



Local Government and Housing Act 1989

1989 CHAPTER 42

PART VII

RENEWAL AREAS

89 Declaration of renewal area

- (1) Where a local housing authority, upon consideration of such a report as is mentioned in subsection (3) below and of any other matters which the authority consider relevant, are satisfied—
 - (a) that the living conditions in an area within their district consisting primarily of housing accommodation are unsatisfactory, and
 - (b) that those conditions can most effectively be dealt with by declaring the area to be a renewal area,then, subject to the following provisions of this Part, they may cause the area to be defined on a map and by resolution declare it to be a renewal area.
- (2) A renewal area may not include—
 - (a) any land which lies within a designated area, within the meaning of Part III of the Housing Act 1988 (housing action trusts); or
 - (b) any parcel of land which is not contiguous with another parcel of land within the area.
- (3) The report referred to in subsection (1) above is one prepared, at the request of the local housing authority, by a person appearing to the authority to be suitably qualified (who may be an officer of the authority) and shall include particulars of the following matters—
 - (a) the living conditions in the area concerned;
 - (b) the ways in which those conditions may be improved (whether by the declaration of a renewal area or otherwise);
 - (c) the powers available to the authority if the area is declared to be a renewal area;

Status: This is the original version (as it was originally enacted).

- (d) the authority's detailed proposals for the exercise of those powers during the period that the area will be a renewal area (if so declared);
 - (e) the cost of those proposals; and
 - (f) the financial resources available, or likely to be available, to the authority (from whatever source) for implementing those proposals;
- and the report shall contain a recommendation, with reasons, as to whether a renewal area should be declared.
- (4) In considering whether to declare an area to be a renewal area, a local housing authority shall have regard to such guidance as may from time to time be given by the Secretary of State.
 - (5) Before exercising their power to declare an area to be a renewal area, a local housing authority shall take such steps as the Secretary of State may direct with respect to—
 - (a) the publicity to be given to the proposed exercise of the power;
 - (b) the persons from whom representations with respect to that proposed exercise are to be invited; and
 - (c) the consideration of any such representations.
 - (6) Subject to section 95 below, an area which is declared to be a renewal area shall be such an area for the period of ten years.
 - (7) A resolution declaring an area to be a renewal area has effect from the day on which it is passed and is a local land charge.