

## LADOCK PARISH COUNCIL HOUSING POLICY

1. **Policy 1 - Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Halt Right to Buy in Cornwall.** This policy has created an acute shortage of publicly owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants.
  - 1.2. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated) and these should remain as affordable housing stock in perpetuity.
  - 1.3. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly owned, publicly controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county, where need is identified, and correct infrastructure is in place.
  - 1.4. **Reduce Cornwall Council partnerships with developers.** Current council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly responsible for the current dire shortage of decent, affordable, publicly owned housing for rent.
  - 1.5. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action. Encourage notification to Cornwall Council of long-term empty properties which are not on the market.
  - 1.6. **Allocations of council-owned or council partner-controlled housing** in a parish is to be offered to people with a local connection in the first instance.
2. **Policy 2 - Reduce second home ownership and holiday rentals.**
  - 2.1. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
  - 2.2. **Make it less attractive to own second homes** – introduce a Cornwall-wide Register of Second Homes, increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in key areas.
  - 2.3. **Make it less attractive to buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc

### 3. **Policy 3 - Put People First and improve the quality of life for tenants**

- 3.1. **Council-owned (or council housing provider partner owned) housing** in the parish to be alternately allocated to those who have a local connection to the parish and those from within Cornwall who come from wider afield. The allocation procedure to be transparent.
- 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
- 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
- 3.4. **Change the definition of affordability.** "Affordability" should be linked to local incomes rather than local house prices.
- 3.5. **Close the house transfer register to people with no Cornwall connection.**

### 4. **Actions**

- 4.1. To advertise the Ladock Parish Council housing policy on the website.
- 4.2. Summarises of the main points of the housing policy, is agreed at the meeting of Ladock Parish Council, after which it is posted on Ladock Parish Council facebook page.
- 4.3. That the Ladock Parish Council housing policy appears as a standing item on the Ladock Parish Council agenda every annually for possible review.

Ladock Parish Council's housing policy is to be read in conjunction with Cornwall Council's housing policy.

Adopted 10 March 2025