

Other assistance available

Empty Property Loan

(Cornwall Council)

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).

VAT concessions

(HM Revenue and Customs)

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 HMRC.

Council Tax discount for major work

(Cornwall Council)

Cornwall Council offers owners of empty properties a 50% discount for up to 12 months where the property is unoccupied and unfurnished and major repairs or structural alterations are required, undergoing or recently completed to make the property habitable.



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

Telephone: 01726 223600

Website: 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

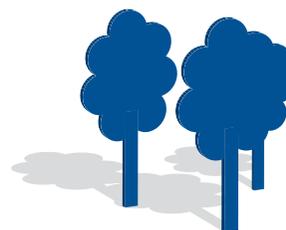
Telephone: 0300 1234 100

Email: enquiries@cornwall.gov.uk

www.cornwall.gov.uk



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Empty property matching service



www.cornwall.gov.uk



Empty properties are a wasted resource which could be used for much needed homes, either by people looking to buy and occupy themselves or investors seeking to renovate and sell on or let.

How does the scheme work?

The scheme is an online service. Both sellers and potential investors can register via the Council's website.

Investors

Potential investors are able to register their interest in purchasing empty properties. The Council maintains a list of investors' details, including any specific property requirements such as type and preferred location. As a condition of registration we require that all investors are or become members of the Council's Cornwall Responsible Landlord Scheme, a free to join resource that promotes quality in the private sector housing market.

Sellers

If you own a property that is classified for Council Tax purposes as 'long-term empty' (i.e. empty for 6 months or more), the Matching Service provides an opportunity for you to promote your property for sale. Details of properties, including basic details and a selection of photos, are included on the Council's website to provide exposure and aid marketing.

Matching

Our aim is simply to match registered buyers and sellers. We will match available empty properties to potential investor requirements, and provide details of any property that appears to meet their requirements and may be of interest.

Cornwall Council is providing an information service only about properties and/or persons who may be interested in selling or buying these properties. The Council will not seek to verify the accuracy of any property information that has been provided and will accept no responsibility for any inaccuracies or omissions.

Following introduction the Council has no involvement in negotiations or conveyancing. You should take independent legal advice on the purchase/sale of properties to ensure that the necessary checks and safeguards are followed to protect your investment. This includes checking that the necessary planning and building regulation permissions have been granted.

Scheme benefits

- Provides an extra promotional tool for owners.
- Provides date of empty property classification, allowing investors to review financial incentives associated with refurbishing long term empty properties, such as the Council's Empty Property Loan scheme, VAT concessions and Council Tax discounts.

