

Summary of Consultation responses

Consultation response	Officer Comments
<u>Support for policy</u> Everyone has the right to a decent standard of living and therefore support in the main the councils approach to this.	
<u>Council tax premium</u> 1 month zero charge between leaving and incoming tenants is not long enough to deal with improvements to properties. Penalises landlords for taking time to improve properties	Not part of this policy but the Cabinet may wish to note this
<u>Payment of Housing benefit</u> Landlords should not be paid housing benefit if the property does not meet minimum standards.	Housing benefit is paid to the tenant not the landlord. So it is not possible to control in this way.
<u>Land charge period for financial assistance</u> Grants should be paid back when a property is sold no matter how long this is. Interest should be paid back out of the profits.	A condition has to be set which is a compromise between incentive to improve property/bring back into use and allowing the council to recover money. Proposed to be set at 5 years.
<u>Rented housing standards</u> Rented properties should be inspected prior to being rented to ensure they meet minimum standards	Legislation does not allow us to inspect without permission of the occupier/owner (unless a warrant is obtained). This would be logistically difficult and would be need to be resourced.
<u>Empty Homes</u> Grants should not be given to owners of empty homes to help bring them back into use	In most cases the cost of renovating an empty home to the decent homes standard is likely to be more than the proposed £5,000 grant so the owner will have to contribute. This is an incentive which can increase affordable housing supply in the district and attract new homes bonus.