

# Housing and Planning Bill

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AMENDMENTS  
TO BE MOVED  
IN COMMITTEE

*[Supplementary to the Marshalled List]*

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**Before Schedule 1**

LORD KENNEDY OF SOUTHWARK  
LORD BEECHAM

“SCHEDULE

COMMUNITY-LED HOUSING SCHEMES

- 1(1) A community-led housing scheme is a scheme provided by a community-led housing provider meeting the requirements of this Schedule.
- (2) A community-led housing provider is a body corporate (“a body”) which makes available, or intends to make available, dwellings in England and satisfies all of the conditions in sub-paragraph 4 and at least one of the conditions in sub-paragraph (5).
- (3) The following definitions apply in relation to the conditions in sub-paragraph (4)–
  - (a) “dwellings” means flats and houses for occupation by individuals as their only home;
  - (b) “local community” means the individuals who live or work, or want to live or work, in a specified area or are part of a specified community;
  - (c) “own” and “owned” means ownership of a freehold interest or a leasehold interest;
  - (d) in sub-paragraph 3(b) “specified area” means the locality or region referred to in a body’s constitution;
  - (e) in sub-paragraph 3(b) “specified community” means the individuals to whom the body seeks to provide a benefit as set out in its constitution.
- (4) The conditions that must be satisfied are that–
  - (a) the body includes within its constitution the purpose of providing accommodation to the local community or for the members of the body;
  - (b) the local community have the opportunity to become members of the body (whether or not others can also become members);

**Before Schedule 1 - continued**

- (c) the local community must provide the majority vote on resolutions at general meetings and decisions at management board meetings;
  - (d) any profits or surplus from its activities will be used to benefit the local community or other activities of the body as set out in its constitution (otherwise than being paid directly to members);
  - (e) the accommodation let to individuals is owned by the body; and
  - (f) the number of properties owned by the body does not exceed 1000.
- (5) One of the following conditions must also be satisfied –
- (a) the body’s objects include furthering the social, economic or environmental interests of a local community; or
  - (b) the body is owned in the majority by its members who are also the tenants of the body.”

**Clause 67**

LORD KENNEDY OF SOUTHWARK  
LORD BEECHAM

Page 30, line 11, at end insert –

- “( ) Existing tenant management organisations, as defined by the Housing (Right to Manage) Regulations 1994, which also fulfil the definition of a community-led organisation, as defined in Schedule (*community-led housing schemes*), will retain the benefit of right to buy and high value sales, provided it is invested in new housing.”

**Clause 136**

LORD BEST  
BARONESS WHITAKER

Page 68, line 5, at end insert –

- “( ) Where an application is made for a permission in principle, such permission may not be granted until the local authority has prepared, or has been provided with and deems satisfactory, proposals or guidance for the site that reflect the elements of good design as set out in paragraph 59 of the National Planning Policy Framework (March 2012), which thereafter must be attached to and form part of the permission in principle.”

Page 68, line 9, at end insert “, including the provisions of any design requirements attached to the permission in principle”

**After Clause 143**

BARONESS PARMINTER

Insert the following new Clause—

**“Carbon compliance standard for new homes**

- (1) The Secretary of State must within six months of the passing of this Act make regulations under section 1(1) of the Building Act 1984 (power to make building regulations) for the purpose of ensuring that all new homes in England built from 1 January 2018 achieve the carbon compliance standard.
- (2) For the purpose of subsection (1), “carbon compliance standard” means an improvement on the target carbon dioxide emission rate, as set out in the Building Regulations 2006, of—
  - (a) 60% in the case of detached houses;
  - (b) 56% in the case of attached houses; and
  - (c) 44% in the case of flats.”

**Clause 192**

BARONESS PARMINTER

Page 100, line 34, at end insert “, subject to subsection (3A).

- (3A) The Secretary of State may not make regulations appointing the days on which any provision of Part 1 or Part 6 of this Act comes into force unless he or she has first made provision bringing into force section 32 of the Flood and Water Management Act 2010 (sustainable drainage).”

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*22 February 2016*

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