

## **CORNWALL COUNCIL**

### **Private Sector Housing Renewal (incorporating Empty Property Loan) Policy**

#### **Summary of power and amendments – April 2019**

Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 provided local authorities with a general power to provide assistance for housing renewal, including repair, improvement, and adaptation of housing, and demolition and rebuilding. Guidance was provided by Office of the Deputy Prime Minister Circular 05/2003 - Housing Renewal.

The principal limitation on the use of the power is that it must be used in accordance with a policy that has been adopted and publicised, and is updated as new terms of assistance are developed. Where significant changes (including to eligibility and scope as well as any new forms of assistance) are made to the published policy these are required to be reported and adopted by the council, with appropriate amendments to relevant policy documents made and publication and dissemination requirements fulfilled. However, minor changes to policy delivery, which do not affect the broad thrust of policy direction, can be accommodated without a formal re-adoption process.

The Council's Private Sector Housing Renewal Policy was published in May 2009, and subsequently amended in January 2013; with **further amendments approved by Strategic Director for Economic Growth & Development on 22 March 2019** solely to the Empty Property Loan scheme element of Appendix B in the form of minor changes to enhance flexibility and attractiveness of the scheme, essentially an increase in maximum loan amounts and reduction in the minimum qualifying period. Please refer to amended Appendix B (March 2019) for precise loan policy details. This followed approval by Investment and Commercial Sub-Board (16 & 30 October 2018) and earlier approval and direction by Directorate Leadership Team (10 April 2018); with the emerging wider Empty Homes Plan, including assistance through the loan scheme, having also been considered and agreed by Directorate Leadership Team (21 August 2018), Corporate Directors Team (30 August 2018), and Informal Portfolio Holders Briefing (08 October 2018).

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