

Housing and Planning Bill

AMENDMENTS
TO BE MOVED
IN COMMITTEE

Clause 1

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 1, line 6, after second “of” insert “new homes across all tenures, including”

Clause 2

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 1, line 12, leave out from “a” to end and insert “price no higher than is affordable to a household receiving the median local household income, with affordability to be determined by the relevant local authority,”

Page 1, line 13, after “cap,” insert –

“() is not to be sold to buy-to-let investors,”

Page 1, line 13, after “cap,” insert –

“() is built on under-used or unviable brownfield sites not currently identified for housing on public and private land, as determined by the local authority,”

BARONESS DOOCEY
LORD KERSLAKE

Page 1, line 15, at end insert –

- “() References to a starter home shall not include any dwelling which forms part of a housing regeneration scheme.
- () “Housing regeneration scheme” means a programme of regeneration or development of an area which includes the provision or improvement of housing for which finance may be available under section 126 of the Housing Grants, Construction and Regeneration Act 1996 (power of Secretary of State to give financial assistance for regeneration and development).”

Clause 2 - continued

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 2, line 6, at end insert –

“(d) lives or works locally.”

Page 2, line 6, at end insert –

“() The meaning of “locally” in subsection (3) shall be defined by the relevant local authority or the Greater London Authority.”

Page 2, line 18, after “State” insert “, after consultation with the relevant local authority or local authorities, or the Mayor of London, as appropriate, ”

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

Page 2, line 21, at end insert –

“() Regulations shall provide that the discount specified in subsection (1)(c) shall continue to be applied to the sale price of the relevant starter home on every subsequent sale of that dwelling (including, but not limited to, any sale of the property after the initial five year period).”

Clause 3

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

Page 2, line 24, after “homes” insert “and other types of social and affordable housing”

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 2, line 24, at end insert “, except where the local authority considers that providing starter homes would prevent other types of affordable housing being built”

Clause 4

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 3, line 10, at end insert “, and which has been subject to a full assessment as to the need for starter homes in the relevant local authority area”

Page 3, line 15, at end insert –

“() The regulations may provide that sites are exempted from the requirement to promote starter homes where a site has a scheme that –

- (a) is a “build to rent” scheme;
- (b) contains supported housing for –
 - (i) younger people;
 - (ii) older people;
 - (iii) people with special needs; or

Clause 4 - continued

- (iv) people with disabilities;
- (c) contains a homeless hostel;
- (d) contains refuge accommodation; or
- (e) contains specialist housing.”

Clause 5

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 3, line 28, at end insert –

- “() The information provided for by subsection (1) must be displayed on the authority’s website and updated annually and must set out –
- (a) information on all types of affordable housing, and
 - (b) that starter homes will be sold at 20% below market value.”

Page 3, line 37, at end insert “, and to contain information which demonstrates that the land in question is not needed for employment, retail, leisure, industrial or distribution use”

Clause 6

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

The above named Lords give notice of their intention to oppose the Question that Clause 6 stand part of the Bill.

Clause 8

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 5, line 29, at end insert “, and without unreasonable cost”

After Clause 12

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause –

“Accreditation and licensing for private landlords

Local authorities shall be required to operate an accreditation and licensing scheme for private landlords.”

After Clause 51

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause—

“Extension of the Housing Ombudsman to cover the Private Rented Sector

- (1) The Secretary of State shall by regulations introduce a scheme to extend the Housing Ombudsman Scheme, as set out in section 51 of and Schedule 2 to the Housing Act 1996, to cover disputes between tenants and private landlords relating to properties within the area covered by the Greater London Authority.
- (2) The scheme under subsection (1) shall—
 - (a) come into effect within 6 months of the passing of this Act; and
 - (b) last at least one year and no longer than two years.
- (3) The Secretary of State shall, within three months of the closing date of the scheme, lay before each House of Parliament a report on the scheme under subsection (1), alongside any statement he thinks appropriate about the extension of the Housing Ombudsman Scheme to the private rented sector.
- (4) The Secretary of State may by regulations extend the powers of the Housing Ombudsman Scheme as set out in section 51 of and Schedule 2 to the Housing Act 1996, to cover disputes between tenants and private landlords throughout England.”

After Clause 54

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause—

“Description of Houses in Multiple Occupation (HMOs)

Article 3 of the Licensing of Houses in Multiple Occupation (Prescribed Descriptions) England Order 2006 is amended as follows—

- (a) leave out paragraph (2)(a); and
- (b) leave out paragraph (3).”

Insert the following new Clause—

“Implied term of fitness for human habitation in residential lettings

- (1) Section 8 of the Landlord and Tenant Act 1985 (implied terms as to fitness for human habitation) is amended as follows.
- (2) For subsection (3) substitute—
 - “(3) Subject to subsection (7), this section applies to any tenancy or licence under which a dwelling house is let wholly or mainly for human habitation.”
- (3) After subsection (3) insert—
 - “(3ZA) Subsection (1) does not apply where the condition of the dwelling-house or common parts is due to—

After Clause 54 - continued

- (a) a breach by the tenant of the duty to use the dwelling-house in a tenant-like manner, or other express term of the tenancy to the same effect; or
 - (b) damage by fire, flood, tempest or other natural cause or inevitable accident.
- (3ZB) Subsection (1) shall not require the landlord or licensor of the dwelling house to carry out works –
 - (a) which would contravene any statutory obligation or restriction; or
 - (b) which require the consent of a superior landlord, provided that such consent has been refused and the landlord or licensor has no right of action on the basis that such refusal of consent is unreasonable.
- (3ZC) Any provision of or relating to a tenancy or licence is void insofar as it purports –
 - (a) to exclude or limit the obligations of the landlord or licensor under this section; or
 - (b) to permit any forfeiture or impose on the tenant or licensee any penalty or disadvantage in the event of his seeking to enforce the obligation under subsection (1).
- (3ZD) Regulations may make provision for the exclusion of certain classes of letting from subsection (1).
- (3ZE) In this section “house” has the same meaning as “dwelling house” and includes –
 - (a) a part of a house, and
 - (b) any yard, garden, outhouses and appurtenances belonging to the house or usually enjoyed with it.”
- (4) Omit subsections (4) to (6).
- (5) In section 10 of the Landlord and Tenant Act 1985 (fitness for human habitation), after “waste water” insert –

“any other matter or thing that may amount, singly or cumulatively, to a Category 1 hazard within the meaning of section 2 of the Housing Act 2004.”
- (6) Regulations may make provision for guidance as to the operation of the matters set out in section 10 which are relevant to the assessment of fitness for human habitation.
- (7) This section shall come into force –
 - (a) in England at the end of the period of three months from the date on which this Act is passed and shall apply to all tenancies licences and agreements for letting made on or after that date; and
 - (b) in Wales on a date to be appointed by the Welsh Ministers.”

Clause 55

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 25, line 29, at end insert –

- “(e) the local housing authority responds to a request by the landlord confirming that they suspect the property to be abandoned.”

Clause 57

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 26, line 15, leave out “8” and insert “12”

Page 26, line 21, leave out “two weeks, and no more than 4” and insert “4 weeks, and no more than 8”

Clause 62

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 28, line 8, at end insert “with the exclusion of –

- (a) supported housing for older people;
- (b) supported housing units (including self-contained homes where floating support is provided for vulnerable people);
- (c) key worker housing (which includes self-contained flats subject to nomination agreements with third-parties);
- (d) units that form part of major regeneration schemes planned or already under way;
- (e) rural settlements;
- (f) homes built for charitable purposes without government grant and homes provided through s.106 agreements (agreements under section 106 of the Town and Country Planning Act 1990 (planning obligations)) requiring stock to be kept as social housing in perpetuity;
- (g) cooperative housing;
- (h) ALMOS (arms length management organisations); and
- (i) alms houses.”

Page 28, line 10, at end insert –

- “() A grant made under subsection (2) must include a condition that, if the dwelling to which the grant is applied is sold under the right to buy, money equivalent to the market value (disregarding any discount) of the dwelling is spent by the private registered provider on the provision of affordable housing in the same local authority area or London, including at least one new home replacing that sold which is –
- (a) of the same tenure, and
 - (b) located in the same local authority area or London borough,
- in accordance with assessed local housing need.”

Clause 62 - continued

Page 28, line 13, at end insert—

“(4) Grants must not be payable on properties bought and turned into buy to let dwellings within ten years.”

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 62 stand part of the Bill.

Clause 63

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 63 stand part of the Bill.

Clause 64

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 64 stand part of the Bill.

Clause 65

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 65 stand part of the Bill.

After Clause 65

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
 LORD SHIPLEY
 LORD GREAVES
 BARONESS PINNOCK

Insert the following new Clause –

“Right to Buy: replacement dwellings

A dwelling must not be sold under the right to buy without the housing association having first –

- (a) identified the dwelling that will become the replacement for the dwelling sold, where –
 - (i) the replacement dwelling may be an existing dwelling or a planned new-build,
 - (ii) the tenure of the replacement property is presumed to be the same as that of the dwelling sold under the right to buy, unless a different tenure can be justified on the basis of local needs, and
 - (iii) the location of the replacement dwelling should be in the same local authority area as the dwelling sold; and
- (b) communicated the replacement plan to the Regulator.”

Clause 66

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
 LORD SHIPLEY
 LORD GREAVES
 BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 66 stand part of the Bill.

Clause 67

LORD KENNEDY OF SOUTHWARK
 LORD BEECHAM

Page 29, line 33, at end insert “which shall include –

- (i) the repayment of capital debt on any high value properties sold; and
- (ii) the cost of replacing any high value properties sold on a one-for-one basis within the same local authority area.”

Page 29, line 33, at end insert –

“() The total payment required from all affected local authorities in any financial year shall not exceed the total grant paid in that year to private registered providers in respect of right to buy discounts.”

Page 30, line 8, leave out “define “high value”” and insert “require a local housing authority in England to define “high value” in its area”

Page 30, line 9, at end insert “and this definition may not apply to more than 10% of the total authority properties in the local housing authority area”

Clause 67 - continued

Page 30, line 11, at end insert –

“(10) Regulations under subsection (8) may not define a dwelling as “high value” if its sale value is less than the cost of rebuilding it and providing a replacement dwelling with the same number of bedrooms in the same local authority area.”

The above-named Lords give notice of their intention to oppose the Question that Clause 67 stand part of the Bill.

Clause 68

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 30, line 25, at end insert –

- “(5) Regulations shall provide that housing shall be excluded where it forms part of a housing regeneration scheme or consists of specialist housing or recently improved housing.
- (6) In subsection (5), a “housing regeneration scheme” means a programme of regeneration or development of an area which includes the provision or improvement of housing and for which finance may be available under section 126 of the Housing Grants, Construction and Regeneration Act 1996 (regeneration and development: terms on which assistance is given).
- (7) In subsection (5), “specialist housing” means any housing designed for or intended for occupation by older persons or persons needing care or support, or persons with mental health problems or learning disabilities; or which has features which are designed to make it suitable for occupation by a physically disabled person; or which it is the practice of the landlord to let for occupation by persons with special needs.
- (8) In subsection (5), housing shall be considered to have been recently improved if substantial works of repair or improvement have been carried out on the relevant dwelling or group of dwellings within the previous two years.”

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 68 stand part of the Bill.

Clause 69

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 69 stand part of the Bill.

Clause 70

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 70 stand part of the Bill.

Clause 71

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 71 stand part of the Bill.

Clause 72

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 72 stand part of the Bill.

Clause 73

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 73 stand part of the Bill.

Clause 74

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 74 stand part of the Bill.

Clause 75

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 75 stand part of the Bill.

Clause 76

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 76 stand part of the Bill.

Clause 77

LORD KENNEDY OF SOUTHWARK
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 77 stand part of the Bill.

Clause 78

LORD KENNEDY OF SOUTHWARK

Page 34, line 10, at end insert –

“(1A) Any regulations made by the Secretary of State shall not 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 (ESA);
- (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; and
- (i) to households in receipt of housing benefit.”

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 34, line 14, at end insert –

“() to take into account local affordability”

Page 34, line 14, at end insert –

“() to take into account the need to promote socially cohesive and mixed communities”

Page 34, line 14, at end insert –

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

Page 34, line 17, at end insert –

“() The Secretary of State must make regulations to provide for the external valuation of high income rents.”

Clause 78 - continued

Page 34, line 17, at end insert –

- “() Any regulations made by the Secretary of State under this section must include provisions for –
- (a) a notice period of one year before the new rent becomes payable; and
 - (b) transitional protection and arrangements as the tenant moves to the higher rent.”

Page 34, line 22, at end insert –

- “(6) All provisions in this section shall only apply to new tenancies commenced after 30 April 2017 and where the tenant has been provided with a new tenancy agreement.”

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 78 stand part of the Bill.

Clause 79

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 34, line 25, at beginning insert “subject to subsection (1A),”

Page 34, line 27, at end insert –

- “() For the purposes of this Chapter, high income cannot be set at a level lower than median incomes.”

Page 34, line 27, at end insert –

- “(1A) “High income” must be set with reference to average incomes in the area, with high incomes being defined as income falling within the top quartile of incomes in that area.”

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 79 stand part of the Bill.

Clause 80

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 80 stand part of the Bill.

Clause 81

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 35, line 27, leave out paragraph (c)

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 81 stand part of the Bill.

Clause 82

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 82 stand part of the Bill.

Clause 83

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 83 stand part of the Bill.

Clause 84

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 36, line 40, leave out “estimated”

Page 37, line 5, leave out subsection (5)

Clause 84 - continued

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 84 stand part of the Bill.

Clause 85

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 85 stand part of the Bill.

Clause 86

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY
LORD GREAVES
BARONESS PINNOCK

The above-named Lords give notice of their intention to oppose the Question that Clause 86 stand part of the Bill.

Clause 113

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 113 stand part of the Bill.

Clause 114

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Clause 114 stand part of the Bill.

Clause 116

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 53, line 19, at end insert –

“(c) has a current entry on the database of rogue landlords and property agents as set out in Part 2 of the Housing and Planning Act 2016”

Clause 117

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 54, line 18, leave out “as an alternative” and insert “in addition”

Before Clause 129

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause –

“Power to direct

The Secretary of State shall by regulations define powers for local planning authorities to direct the use of underused, un-used or otherwise available publicly owned land in a local area to support redevelopment or regeneration as outlined in a local development plan.”

Clause 136

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 66, line 28, leave out “land” and insert “brownfield land for housing”

Page 66, line 36, at end insert –

“(4) Criteria for permission in principle and technical details consent shall be subject to consultation with local authorities.”

Page 67, line 29, leave out “not”

Page 67, line 42, at end insert –

“() For the purposes of subsection (7), “prescribed information” shall be subject to prior consultation with local planning authorities.”

Page 68, line 7, at beginning insert “Unless any material considerations indicate otherwise,”

Page 68, line 22, after “period” insert “and in any event no longer than five years”

Clause 137

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Page 69, line 33, at end insert “and in particular the achievement of sustainable development and good design”

After Clause 141

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause—

“Local authorities and development control services

- (1) A local planning authority may set a charging regime in relation to their development control services to allow for the cost of providing the development control service to be recouped.
- (2) Any such charging regime must be subject to consultation prior to implementation.”

After Clause 143

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause—

“Minimum space standards for new dwellings

In Part M of Schedule 1 to The Buildings Regulations Act 2010 (access to and use of buildings), after requirement M4 insert—

“Internal Space Standards

M5 New dwellings should meet the minimum standards for internal space set out in the nationally described space standard, March 2015.”

After Clause 151

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM

Insert the following new Clause—

“Development corporations: objects and general powers

- (1) Section 136 of the Local Government, Planning and Land Act 1980 (objects and general powers) is amended as follows.
- (2) After subsection (2) insert --
 - “(2A) Corporations under this Act must contribute to the long-term sustainable development and place making of the new community.
 - (2B) Under this Act sustainable development and place making means managing the use, development and protection of land and natural resources in a way which enables people and communities to provide for their legitimate social, economic and cultural wellbeing while sustaining the potential of future generations to meet their own needs.

After Clause 151 - continued

- (2C) In achieving sustainable development and place making, development corporations should –
- (a) positively identify suitable land for development in line with the economic, social and environmental objectives so as to improve the quality of life, wellbeing and health of people and the community;
 - (b) contribute to the sustainable economic development of the community;
 - (c) contribute to the vibrant cultural and artistic development of the community;
 - (d) protect and enhance the natural and historic environment;
 - (e) contribute to mitigation and adaptation to climate change in line with the objectives of the Climate Change Act 2008;
 - (f) positively promote high quality and inclusive design;
 - (g) ensure that decision-making is open, transparent, participative and accountable; and
 - (h) ensure that assets are managed for long-term interest of the community.”
- (3) Section 4 of the New Towns Act 1981 (the objects and general powers of development corporations) is amended as follows.
- (4) For subsection (1) substitute –
- “(1) The objects of a development corporation established for the purpose of a new town or garden city shall be to secure the physical laying out of infrastructure and the long-term sustainable development and place making of the new community.
- (1A) Under this Act sustainable development and place making means managing the use, development and protection of land and natural resources in a way which enables people and communities to provide for their legitimate social, economic and cultural wellbeing while sustaining the potential of future generations to meet their own needs.
- (1B) In achieving sustainable development, development corporations should –
- (a) positively identify suitable land for development in line with the economic, social and environmental objectives so as to improve the quality of life, wellbeing and health of people and the community;
 - (b) contribute to the sustainable economic development of the community;
 - (c) contribute to the vibrant cultural and artistic development of the community;
 - (d) protect and enhance the natural and historic environment;
 - (e) contribute to mitigation and adaptation to climate change in line with the objectives of the Climate Change Act 2008;
 - (f) positively promote high quality and inclusive design;
 - (g) ensure that decision-making is open, transparent, participative and accountable; and
 - (h) ensure that assets are managed for long-term interest of the community.””

Schedule 7

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Schedule 7 be the Seventh Schedule to the Bill.

Schedule 8

LORD KENNEDY OF SOUTHWARK
LORD BEECHAM
BARONESS BAKEWELL OF HARDINGTON MANDEVILLE
LORD SHIPLEY

The above-named Lords give notice of their intention to oppose the Question that Schedule 8 be the Eighth Schedule to the Bill.

Housing and Planning Bill

AMENDMENTS
TO BE MOVED
IN COMMITTEE

27 January 2016
