% premium has directly incentivised property owners to bring properties back into occupation; but it may influence the thinking of owners whose properties have been empty less than two years.

The impact of further premiums is difficult to determine. It is possible that those looking to purchase a long term empty home may be discouraged from doing so because they will immediately become liable for a council tax charge that includes a premium but this could be factored into any negotiation they may have on sale price.

- 3.3 The reasons why properties are left to become long term empty can be many and varied. Detailed investigations are often necessary to identify legal ownership of properties before any action can be taken. For this reason one of the products developed and used by the team is to offer some owners legal assistance to help them to resolve ownership issues which are preventing them bring the property back into use.

- 3.4 Following the Council's decision in 2010 to invest in bringing long term empty homes back into use, the Housing Service's Empty Homes and Loans team has worked proactively to develop a range of initiatives for owners of such properties that are designed to assist and incentivise owners to bring their long term empty homes back into use:

One of the key products developed by the service is the Empty Property Loan (EPL). This is an equity share loan intended to provide essential funding to enable long term empty property owners to bring their properties back into use. This is one of a very few loan products that are being successfully delivered to empty home owners nationally and has been developed in partnership with Sheffield City

Council who administer the loan on behalf of the Council. To date over 480 enquiries have been received and 31 loans have been completed, the majority of which have enabled the properties concerned to be brought back into use with the exception of recently completed loans where owners are seeking tenants or arranging to occupy the property themselves.

The service has also developed a product known as Empty Property Assistance (EPA) which is a small grant of up to £5,000 which owners can only access where they have been unable to access loan funding. It is intended to be a last resort and to provide help to empty property owners who have no other means of funding and who have exhausted all other ways to raise finance. It will only suit circumstances where works costing up to £5,000 will bring the property back into use. Since it was introduced in late 2014, 15 of these grants have been completed and most properties concerned are now occupied with the most recent ones awaiting tenants.

The range of products and services the Council and its partners are able to support continues to grow with 11 fact sheets available from the Council. This information provides advice to owners on how the barriers they are facing may be broken down, this is accompanied by face to face advice and signposting on complex issues.

- 3.4 Members may wish to consider whether they would like to invest some of the additional Council Tax income into Housing services to continue to prioritise work to improve housing standards and bring long term empty homes back into use.

#### **4. FINANCIAL & RESOURCE APPRAISAL**

- 4.1 The financial benefit to the Council of bringing empty homes back into use can be measured in a number of ways with one of the most significant being its contribution to the new homes bonus (NHB) awarded by Government.
- 4.3 The new homes bonus is calculated annually using the previous year's October figures. However, the bonus paid to the Council is spread over a number of years, a base year ('year zero') having been calculated from data obtained in 2010-11. This creates a cumulative effect with each year's performance adding to or offset against new homes performance the previous year.
- 4.3 Year on year the New Homes Bonus continues to be important to the Council as un-ringfenced income. The table below shows the New Homes Bonus awarded to date and the total to be paid. Not all of the amounts shown below are attributable to empty properties brought back into use, it represents the total NHB awarded to the Council.

Year		Annual Award	Total New Homes Bonus to be received over 6 years
Year 0		£2,760,424	£16,562,544
Year 1	2012/13	£1,055,829	£5,279,145
Year 2	2013/14	£1,664,440	£8,322,200
Year 3	2014/15	£1,776,641	£8,883,205
Year 4	2015/16	£1,612,000	£8,060,000
Year 5	2016/17	£1,794,000	£8,970,000
Year 6	2017/18	£1,004,000	£4,016,000
<b>Total</b>		<b>£11,667,334</b>	<b>£60,093,094</b>

- 4.4 Incentivising owners to bring their property back into use through increased premiums would increase the amount of Council Tax to be collected.

For example, the introduction of a 100% Council Tax premium from April 2019 would generate around £740,000 in the amount of Council Tax billed in 2019/20 should the number of homes empty for over 2 years remain the same. £740,000 would be the maximum raised with the actual amount starting from around £550,000, taking account of potential changes in behaviour.

## 5. RISK MANAGEMENT AND GOVERNANCE ISSUES

- 5.1 The accuracy of forecasts about the increase in the amount of Council Tax raised in future years is likely to diminish over time if, as intended, there is a significant change in the behaviour of owners of long term empty properties.
- 5.2 Historically, collection of some of this type of debt can prove challenging.
- 5.3 It should be noted that introducing any exemptions to the charging schedule would create an additional administrative burden (and cost) to the Council, such as:
- applying exemptions to individual accounts will be a manual process
  - the number of appeals against the premium charge is likely to increase
  - resources will be required to verify an application for exemption, which may be much broader than verifying stated facts

## 6. LEGAL APPRAISAL

- 6.1 The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 received Royal Assent on 1 November 2018. It amends the Local Government Finance Act 1992 to provide that local authorities may increase council tax in the case of long-term empty dwellings by up to specified maximum percentages. The amendments have effect for financial years beginning on or after 1 April 2019 and it does not matter whether the period over a property has been empty began before the provision came into force.

## **7. OTHER IMPLICATIONS**

### **7.1 EQUALITY & DIVERSITY**

The improvement of housing conditions in the District will have a positive impact on those groups and individuals who suffer multiple disadvantages associated with poor quality and inadequate housing.

Equality data is not recorded for the Council Tax caseload so making an assessment of impacts is challenging. However any disproportionate impacts could be offset by the advantages of bringing long term empty homes back into use.

An Equality Impact Assessment has been undertaken on the introduction of the premium. This is attached as Appendix 2 to this report.

### **7.2 SUSTAINABILITY IMPLICATIONS**

The Councils work on bringing empty homes back into use supports the objective of making use of existing resources to provide housing wherever possible rather than using new materials to construct new housing. Significant CO2 emissions occur through construction which may be avoided by maximising the existing housing stock. Greenfield sites in particular comprise a valuable resource for biodiversity, recreation and resilience to climate change which further strengthens the case for consolidating existing housing stock and previously developed land.

### **7.3 GREENHOUSE GAS EMISSIONS IMPACTS**

Inevitably, occupied homes will contribute additional emissions of around 6 tonnes of CO2 annually, thereby increasing overall emissions for the district. The objective therefore will be to influence energy efficiency refurbishments, for example the previously empty Green Deal Communities show home in Keighley, included internal wall insulation, under floor insulation and an efficient new heating system.

### **7.4 COMMUNITY SAFETY IMPLICATIONS**

7.4.1 The presence of empty homes within communities impacts significantly on community safety, the fear of crime and the feelings that residents have towards their neighbourhood. As a result, the success of the team, and returning a property into occupation, impacts significantly on whole streets and neighbourhoods.

7.4.2 Empty homes can, in some cases, attract antisocial behaviour, accumulations of refuse and also criminal activity. The Empty Homes and Loans team often work with neighbourhood wardens, Neighbourhood Services and the police to highlight and tackle problematic properties, ensuring that action can be taken where possible.

The team also attend Ward Partnership meetings, providing and gathering information about problematic properties.

## **7.5 HUMAN RIGHTS ACT**

- 7.5.1 A key element of the Empty Home and Loans team's work in the enforcement of legislation, and in particular in the compulsory purchase of properties is the consideration of individuals' human rights, both those of the property owner/s and the residents in the neighbouring properties or community.
- 7.5.2 All actions taken by the team are in line with the Private Sector Housing Enforcement Policy (reviewed and agreed by the Council's Executive Committee on the 7th November 2017).

## **7.6 TRADE UNION**

No Trade Union implications have been identified.

## **7.7 WARD IMPLICATIONS**

- 7.7.1 Appendix 1 provides a breakdown of long term empty properties by ward. The Empty Homes and Loans team responds to all service requests across the district and works proactively to target the most problematic empties on a risk assessed basis regardless of location.

The team also attend Ward Partnership meetings, providing and gathering information about problematic properties.

- 7.7.2 Council Tax empty homes data is analysed to produce lists of empty properties at ward level. For some time, beginning initially in the wards containing the highest number of long term empty properties, Empty Homes Advisors proactively approach properties / owners (where the team is not already involved) to investigate the circumstances and discuss the owners' intentions, offering help and taking action where possible and appropriate.

## **7.8 IMPLICATIONS FOR CORPORATE PARENTING**

None.

## **7.10 ISSUES ARISING FROM PRIVACY IMPACT ASSESSMENT**

Any information or data collected will be treated in accordance with existing Council Tax legislation and Data Protection procedures. The introduction of further premiums would not create the need for changes to these procedures.

## **8. NOT FOR PUBLICATION DOCUMENTS**

None.

## 9. OPTIONS

### 9.1 Option 1 – make no change to the existing Council Tax premiums on homes that have been empty for two years or more.

This option would reduce the need to make and fund any software changes and reduce the risk of errors in manual adjustments. It would also remove any additional burdens on empty home owners who may be struggling to sell long term empty homes.

It would, however, remove the Council's access to a further financial incentive for empty home owners to bring their properties back into use and reduce the amount of new homes bonus and additional Council Tax income that could be generated.

### 9.2 Option 2 –Utilise the discretion introduced by the new legislative powers to adopt the new Council Tax premiums for homes that have been empty for two years or more so that:

- **From 1 April 2019 – the charge is 100% for properties empty for at least two years**
- **From 1 April 2020:**
  - **the charge is 100% for properties empty for at least two years but less than five years**
  - **the charge is 200% for properties empty for at least five years**
- **From 1 April 2021:**
  - **the charge is 100% for properties empty for at least two years but less than five years**
  - **the charge is 200% for properties empty for at least five years but less than ten years**
  - **the charge is 300% for properties empty for at least ten years**

These charges (or premiums as they are known) are charged in addition to the usual council tax charge that applies to the property.

This option could introduce an additional financial incentive for the owners of long term empty homes to bring them back into use. Achieving this objective would reduce the number of long term empty homes in the district, thereby increasing the supply of homes and reducing the blight that some of these homes cause to neighbourhoods. This option would also generate additional new homes bonus and additional Council Tax income.

This option could however act as an additional financial burden to any owners of long term empty homes who are struggling to sell their properties and could act as a disincentive to prospective buyers of long term empty homes who would incur

additional premiums.

Historically, collection of some of this type of debt can prove challenging.

## **10. RECOMMENDATIONS**

It is recommended that Option 2 be approved so that:

- From 1 April 2019 – the charge is 100% for properties empty for at least two years
- From 1 April 2020:
  - the charge is 100% for properties empty for at least two years but less than five years
  - the charge is 200% for properties empty for at least five years
  -
- From 1 April 2021:
  - the charge is 100% for properties empty for at least two years but less than five years
  - the charge is 200% for properties empty for at least five years but less than ten years
  - the charge is 300% for properties empty for at least ten years

These charges (or premiums as they are known) are charged in addition to the usual council tax charge that applies to the property.

## **11. APPENDICES**

- 11.1 Appendix 1 – Breakdown of long term empty properties (at October 2018), by Ward.
- 11.2 Appendix 2 – Equality Impact Assessment

## **12. BACKGROUND DOCUMENTS**

None.

**Appendix 1 – Long Term Empty Homes by Ward at October 1<sup>st</sup> 2018**

Ward	Number by Length of Time Empty					
	1 - 2 Years	2 - 3 Years	3 - 5 Years	5 - 10 Years	Over 10 Years	Total
<b>Baildon</b>	14	4	5	3	3	<b>29</b>
<b>Bingley</b>	42	16	6	4	3	<b>71</b>
<b>Bingley Rural</b>	34	9	7	8	3	<b>61</b>
<b>Bolton And Undercliffe</b>	34	12	12	12	4	<b>74</b>
<b>Bowling And Barkerend</b>	97	52	24	18	9	<b>200</b>
<b>Bradford Moor</b>	43	13	19	23	15	<b>113</b>
<b>City</b>	191	123	73	32	16	<b>435</b>
<b>Clayton And Fairweather Green</b>	29	6	6	4	1	<b>46</b>
<b>Craven</b>	18	7	9	4	5	<b>43</b>
<b>Eccleshill</b>	19	10	10	9	2	<b>50</b>
<b>Great Horton</b>	62	29	18	10	12	<b>131</b>
<b>Heaton</b>	37	9	13	13	11	<b>83</b>
<b>Idle And Thackley</b>	18	7	5	4	3	<b>37</b>
<b>Ilkley</b>	26	12	5	4	3	<b>50</b>
<b>Keighley Central</b>	45	22	14	17	15	<b>113</b>
<b>Keighley East</b>	60	21	13	7	9	<b>110</b>
<b>Keighley West</b>	32	7	5	6	2	<b>52</b>
<b>Little Horton</b>	36	36	17	12	12	<b>113</b>
<b>Manningham</b>	79	63	35	27	20	<b>224</b>

<b>Queensbury</b>	24	16	12	9	7	<b>68</b>
<b>Royds</b>	19	5	6	6	2	<b>38</b>
<b>Shipley</b>	18	6	6	7	5	<b>42</b>
<b>Thornton And Allerton</b>	26	14	12	5	5	<b>62</b>
<b>Toller</b>	49	18	16	13	9	<b>105</b>
<b>Tong</b>	27	13	3	8	6	<b>57</b>
<b>Wharfedale</b>	14	5	1	2	4	<b>26</b>
<b>Wibsey</b>	32	12	14	5	4	<b>67</b>
<b>Windhill And Wrose</b>	20	5	3	6	3	<b>37</b>
<b>Worth Valley</b>	38	10	10	11	11	<b>80</b>
<b>Wyke</b>	22	4	11	5	3	<b>45</b>
<b>Total</b>						<b>2,662</b>

## Appendix 2 – Equality Impact Assessment



### Equality Impact Assessment Form

Reference –

<b>Department</b>	Place	<b>Version no</b>	1
<b>Assessed by</b>	Julie Rhodes/David Nash	<b>Date created</b>	08/11/2018
<b>Approved by</b>	Shelagh O'Neill	<b>Date approved</b>	22.11.18
<b>Updated by</b>		<b>Date updated</b>	
<b>Final approval</b>		<b>Date signed off</b>	22.11.18

The Equality Act 2010 requires the Council to have due regard to the need to

- eliminate unlawful discrimination, harassment and victimisation;
- advance equality of opportunity between different groups; and
- foster good relations between different groups

### Section 1: What is being assessed?

#### 1.1 Name of proposal to be assessed.

To increase the Council Tax Premium charge for properties classed as empty for at least two years

#### 1.2 Describe the proposal under assessment and what change it would result in if implemented.

To encourage property owners to bring empty properties back into use, and to support the delivery of “A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 2019”, it is proposed to increase the current 50% Council Tax Premium charged on properties empty for at least two years. Revised charges will be applied based upon the length of time the property remains empty, and will be phased in over three years so that;

From 1 April 2019

- the charge is 100% for properties empty for at least two years

From 1 April 2020:

- the charge is 100% for properties empty for at least two years but less than five years

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- the charge is 200% for properties empty for at least five years

From 1 April 2021:

- the charge is 100% for properties empty for at least two years but less than five years
- the charge is 200% for properties empty for at least five years but less than ten years
- the charge is 300% for properties empty for at least ten years

These charges (or premiums as they are known) are charged in addition to the standard Council Tax charge for the property concerned.

## Section 2: What the impact of the proposal is likely to be

- 2.1 Will this proposal advance equality of opportunity for people who share a protected characteristic and/or foster good relations between people who share a protected characteristic and those that do not? If yes, please explain further.**

Not specifically, but Leaving homes empty can have a cost to the community by;

- Restricting housing supply
- Becoming a visual and environmental blight
- Encouraging vandalism, anti-social behaviour etc.

- 2.2 Will this proposal have a positive impact and help to eliminate discrimination and harassment against, or the victimisation of people who share a protected characteristic? If yes, please explain further.**

No

- 2.3 Will this proposal potentially have a negative or disproportionate impact on people who share a protected characteristic? If yes, please explain further.**

No.

- 2.4 Please indicate the level of negative impact on each of the protected characteristics?**

(Please indicate high (H), medium (M), low (L), no effect (N) for each)

Protected Characteristics:	Impact (H, M, L, N)
Age	N
Disability	N
Gender reassignment	N
Race	N

Religion/Belief	N
Pregnancy and maternity	N
Sexual Orientation	N
Sex	N
Marriage and civil partnership	N
<b>Additional Consideration:</b>	
Low income/low wage	N

**2.5 How could the disproportionate negative impacts be mitigated or eliminated?**  
 (Note: Legislation and best practice require mitigations to be considered, but need only be put in place if it is possible.)

Housing Service’s Empty Homes and Loans team has worked proactively to develop a range of initiatives for owners of such properties; including the provision of loans and grants.

In addition, the range of products and services the Council and its partners are able to support continues to grow with 11 fact sheets available from the Council. This information provides advice to owners on how the barriers they are facing may be broken down, this is accompanied by face to face advice and signposting on complex issues.

**Section 3: Dependencies from other proposals**

**3.1 Please consider which other services would need to know about your proposal and the impacts you have identified. Identify below which services you have consulted, and any consequent additional equality impacts that have been identified.**

Finance and the Revenues, Benefits & Payroll service, responsible for issuing Council Tax Bills, and for its collection, have been consulted on these proposals. No additional equality impacts have been identified.

**Section 4: What evidence you have used?**

**4.1 What evidence do you hold to back up this assessment?**

- Existing approach
- Council Tax caseload
- Empty property distribution by Ward – Appendix 1
- Indices of Multiple Deprivation Ward Ranking – Appendix 1

**4.2 Do you need further evidence?**

No

## Section 5: Consultation Feedback

### **5.1 Results from any previous consultations prior to the proposal development.**

The decision to introduce a Council tax Premium from 2013 was made following public consultation in 2012. The report and consultation “Technical Reforms to Council Tax” can be found at:

<https://bradfordintranet.moderngov.co.uk/CeListDocuments.aspx?Committeeld=140&MeetingId=4380&DF=11%2f12%2f2012&Ver=2>

The outcome of the consultation identified that the majority of the public who responded were in favour of the introduction of a Council Tax Premium for properties empty for two or more years, and that they agreed that “... having to pay more council tax will encourage owners to bring properties back up to a standard and back into use more quickly”.

### **5.2 The departmental feedback you provided on the previous consultation (as at 5.1).**

N/A

### **5.3 Feedback from current consultation following the proposal development (e.g. following approval by Executive for budget consultation).**

N/A

### **5.4 Your departmental response to the feedback on the current consultation (as at 5.3) – include any changes made to the proposal as a result of the feedback.**

N/A

### Long Term Empty Homes by Ward at October 1<sup>st</sup> 2018

	<i>IMD* ranking</i>	<i>Empty least 2 years but less than 5 years</i>	<i>Empty at least 5 years but less than 10 years</i>	<i>Empty for at least 10 years</i>	<i>Total Properties empty at least 2 years</i>	<i>Total Council Tax properties</i>
BAILDON	26	9	3	3	15	7165
BINGLEY	24	22	4	3	29	8826
BINGLEY RURAL	25	16	8	3	27	8543
BOLTON AND UNDERCLIFFE	11	24	12	4	40	6980
BOWLING AND BARKEREND	2	76	18	9	103	8434
BRADFORD MOOR	4	32	23	15	70	5989
CITY	8	196	32	16	244	9902
CLAYTON AND FAIRWEATHER GREEN	15	12	4	1	17	6886
CRAVEN	28	16	4	5	25	8086
ECCLESHILL	10	20	9	2	31	8216
GREAT HORTON	9	47	10	12	69	6784
HEATON	17	22	13	11	46	5825
IDLE AND THACKLEY	23	12	4	3	19	7794
ILKLEY	29	17	4	3	24	7087
KEIGHLEY CENTRAL	6	36	17	15	68	6536
KEIGHLEY EAST	20	34	7	9	50	7539
KEIGHLEY WEST	13	12	6	2	20	7386
LITTLE HORTON	3	53	12	12	77	6919
MANNINGHAM	1	98	27	20	145	5884
QUEENSBURY	22	28	9	7	44	7392
ROYDS	12	11	6	2	19	7656
SHIPLEY	21	12	7	5	24	7301
THORNTON AND ALLERTON	18	26	5	5	36	7576
TOLLER	7	34	13	9	56	5753
TONG	5	16	8	6	30	8773
WHARFEDALE	30	6	2	4	12	5261
WIBSEY	14	26	5	4	35	6658
WINDHILL AND WROSE	16	8	6	3	17	7066
WORTH VALLEY	26	20	11	11	42	6642
WYKE	19	15	5	3	23	6781
		<b>956</b>	<b>294</b>	<b>207</b>	<b>1457</b>	<b>217640</b>

Note: this table does not include empty properties that remain unaffected by the revised Council Tax Premium proposals

\* The Indices of Multiple Deprivation (MD), published in September 2015, are calculated using 37 separate indicators, organised across seven distinct domains of deprivation (income, employment, education skills and training, health deprivation and disability,

crime, barriers to housing and services and living environment) which are weighted and combined to calculate the Index of Multiple Deprivation 2015