

Attachments

Attachment 1: Percentages of second homes, long-term empty properties, and holiday units of total housing per electoral ward, April 2024

(arranged from highest to lowest by proportion of second homes)

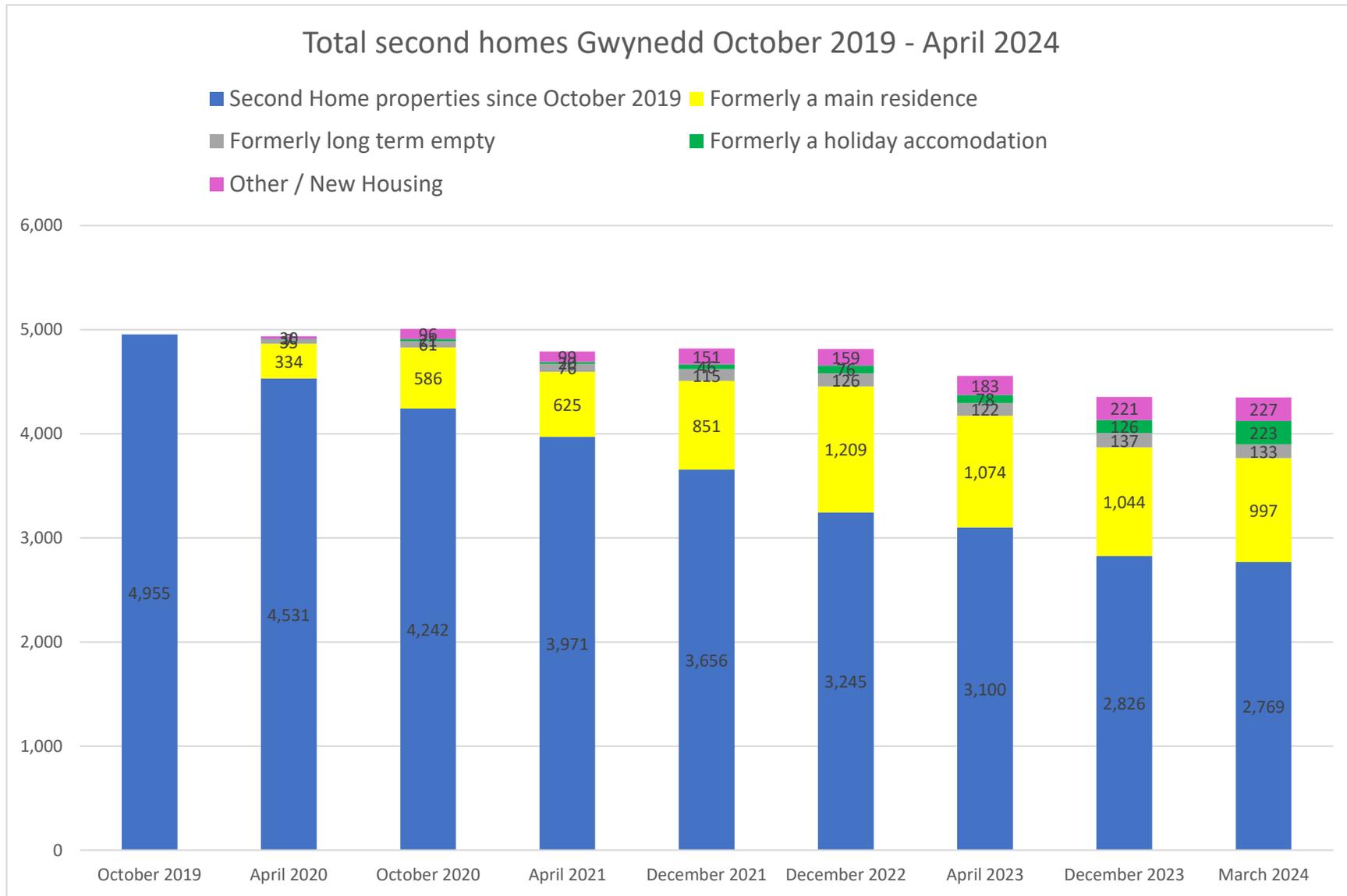
Ward	Second Homes as a percentage of Total Housing	Rank (1=highest, 65=lowest)	Long Term Empty Properties as a percentage of Total Housing	Rank (1=highest, 65=lowest)	Holiday Units as a percentage of Total Housing	Rank (1=highest, 65=lowest)	Composite Percentage (Second Homes + Long Term Empty Properties + Holiday Units as a % of Total Housing)	Rank (1=highest, 65=lowest)
Abersoch gyda Llanengan	40.40%	1	2.83%	6	13.76%	1	56.99%	1
Aberdyfi	27.58%	2	2.13%	19	13.24%	2	42.95%	2
Llanbedrog gyda Mynytho	20.03%	3	5.03%	1	5.46%	18	30.53%	4
Gorllewin Porthmadog	19.07%	4	1.67%	38	10.49%	3	31.23%	3
Morfa Nefyn a Thudweiliog	16.47%	5	2.16%	18	7.30%	8	25.93%	5
Harlech a Llanbedr	13.41%	6	2.49%	8	6.81%	13	22.70%	7
Arthog a Llangelynnin	13.06%	7	1.56%	42	6.23%	16	20.85%	9
Nefyn	12.68%	8	1.79%	34	4.74%	25	19.21%	13
Pen draw Llŷn	11.77%	9	2.01%	28	10.04%	4	23.81%	6
Brithdir a Llanfachreth/Ganllwyd/Llanelltyd	10.63%	10	2.13%	21	7.08%	11	19.83%	12
Bro Dysynni	10.39%	11	1.18%	51	5.39%	19	16.97%	16
Abermaw	10.39%	12	2.17%	17	7.40%	7	19.96%	11
Morfa Tywyn	10.24%	13	1.13%	53	3.13%	36	14.50%	20
Criccieth	10.01%	14	1.64%	40	9.53%	5	21.17%	8
Yr Eifl	9.78%	15	3.08%	2	4.29%	29	17.14%	15
Gorllewin Tywyn	9.62%	16	1.78%	35	2.02%	42	13.42%	23
Glaslyn	9.46%	17	1.91%	30	9.26%	6	20.63%	10
Corris a Mawddwy	7.47%	18	2.36%	13	5.37%	20	15.20%	18
Trawsfynydd	7.41%	19	2.47%	9	7.29%	9	17.18%	14
Clynnog	6.79%	20	2.26%	15	4.52%	26	13.57%	22
Dolbenmaen	6.61%	21	2.10%	22	5.32%	22	14.03%	21
Dyffryn Ardudwy	6.55%	22	2.89%	5	6.77%	14	16.20%	17
Teigl	6.25%	23	2.13%	20	4.52%	27	12.90%	25
Llanuwchllyn	6.17%	24	1.81%	33	5.26%	23	13.25%	24
Efailnewydd a Buan	6.03%	25	1.85%	31	3.40%	34	11.28%	28
Gogledd Dolgellau	5.97%	26	2.44%	11	6.33%	15	14.74%	19
De Pwllheli	5.24%	27	1.54%	43	1.75%	45	8.52%	37
Llandderfel	5.04%	28	2.37%	12	5.34%	21	12.76%	26
Waunfawr	4.12%	29	2.21%	16	4.26%	31	10.59%	31
Llanystumdwy	4.03%	30	1.61%	41	5.94%	17	11.58%	27
Bowydd a'r Rhiw	3.95%	31	2.47%	10	4.44%	28	10.86%	29
Penrhyndeudraeth	3.83%	32	1.08%	55	1.67%	46	6.58%	45
Bethel a'r Felinheli	3.78%	33	1.41%	45	3.03%	37	8.22%	38
Llanllyfni	3.73%	34	1.41%	44	1.81%	43	6.96%	41
Gogledd Pwllheli	3.59%	35	2.53%	7	2.04%	41	8.16%	39
De Dolgellau	3.59%	36	2.07%	25	4.28%	30	9.93%	34
Tryfan	3.46%	37	2.08%	24	1.11%	53	6.65%	43
Llanberis	3.41%	38	1.75%	36	5.17%	24	10.33%	33
Arllechwedd	3.15%	39	2.07%	26	1.57%	47	6.79%	42
Canol Tref Caernarfon	2.98%	40	2.98%	3	2.89%	38	8.85%	36
Diffwys a Maenofferen	2.81%	41	2.92%	4	3.60%	32	9.33%	35
Canol Bangor	2.62%	42	1.16%	52	0.29%	61	4.07%	51
Dwyrain Porthmadog	2.32%	43	0.61%	63	1.22%	50	4.16%	50
Y Groeslon	2.18%	44	1.94%	29	3.39%	35	7.52%	40
Cwm-y-glo	2.15%	45	1.65%	39	6.93%	12	10.73%	30
Deiniolen	2.12%	46	1.23%	50	1.23%	49	4.57%	49
Y Bala	1.99%	47	2.27%	14	2.18%	40	6.43%	46
Gerlan	1.84%	48	1.84%	32	1.18%	51	4.86%	48
Canol Bethesda	1.60%	49	0.98%	56	0.25%	62	2.82%	58
Tre-garth a Mynydd Llandygai	1.56%	50	0.63%	62	1.77%	44	3.96%	52
Llanwnda	1.56%	51	1.09%	54	2.64%	39	5.29%	47
Y Faenol	1.48%	52	0.65%	61	1.11%	52	3.24%	55
Abererch	1.42%	53	1.74%	37	3.47%	33	6.62%	44
Penisa'r-waun	1.23%	54	1.39%	46	1.23%	48	3.85%	54
Pen-y-groes	1.22%	55	1.33%	47	0.56%	57	3.11%	56
Y Bontnewydd	1.16%	56	2.02%	27	7.23%	10	10.40%	32
Dwyrain Bangor	1.03%	57	0.81%	59	0.31%	60	2.15%	61
Menai	0.99%	58	2.09%	23	0.88%	55	3.95%	53
Dewi	0.89%	59	0.76%	60	0.51%	58	2.16%	60
Llanrug	0.86%	60	1.23%	49	0.74%	56	2.83%	57
Rachub	0.74%	61	0.89%	57	0.89%	54	2.51%	59
Glyder	0.68%	62	0.82%	58	0.14%	64	1.64%	63
Peblog	0.50%	63	1.26%	48	0.17%	63	1.93%	62
Cadnant	0.38%	64	0.38%	64	0.38%	59	1.13%	64
Hendre	0.12%	65	0.36%	65	0.00%	65	0.48%	65

Source: Research and Information calculations based on data from the council tax system, dated 1/4/24

Attachment 2: Movements to and from the Second Homes category across Gwynedd

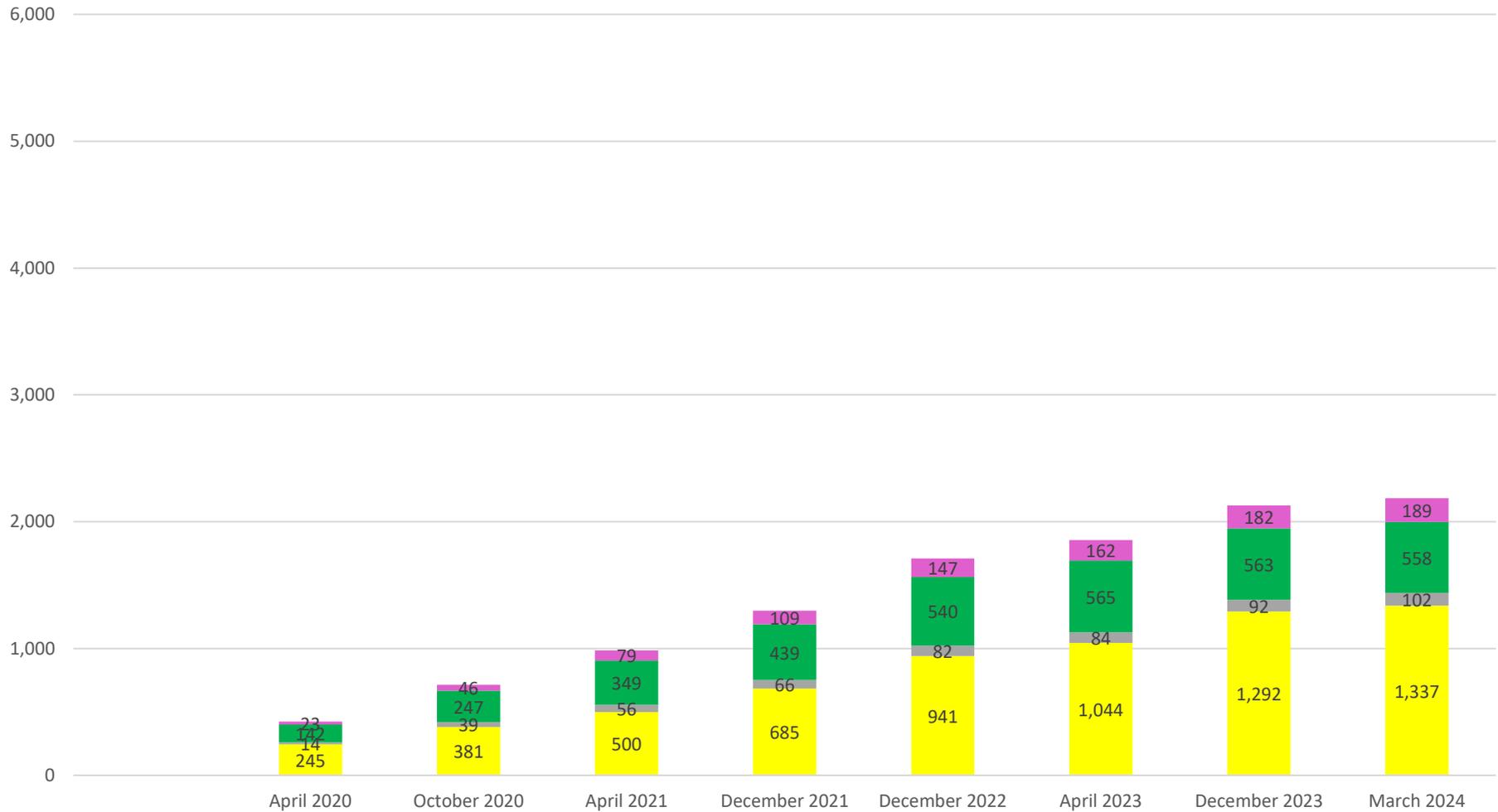
Second Home Numbers Movements - Gwynedd								
	Between 01/10/19 and 01/04/20	Between 01/04/20 and 02/10/20	Between 02/10/20 and 01/04/21	Between 01/04/21 and 01/12/21	Between 01/12/21 and 01/12/22	Between 01/12/22 and 01/04/23	Between 01/04/23 and 18/12/23	Between 18/12/23 and 01/04/24
Initial Number	4,955	4,937	5,006	4,791	4,819	4,815	4,557	4,354
<u>Change between Main Residence and 2nd home:</u>								
From Main Residence to 2nd home	319	375	189	449	741	180	337	182
From 2nd home to Main Residence	-220	-271	-261	-387	-576	-374	-593	-285
Net increase in 2nd homes due to change from (to) main residence	99	104	-72	62	165	-194	-256	-103
<u>Change between Holiday Accommodation and Second Home:</u>								
From Holiday Accommodation to 2nd home (i.e. arriving in CT system, as a 2nd home)	7	16	6	33	42	15	67	108
From 2nd home to Holiday Accommodation (i.e. Leaving the CT system)	-142	-123	-188	-170	-272	-117	-57	-25
Net increase in 2nd homes due to change from (to) holiday accommodation	-135	-107	-182	-137	-230	-102	10	83
<u>Other changes:</u>								
Arrive in the CT system, as a 2nd home (likely to be new housing?)	28	66	36	77	68	54	60	22
Leave the CT system, and don't go to business tax as holiday accommodation	-21	-19	-34	-41	-41	-20	-37	-17
From Long term empty property (12+ months) to 2nd home	35	38	41	70	70	23	64	13
From 2nd home to Empty property (12+ months)	-14	-7	-18	-18	-48	-13	-43	-15
From Empty property 6-12 months to 2nd home	15	15	26	21	21	18	17	4
From 2nd home to Empty property 6-12 months	-25	-22	-11	-13	-13	-24	-34	-14
Others Miscellaneous: Arriving as 2nd home category	2	5	2	11	7	4	20	22
Others Miscellaneous: Leaving 2nd homes category	-2	-4	-3	-4	-3	-4	-4	0
Net increase in 2nd homes due to other changes	18	72	39	103	61	38	43	15
Total of all above changes	-18	69	-215	28	-4	-258	-203	-5

Attachment 3: Tracking Gwynedd's Second Homes from October 2019



Properties that were second homes in October 2019 but subsequently changed category

■ Main residence by then
 ■ Long term empty by then
 ■ Holiday accomodation by then
 ■ Other



Attachemnt 4: Questionnaire Letter

Cysylltwch / Contact

☎ 01766 771000

✉ ymchwil@gwynedd.llyw.cymru

Dyddiad / Date: 19 Awst / August 2024

Annwyl Breswlydd

YMCHWIL TAI YNG NGWYNEDD

Mae Cyngor Gwynedd yn cynnal ymchwil er mwyn deall mwy am y farchnad dai yng Ngwynedd yn dilyn cynyddu premiwm treth gyngor ar ail gartrefi yn 2021 a 2023. Rydych yn derbyn y llythyr, gan fod ein cofnodion yn dangos newid yn nefnydd yr eiddo o ail gartref i brif breswylfa yn y 2 flynedd ddiwethaf.

Rydym yn gofyn yn garedig i chi ein helpu drwy lenwi holiadur byr erbyn 13eg Medi 2024. Mae'r holiadur ar gael yn y linc isod.

Ewch i www.gwynedd.llyw.cymru/arolwgta

Er mwyn lleihau papur a chostau nid ydym yn anfon holiaduron papur ond mae modd cael copi papur drwy e-bostio ymchwil@gwynedd.llyw.cymru neu ffonio 01766 771000

Gan ddiolch o flaen llaw am eich cymorth.

Yn gywir

Dewi Morgan



Sut byddwn yn defnyddio eich gwybodaeth

Dear Resident

GWYNEDD HOUSING RESEARCH

Cyngor Gwynedd is conducting research to gain a greater understanding of the housing market in Gwynedd following the increase in the council tax premium on second homes in 2021 and 2023. You have received this letter because, according to our records, the property use has changed from second home to main residence in the last 2 years.

We kindly ask you to assist us by completing a short questionnaire by 13th September 2024. The questionnaire is available in the link below

Go to

www.gwynedd.llyw.cymru/housingsurvey

To reduce paper and costs we are not sending a paper questionnaire but a paper copy is available by e-mailing ymchwil@gwynedd.llyw.cymru or phoning 01766 771000

Thanking you in anticipation of your assistance.

Yours sincerely

Dewi Morgan



How we will use your information

Mae'r Cyngor yn casglu'r wybodaeth yma i ddibenion ymchwil ynglŷn â'r farchnad tai a pholisi trethiannol yng Ngwynedd.

Caiff eich gwybodaeth ei gadw yn hollol gyfrinachol, ac adroddir ar ganlyniadau'r ymchwil ar sail gyfansawdd, heb gyfeirio at unrhyw unigolion neu aelwydydd penodol.

Bydd y canlyniadau'n cael eu dadansoddi gan dîm Ymchwil y Cyngor ac ni fydd gwybodaeth am unigolion nac aelwydydd yn cael eu rhannu gydag unrhyw wasanaeth neu adran arall o fewn y Cyngor.

I gael gwybod mwy am eich hawliau a manylion cyswllt Swyddog Diogelu Data'r Cyngor, ewch i'r wefan

www.gwynedd.llyw.cymru/preifatrwydd

The Council is collecting this information for the purpose of research about the housing market and taxation policy in Gwynedd.

Your information will be kept completely confidential, and the results of the research will be reported on an aggregate basis, without reference to any specific individuals or households.

The results will be analysed by the Council's Research team and information about individuals or households will not be shared with any other Council service or department.

To find out more about your rights and the contact details of the Council's Data Protection Officer, visit the website

www.gwynedd.llyw.cymru/privacy

Attachment 5: Questionnaire

Housing in Gwynedd Research

Cyngor Gwynedd is conducting research to gain a greater understanding of the housing market in Gwynedd following the increase in the council tax premium on second homes in 2021 and 2023. You have received a letter because, according to our records, the property use has changed from second home to main residence in the last 2 years.

We kindly ask you to assist us by completing a short questionnaire by 13th September 2024.

Thanking you in anticipation of your assistance.

For help in completing the questionnaire or for any enquires or questions contact by e-mailing ymchwil@gwynedd.llyw.cymru or phoning 01766 771000

How we will use your information

The Council is collecting this information for the purpose of research about the housing market and taxation policy in Gwynedd.

Your information will be kept completely confidential, and the results of the research will be reported on an aggregate basis, without reference to any specific individuals or households.

The results will be analysed by the Council's Research team and information about individuals or households will not be shared with any other Council service or department.

To find out more about your rights and the contact details of the Council's Data Protection Officer, visit the website

www.gwynedd.llyw.cymru/privacy

After completing this questionnaire, please return using the enclosed envelope.

Housing in Gwynedd - Research Questionnaire

For each question please tick the appropriate box or enter your answer in the box provided. If you do not want to answer all of the questions we would still appreciate a partially completed questionnaire.

1. What is your full address? *Write in the box below*

2. What is your postcode? *Write in the box below*

3. Do you own or rent this house? *Tick one box only*

- Own
- Rent
- Live in the house without paying rent
- Other *please note in box below*

If 'own' selected in question above answer question 3a, otherwise please answer question 4 onwards.

3a. If 'own' selected in question 3, which of the following best describes your situation?

Tick one box only

- Owned this house as a second home but now live in the house as main residence
- Bought this house to live in it as main residence (it has never been a second home to me/for us)
- Other *please note in box below*

If the second box was selected in question above answer question 3b, otherwise please answer question 4 onwards.

3b. If 'bought this house to live in it as main residence' selected in question 3a, Is this the first house you have bought? *Tick one box only*

- Yes
- No

4. How many adults live in your house? *Tick one box only*

- One adult (18 years old or older) lives here
 More than one adult (18 years old or older) lives here

5. Are there any children under 18 years old living at your house? *Tick one box only*

- Yes
 No

6. In the period directly before living in this house, which of the following are applicable to the adult(s) living in your house?

- Have lived in Gwynedd for 5 years or over before living in this house
 Have lived in Gwynedd before living in this house, but for less than 5 years
 Grew up in Gwynedd, moved away and moved back to Gwynedd
 Have not lived in Gwynedd before

If you have selected any of the first three boxes in question 6. What was the first half of your previous postcode? *Write in the box below*

7. Does the adult/any of the adults living at the house speak Welsh?

- Yes
 No

8. Do any of the children under 18 speak Welsh?

- Yes
 No

Thank you for completing this questionnaire.

Attachment 6: Detailed data of empty properties

Long term empty property movement numbers - Gwynedd								
	Between 01/10/19 and 01/04/20	Between 01/04/20 and 02/10/20	Between 02/10/20 and 01/04/21	Between 01/04/21 and 01/12/21	Between 01/12/21 and 01/12/22	Between 01/12/22 and 01/04/23	Between 01/04/23 and 18/12/23	Between 18/12/23 and 01/04/24
Number at the start of the period	1,070	1,103	1,113	1,176	1,055	1,150	1,145	1,140
Properties that become newly empty (long-term)	280	279	302	295	478	172	356	188
Properties that are not long-term empty:								
Change to Main Residence	-184	-203	-165	-296	-249	-126	-275	-150
Change to Holiday Accomodation (i.e. Out of the council tax system)	-11	-11	-20	-29	-33	-10	-3	-2
Change to second home	-35	-38	-41	-70	-70	-23	-64	-13
Other	-17	-17	-13	-21	-31	-18	-19	-17
Total	-247	-269	-239	-416	-383	-177	-361	-182
Net increase / (decrease) in the number of long-term empty properties	33	10	63	-121	95	-5	-5	6
Number at the end of the period	1,103	1,113	1,176	1,055	1,150	1,145	1,140	1,146
Change between Main Residence and Long-Term Empty Property:								
From Main Residence to Long-Term Empty Property	127	106	128	190	345	77	193	76
From Long-Term Empty to Main Residence	-184	-203	-165	-296	-249	-126	-275	-150
Net increase in Long-Term empty properties because of change from / (to) main residence	-57	-97	-37	-106	96	-49	-82	-74
In / out of the Council Tax system (mostly to / from holiday accomodation (business rate)??):								
Out of the Council Tax system:								
To Business Rates (Holiday Accomodation)	-11	-11	-20	-29	-33	-10	-3	-2
Other	-16	-16	-13	-21	-31	-17	-18	-17
	-27	-27	-33	-50	-64	-27	-21	-19
Arriving in the Council Tax system:								
Total		3	6	7	11	3	10	4
	0	3	6	7	11	3	10	4
Net increase in Long-Term empty properties because of properties arriving / leaving the Council Tax system	-27	-24	-27	-43	-53	-24	-11	-15
Other changes:								
Properties that were empty (6+ months) now empty for 12+ months	139	163	150	79	74	79	110	93
Change between long-term empty properties and second homes:								
From Empty property to 2nd home	-35	-38	-41	-70	-70	-23	-64	-13
From 2nd home to Empty property	14	7	18	18	48	13	43	15
Net increase in Long-Term empty properties because of change from / (to) second homes	-21	-31	-23	-52	-22	-10	-21	2
Other Miscellaneous								
Arriving Long-term empty property category				1				
Leaving Long-term empty property category	-1	-1	0	1	0	-1	-1	0
	-1	-1	0	1	0	-1	-1	0
Net increase in 2nd homes because of other changes	117	131	127	28	52	68	88	95
Total of all above changes	33	10	63	-121	95	-5	-5	6
Change at the end of the period	1,103	1,113	1,176	1,055	1,150	1,145	1,140	1,146