Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook

Clause 74, page 30, line 4, at beginning insert “Subject to subsection 1(A)”

Withdrawn 199

Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook

Clause 74, page 30, line 6, at end insert “but only where a registered provider of
social housing has failed to set a graduated rent charging scheme related to income level”

Withdrawn 198

Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook

Clause 74, page 30, line 6, at end insert—

“(1A) The Secretary of State must not make regulations under subsection (1) which apply—
(a) to people aged over 65,
(b) to people who have a registered disability,
(c) to people on zero hours contracts,
(d) to people with seasonal contracts of employment,
(e) to households where one or more members is in receipt of Employment
and Support Allowance,
(f) where a household member is in receipt of care,
(g) where a member of the household is a carer for another household
member,
(h) to those living in supported housing, or
(i) to households in receipt of housing benefit.”

Not called 200
Clause 74, page 30, leave out lines 8 and 9 and insert—

“(a) to be based on the condition of the property with regard to—

(i) state of repair,
(ii) age,
(iii) degree of modernisation/refurbishment,
(iv) locality,

(b) to be increased on a tapered system relating to income and level of rent charged.”

Clause 74, page 30, line 10, at end insert—

“(d) to take into account the need to promote socially cohesive communities.”

Clause 74, page 30, line 10, at end insert—

“(d) to take into account the need to promote mixed communities.”
Clause 74, page 30, line 10, at end insert—
“(d) take into account local affordability.”

Clause 74, page 30, line 13, leave out line 13

Clause 74, page 30, line 13, at end insert “and shall only apply where the costs of implementation are reasonable as determined by local authority or Housing Association Board of Trustees.”

Clause 74, page 30, line 13, at end insert—
“(c) and to be subject to a notice period of one year”

Clause 74, page 30, line 13, at end insert—
“(c) and shall be subject to transitional protection”

Clause 74, page 30, line 13, at end insert—
“(3A) The Secretary of State must make regulations to provide for the external valuation of high income rents”
Clause 74, page 30, line 18, at end insert—
“(6) The provisions in this section shall only apply to new tenancies commenced after 30 April 2017.”

Clause 74, page 30, line 18, at end insert—
“(6) All provisions in this clause shall only apply to where the tenant has been provided with a new tenancy agreement.”

Clause agreed to.

Clause 75, page 30, line 23, at end insert—
“(1A) For the purposes of this Chapter high income cannot be set at a level lower than median incomes.”

Clause 75, page 30, line 23, at end insert—
“(c) be set with reference to average incomes in the area with high incomes being defined by income falling in the top quartile of incomes in the area”

Clause 75, page 30, line 23, at end insert—
“(c) use a definition of high income for this purpose based on at least three times multiple of average income in the area concerned”
Clause 75, page 30, line 34, at end insert—
“(g) relate to incomes of the tenants only.”

Clause agreed to.

Clause 76, page 31, line 1, leave out subsection (3)

Clause agreed to.

Clause 77, page 31, line 8, at beginning insert “Following the adoption of a process agreed with the tenants,”

Clause 77, page 31, line 15, leave out subsection 2(c)

Clause 77, page 31, line 18, leave out subsection (2)(d)
Housing and Planning Bill, continued

Clause 77, page 31, line 20, leave out subsections (3) to (5)  Not called 222

Clause agreed to.

Clause 78, page 32, line 11, at end insert—
“(c) should be subject to an external review system.”

Clause agreed to.

Clause 79, page 32, line 15, leave out subsection (1)  Withdrawn 223

Clause 79, page 32, line 16, leave out “estimated”  Not called 224

Clause 79, page 32, line 23, at end insert “without reasonable cause”  Withdrawn 225

Clause 79, page 32, line 24, leave out subsection (5)  Not called 226
Clause 79, page 32, line 28, at end insert “and such payments will only be applied after replacement costs of the dwelling on a like for like basis, of the same tenure, in the same locality have been deducted by the local authority or registered provider of social housing.”

Page 32, line 14, leave out Clause 79

Clause agreed to.

Page 32, line 30, leave out Clause 80

Clause agreed to.

Clause 81 agreed to.

Clause 82 agreed to.

Clause 83 agreed to.

Clause 92, page 38, line 24, at end insert—
“(14) The Secretary of State may by regulations require local planning authorities to designate land for use by housing co-operatives”

Clause agreed to.

Clauses 93 to 95 agreed to.

Clause 96 agreed to.

Clauses 97 to 98 agreed to.
Housing and Planning Bill, continued

Brandon Lewis

Clause 99, page 43, line 25, leave out “those matters” and insert “publication of those recommendations and reasons”

Clause, as amended, agreed to.

Clause 100 agreed to.

Clause 101 agreed to.

Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook
Helen Hayes

Withdrawn 230

Clause 102, page 45, line 14, after “of”, insert “housing’’

Stephen Hammond

Withdrawn 240

☆ Clause 102, page 45, line 22, at end insert—
“(4) A development order under subsection (1) shall be made in respect of land in Greater London by the Mayor of London and in respect of land in England outside of Greater London by the Secretary of State.

(5) Section 59B shall apply to the making of a development order under subsection (1) by the Mayor of London.”

Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook
Helen Hayes

Not called 231

Clause 102, page 45, line 26, after “to” insert “housing”

Stephen Hammond

Not called 241

☆ Clause 102, page 45, line 30, leave out paragraph (b) and insert—
“(b) provide for the granting in respect of land in Greater London by the Mayor of London or the local planning authority, and in respect of land in England outside Greater London by the local planning authority on application to the authority in accordance with the provisions of the order, of permission in principle for development of a prescribed description.”

Stephen Hammond

Not called 242

☆ Clause 102, page 46, line 5, leave out “Secretary of State” and insert “the Mayor of London in respect of land in Greater London and the Secretary of State in respect of land in England outside of Greater London”
Clause 102, page 46, line 8, leave out “Secretary of State” and insert “Mayor of London in respect of land in Greater London and the Secretary of State in respect of land in England outside of Greater London”

Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook
Helen Hayes

Withdrawn 232

Clause 102, page 46, line 14, leave out “not”

Stephen Hammond

Not called 244

Clause 102, page 46, line 28, after “authorities” insert “and the Mayor of London”

Stephen Hammond

Not called 245

Clause 102, page 46, line 30, at end insert—

“(2A) After section 59A of that Act insert—

“59B Development orders made by the Mayor of London

(1) Subsection (2) shall apply to a development order made by the Mayor of London under section 58A(1).

(2) The Mayor of London may make a development order if—

(a) the Mayor of London has consulted the persons specified by subsection (3);

(b) the Mayor of London has had regard to any comments made in response by the consultees;

(c) in the event that those comments include comments made by the Secretary of State, the London Assembly or a consultee under subsection (3)(e) or (f) that are comments that the Mayor of London does not accept, the Mayor of London has published a statement giving the reasons for the non-acceptance;

(d) the Mayor of London has laid before the London Assembly, in accordance with standing orders of the Greater London Authority, a document that is a draft of the development order that the Mayor of London is proposing to make, and

(e) the consideration period for the document has expired without the London Assembly having rejected the proposal.

(3) The persons who have to be consulted before a development order may be made by the Mayor of London are—

(a) the Secretary of State;

(b) the London Assembly;

(c) each constituency member of the London Assembly;

(d) each Member of Parliament whose parliamentary constituency is in Greater London;

(e) each London borough council;

(f) the Common Council of the City of London,
(g) any other person whom the Mayor considers it appropriate to consult.

(4) In this section—
the “consideration period” for a document is the 21 days beginning with the day the document is laid before the London Assembly in accordance with standing orders of the Greater London Authority, and
the London Assembly rejects a proposal if it resolves to do so on a motion—
(i) considered at a meeting of the Assembly throughout which members of the public are entitled to be present, and
(ii) agreed to by at least two thirds of the Assembly members voting.

(5) If the Mayor of London makes a development order he must—
(a) publish a notice setting out the effect of the development order in the London Gazette and otherwise give the development order adequate publicity including on the Greater London Authority’s website, and
(b) notify and send a copy of the development order to—
(i) the Secretary of State, and
(ii) every London local planning authority.”

Clause 102, page 46, line 41, at end insert “unless any material considerations indicate otherwise”

Clause 102, page 47, line 8, after “period”, insert “and in any event no longer than five years”

Clause agreed to.

Schedule 6, page 87, line 11, leave out sub-paragraph (3) and insert—
“(3) In subsection (4)—
(a) for “subsection (5), where” substitute “subsection (5)—
(a) where”;

Agreed to
Housing and Planning Bill, continued

(b) for “local planning authority and” substitute “local planning authority;”

(b) where an application for permission in principle is referred to the Secretary of State under this section, section 70 shall apply, with any necessary modifications, as it applies to such an application which falls to be determined by the local planning authority; and”.

Brandon Lewis

Agreed to

Schedule 6, page 87, line 34, leave out sub-paragraph (2) and insert—

“(2) In subsection (4)—

(a) for “subsection (2), the provisions of sections” substitute “subsection (2)—

(a) sections;”;

(b) after “under section 78” insert “in respect of an application within section 78(1)(a), (b) or (c)”;

(c) for “local planning authority and” substitute “local planning authority;”

(b) section 70 shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 in respect of an application for permission in principle as it applies in relation to such an application which falls to be determined by the local planning authority; and”.

Schedule, as amended, agreed to.

Dr Roberta Blackman-Woods
John Healey
Teresa Pearce
Matthew Pennycook
Helen Hayes

Withdrawn

Clause 103, page 48, line 16, at end insert “and in particular the achievement of sustainable development and good design”

Clause agreed to.

[Adjourned until Tuesday 8 December at 9.25 am]