

Building Safety Bill

AMENDMENTS TO BE MOVED ON REPORT

[Supplementary to the Marshalled List]

Amendment
No.

Schedule 9

BARONESS FOX OF BUCKLEY

165A★

Page 227, line 29, at end insert –

- “(6A) The regulations must provide that, except in prescribed cases, the value of a qualifying lease at the qualifying time is to be determined by reference to –
- (a) the ability of the tenant under the qualifying lease to pay, such as where the tenant has assets in the form of their home but limited income,
 - (b) any loss of value caused by changes to fire safety or building safety policy since 14 June 2017, and
 - (c) whether the qualifying lease is subject to a legal mortgage that exceeds the open market value of that lease.”

Member’s explanatory statement

This amendment would require the government to value affected leases by reference to leaseholders’ ability to pay, losses caused by changes to policy and whether the property is in negative equity as a consequence of measures enacted in response to the building safety crisis.

After Clause 152

BARONESS NEVILLE-ROLFE

264A★

Insert the following new Clause –

“Review of the Act

- (1) Within two years after the day on which this Act is passed, the Secretary of State must publish a review of the impact of the Act on –
 - (a) leaseholders,
 - (b) homeowners, including their ability to buy and sell their property, and
 - (c) any other groups the Secretary of State considers appropriate.
- (2) The review must make recommendations regarding the impact of the Act on the groups in subsection (1).

After Clause 152 - continued

- (3) The Secretary of State may by regulations make provision for the implementation of the recommendations of the review insofar as they relate to building safety or building standards.
- (4) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (5) This section expires at the end of a period of 5 years beginning with the day on which the Act is passed.”

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28 March 2022
