

Leasehold Reform (Ground Rent) Bill [HL]

AMENDMENTS
TO BE MOVED
IN GRAND COMMITTEE

Clause 5

LORD KENNEDY OF SOUTHWARK

Page 4, line 3, at end insert—

“(2A) Where a landlord charges any remedial costs during the course of the lease, the permitted rent in respect of the landlord’s share in the demised premises is a peppercorn.”

Member’s explanatory statement

This amendment provides that a landlord of a shared ownership property may not charge ground rent in respect of the landlord’s share if any remedial costs are charged.

Page 4, line 3, at end insert—

“(2A) Where a landlord charges a service charge of more than £100 per month, the permitted rent in respect of the landlord’s share in the demised premises is a peppercorn.”

Member’s explanatory statement

This amendment provides that a landlord of a shared ownership property may not charge ground rent in respect of the landlord’s share if service charges exceed £100 per month.

After Clause 18

LORD KENNEDY OF SOUTHWARK

Insert the following new Clause—

“Ground rent for existing long leases

Within 30 days of the day on which section 3 comes into force (for any kind of lease), the Secretary of State must publish draft legislation to restrict ground rents on all existing long residential leases to a peppercorn.”

Member's explanatory statement

This amendment aims to ensure that the Government introduces further legislation to remove ground rent for all leaseholders, whereas the Act currently only applies to newly established leases.

Insert the following new Clause –

“Assessment of financial impact for tenants in long leases of dwellings

- (1) Within 30 days of the day on which section 3 comes into force (for any kind of lease), the Secretary of State must publish an assessment of the financial impact of this Act for tenants in long leases of dwellings.
- (2) The assessment must consider whether further legislation is necessary to support tenants in long leases of dwellings, including but not limited to in relation to –
 - (a) lease forfeiture;
 - (b) transfer fees;
 - (c) redress schemes;
 - (d) enfranchisement.
- (3) The Government must lay the assessment before Parliament.”

Member's explanatory statement

This amendment would ensure that the Government must publish an assessment considering the financial impact of this Act for leaseholders, and whether further legislation is required.

Clause 25

LORD KENNEDY OF SOUTHWARK

Page 14, line 15, at end insert “or within 6 months of the day on which this Act is passed, whichever is earlier.”

Member's explanatory statement

This amendment would ensure that the Bill comes into force within 6 months of the day on which it is passed, if regulations are not introduced by then.

Page 14, line 18, leave out subsection (4)

Member's explanatory statement

This amendment aims to ensure that the provisions also apply to retirement properties, whereas at present the Bill will prevent to provisions coming into force for retirement properties before April 2023.

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26 May 2021
