
Committee Stage: Thursday 9 December 2021

Leasehold Reform (Ground Rent) Bill [Lords] **(Committee Stage Decisions)**

This document sets out the fate of each clause, schedule, amendment and new clause considered at committee stage. A glossary with key terms can be found at the end of this document.

First to Third Sittings

FIRST AND SECOND SITTINGS

Eddie Hughes

Agreed to

That—

1. the Committee shall (in addition to its first meeting at 9.25 am on Tuesday 7 December) meet—
 - (a) at 2.00 pm on Tuesday 7 December;
 - (b) at 11.30 am and 2.00 pm on Thursday 9 December;
2. the proceedings shall be taken in the following order: Clauses 1 to 13; Schedule; Clauses 14 to 27; new Clauses; new Schedules; remaining proceedings on the Bill;
3. the proceedings shall (so far as not previously concluded) be brought to a conclusion at 5.00 pm on Thursday 9 December.

Eddie Hughes

Agreed to

That, subject to the discretion of the Chair, any written evidence received by the Committee shall be reported to the House for publication.

Eddie Hughes **Agreed to** 1
 Clause 1, page 1, line 9, at end insert —
 “(but see subsection (5)).”

Eddie Hughes **Agreed to** 2
 Clause 1, page 1, line 16, at end insert—
 “(5) Where there is a deemed surrender and regrant by virtue of the variation
 of a lease which is—
 (a) a regulated lease, or
 (b) a lease granted before the relevant commencement day,
 subsection (1) applies as if paragraph (b) were omitted.”

Clause agreed to.

Sir Desmond Swayne **Not selected** 15
 Peter Aldous
 Clause 2, page 3, line 11, at end insert—
*“Retirement developments where some leasehold residential flats have
 already been sold prior to commencement but others remain unsold*
 (12) A lease is an excepted lease if it is a lease of a retirement home in a
 development, where—
 (a) other residential flats within the development have sold and
 completed on a long leasehold before the relevant
 commencement day under section 26(4) but it is a flat within the
 development which remains unsold, and
 (b) the development commenced prior to 6th July 2021.”

Clause agreed to.

Clauses 3 and 4 agreed to.

Mike Amesbury **Withdrawn after debate** 11
 Clause 5, page 4, line 7, at end insert “, unless subsection (2A) applies”

Mike Amesbury **Negatived on division** 12
 Clause 5, page 4, line 7, at end insert “, unless subsection (2B) applies”

Mike Amesbury **Not called** 13
 Clause 5, page 4, line 7, at end insert—
 “(2A) Where a landlord charges a service charge more than £100 per month, the permitted rent in respect of the landlord’s share in the demised premises is a peppercorn.”

Mike Amesbury **Not called** 14
 Clause 5, page 4, line 7, at end insert—
 “(2B) 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.”

Clause agreed to.

Eddie Hughes **Agreed to** 3
 Clause 6, page 4, line 30, after first “of” insert “premises which consist of, or include,”

Eddie Hughes **Agreed to** 4
 Clause 6, page 4, line 39, after “period” insert “(if any)”

Eddie Hughes **Agreed to** 5
 Clause 6, page 5, line 7, after first “of” insert “premises which consist of, or include,”

Clause agreed to.

Clause 7 agreed to.

Eddie Hughes **Not selected** 6

Page 6, line 26, leave out Clause 8

Clause negatived on division.

Clauses 9 to 13 agreed to.

Eddie Hughes **Agreed to** 9

Schedule, page 19, line 16, leave out from "paid" to end of line 17 and insert—

- "(a) where the penalty was imposed in relation to a lease of premises in England, to the Secretary of State, and
- (b) where the penalty was imposed in relation to a lease of premises in Wales, to the Welsh Ministers."

Schedule, as amended, agreed to.

Clauses 14 to 22 agreed to.

Eddie Hughes **Agreed to** 7

Clause 23, page 14, line 13, leave out "consideration in money or money's worth" and insert "pecuniary consideration"

Clause agreed to.

Clauses 24 and 25 agreed to.

THIRD SITTING

 Mike Amesbury **Withdrawn after debate** 10
 Clause 26, page 15, leave out subsection (4)
Clause agreed to.



 Eddie Hughes **Agreed to** 8
 Clause 27, page 15, line 25, leave out subsection (2)
Clause agreed to.



 Mike Amesbury **Negatived on division** NC1
 To move the following Clause—
 “Ground rent for existing long leases
 Within 30 days of the day on which this Act comes into force, the
 Secretary of State must publish draft legislation to restrict ground rents
 on all existing long residential leases to a peppercorn.”

 Mike Amesbury **Withdrawn after debate** NC2
 To move the following Clause—
 “Commonhold ownership
 Within 60 days of the passage of this Act, the Secretary of State must
 publish an assessment of the impact of this Act on levels of commonhold
 ownership.”

Mike Amesbury

Withdrawn after debate NC3

To move the following Clause—

“Service charges

Within 2 years of the passage of this Act, the Secretary of State must publish an assessment of the impact of the Act on the level of service charges and other costs charged to holders of long residential leases.”

Bill, as amended, to be reported.

Glossary

Added: New Clause agreed without a vote and added to the Bill.

Agreed to: agreed without a vote.

Agreed to on division: agreed following a vote.

Negated: rejected without a vote.

Negated on division: rejected following a vote.

Not called: debated in a group of amendments, but not put to a decision.

Not moved: not debated or put to a decision.

Question proposed: debate underway but not concluded.

Withdrawn after debate: moved and debated but then withdrawn, so not put to a decision.

Not selected: not chosen for debate by the Chair.
