
Report Stage: Friday 21 January 2022

Leasehold Reform (Ground Rent) Bill [Lords], As Amended

(Amendment Paper)

This document lists all amendments tabled to the Leasehold Reform (Ground Rent) Bill [Lords]. Any withdrawn amendments are listed at the end of the document. The amendments are arranged in the order in which it is expected they will be decided.

☆ Amendments which will comply with the required notice period at their next appearance.

Mike Amesbury

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.”

Member’s explanatory statement

This new clause 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.

Sir Desmond Swayne
Peter Aldous

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Clause 2, page 3, line 16, 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.”

Member's explanatory statement

This amendment seeks to avoid retirement developments where properties are on the market, but not fully sold by the time the Act comes into force for retirement properties, needing to have two lease types within one building, some paying ground rents and others funding the development of communal areas by another method.

Order of the House

[29 November 2021]

That the following provisions shall apply to the Leasehold Reform (Ground Rent) Bill [Lords]:

Committal

1. The Bill shall be committed to a Public Bill Committee.

Proceedings in Public Bill Committee

2. Proceedings in the Public Bill Committee shall (so far as not previously concluded) be brought to a conclusion on Thursday 9 December 2021.
3. The Public Bill Committee shall have leave to sit twice on the first day on which it meets.

Proceedings on Consideration and Third Reading

4. Proceedings on Consideration shall (so far as not previously concluded) be brought to a conclusion one hour before the moment of interruption on the day on which those proceedings are commenced.
5. Proceedings on Third Reading shall (so far as not previously concluded) be brought to a conclusion at the moment of interruption on that day.
6. Standing Order No. 83B (Programming committees) shall not apply to proceedings on Consideration and Third Reading.

Other proceedings

7. Any other proceedings on the Bill may be programmed.
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