

# **A Technical Consultation on the draft Non-Domestic Rating (Amendment of Definition of Domestic Property) (Wales) Order 2022**

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Responses to consultations are likely to be made public, on the internet or in a report. If you would prefer your response to remain anonymous, please tick here:

## **Question 1**

Does the amending of subsection (2BB) altering reference to '70 days' to now read '182 days', used to define the period a property or aggregated property is required to be actually let, provide clarity? If not, how can it be improved?

The amendment provides clarity.

## **Question 2**

Does the amending of subsection (2BB) altering reference to '140 days' to now read '252 days', used to define the period a property is required to be intended to be available to let and have been available to let provide clarity? If not, how can it be improved?

The amendment provides clarity.

## **Question 3**

Does the wording in Article 3 provide clarity that properties assessed prior to 1 April 2023 are treated on the basis of meeting the current thresholds?

Yes.

## **Question 4**

Are there any other issues regarding the practical application of the Draft Order?

The main purpose of the proposed reforms is to address the impact of high proportions of short-term holiday accommodation on communities and the Welsh language. In order to succeed in this objective, the Order will have to be implemented effectively. The Government should monitor the impact of the Order and be able to report on the number of properties classified as self-catering accommodation and any future changes in those numbers.

**Question 5**

Do you have any other comments about the drafting of the Draft Order?

No comments.

**Question 6**

The Welsh Government would like your views on the effects these proposals would have on the Welsh language, specifically on:

- i. opportunities for people to use Welsh; and
- ii. on treating the Welsh language no less favourably than English.

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

In the consultation document, the Government sets out its intention to ensure that self-catering properties make a much more substantial contribution to the local economy in order to be considered businesses. It is possible that such a development could contribute to having a positive impact on the Welsh language by protecting the sustainability of communities where the language is spoken. It should also contribute to managing the number of second homes in Welsh-speaking communities. That could have a positive impact on the viability of the Welsh language in those areas but there is further work to be done to facilitate local people's access to the housing market.

**Question 7**

Please also explain how you believe the proposals could be formulated or changed so as to have:

- i. positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language; and
- ii. no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

Please note our response to Questions 4 and 6.

**Question 8**

We have asked a number of specific questions. If you have any related points which we have not specifically addressed, please use this space to record them.

No comments.