

## Other help

### Private Sector Leasing Scheme

Cornwall Housing Ltd

Subject to the owner's commitment to the scheme for at least one year, an empty property can be tenanted and managed on a day-to-day basis by Cornwall Housing. Rent is paid monthly in advance and guaranteed during the lease term (except where there are any outstanding landlord repair liabilities). Any damage caused by tenants, with the exception of fair wear and tear, will be made good before the property is returned to the owner at the end of the lease term. Cornwall Housing requires landlords to allow them to complete all day-to-day repairs and void works within the property, and can offer a full management, repair and property insurance service.

### Private Lets Scheme

(Cornwall Housing Ltd)

This offers private landlords a range of services, including full management of properties at competitive rates. Cornwall Housing's relationship with the Council's Benefits team, plus their in-house workforce, offers advantages over other letting agents. They work with prospective tenants from different backgrounds and with a range of needs, and undertake checks and referencing in order to minimize risk to landlords. For further information, or if you have a property to let, visit [www.cornwallhousing.org.uk/privatelets](http://www.cornwallhousing.org.uk/privatelets).



## Further information

For further information about help available, please contact the Empty Homes Team. We will be happy to arrange to meet with you to discuss your circumstances and requirements.

Email: [emptyhomes@cornwall.gov.uk](mailto:emptyhomes@cornwall.gov.uk)

Telephone: **01726 223600**

Website: [www.cornwall.gov.uk/emptyproperties](http://www.cornwall.gov.uk/emptyproperties)

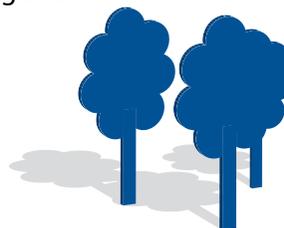
If you would like this information in another format or language please contact:

Cornwall Council, County Hall  
Treyew Road, Truro TR1 3AY

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

Email: [comments@cornwall.gov.uk](mailto:comments@cornwall.gov.uk)

Telephone: 0300 1234 100



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# Help for empty properties

Summary of available assistance



[www.cornwall.gov.uk](http://www.cornwall.gov.uk)



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**CORNWALL  
COUNCIL**

Empty properties are a wasted resource which could be used for much needed homes. They can be an eyesore or cause other problems.

We are working to bring empty properties back into habitable use through provision of advice and financial assistance or referral to appropriate schemes. This leaflet summarises the range of help available to empty property owners.

## Empty Property Loan

Generally available for properties that have been empty for at least a year. A short-term, low interest option for necessary repairs and renovation to make an empty property habitable. Also to convert larger empty properties (either residential or commercial) into separate units of accommodation. Loan secured by a legal charge on the property and repayable in full within two years of registration of the charge or on sale of the property (whichever comes first). Applications can be considered in circumstances where the owner wishes to undertake works to secure a mortgage.

## VAT concessions

Renovation of residential properties which have been empty for 2 years or more is subject to reduced VAT of 5% on eligible works; while for those which have been empty for 10 years or more a zero rate of VAT applies. We can help with supporting evidence, about the length of time a property has been empty, for inclusion with applications to HM Revenue and Customs. Please refer to our separate VAT leaflet for more details about potential savings.

## Empty Property Matching Service

A promotional tool aimed at introducing owners of empty properties and potential buyers via an online resource (a list and basic details of registered properties for sale) available to registered potential investors who would also be notified about available properties that match their requirements. Following introduction the Council has no involvement in negotiations or conveyancing. The service links to the Council's Cornwall Responsible Landlord Scheme (CRLS),

a free to join initiative aimed at raising standards in the private sector housing market, to enable potential investors (who would need to be or become a CRLS member) to benefit from advice about property renovation standards. Please refer to separate leaflet for more details about the service.

## FREE Pre-application planning advice

Available at our discretion to owners who are working with us to bring their empty property back into habitable use. Useful to help find out whether planning permission is required for proposed works or about a property's potential for development. NB. Not applicable to Listed Buildings.

