

Housing and Planning Bill

AMENDMENTS
TO BE MOVED
IN COMMITTEE

[Supplementary to the Marshalled List]

Clause 62

LORD CAMERON OF DILLINGTON
LORD BEST

Page 28, line 10, at end insert –

- “() In rural areas, a grant may be paid subject to the proceeds from sale being re-invested in the parish or adjoining rural area where the sale has occurred, and the Secretary of State must, by regulations made by statutory instrument, define the process for re-investing the proceeds from sale in a rural area.
- () “Rural areas” are defined as –
- () any settlement with a population of less than 3,000 people at the most recent national census, or
 - () any settlement with a population of between 3,000 and 10,000 people at the most recent national census, which has been designated by the Secretary of State following representations from the relevant local authority.”

Clause 68

LORD KERSLAKE

Page 30, line 17, at end insert –

- “() Regulations must be made under subsection (2)(b) which exclude properties –
- (a) built since 2008;
 - (b) tied to a regeneration scheme;
 - (c) used as supported housing;
 - (d) exempt from local authority right to buy;
 - (e) vacant as part of adaptation, maintenance or restoration work;
 - (f) vacant as a result of a tenancy transfer or exchange.”

Clause 78

LORD BEST
LORD CAMERON OF DILLINGTON
LORD KERSLAKE

Page 34, line 10, at end insert –

“() These regulations shall not provide for an increase in rent chargeable to a tenant by a local authority greater than 5% per annum or the Consumer Price Index plus 2%, whichever is the lesser.”

LORD BEST
LORD KERSLAKE

Page 34, line 10, at end insert –

“() These new regulations shall become effective for new tenancies granted after April 2017.”

Page 34, line 10, at end insert –

“() Regulations may not affect the rent for an existing tenant following a mutual exchange or housing transfer.”

Clause 115

BARONESS BAKEWELL OF HARDINGTON MANDEVILLE

Page 53, line 1, leave out subsection (2)

Clause 135

LORD TRUE

Lord True gives notice of his intention to oppose the Question that Clause 135 stand part of the Bill.

After Clause 141

LORD TRUE

Insert the following new Clause –

“Local determination of the application of prior approval for conversion from office to residential use

- (1) Notwithstanding paragraphs O.1, O.2 and W of Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other section of that or any other order or regulation purporting to convey a right to developers to automatic prior approval of the conversion of office (Class B1(a)) premises to residential use (Class C3), consent may be refused by the local planning authority for the conversion of any such office premises to residential use, if the local planning authority has by a majority vote passed a formal resolution stating that the purported right to approval without full planning consideration shall no longer apply within that local authority planning area, or any part of it.

After Clause 141 - continued

- (2) In reaching any decision on the conversion of offices to residential use the local planning authority shall be able to take account of all representations from the public or businesses, and all aspects of an approved local plan, neighbourhood plan or supplementary local planning document incorporated within its approved plan, provided that it has passed a resolution under subsection (1).
- (3) A resolution under subsection (1) may be adopted if—
 - (a) the local authority can demonstrate that active businesses within its area are being expelled from office space to enable conversion to residential use, or
 - (b) the local authority has concluded that the retention of office space is necessary for the future economic development of its area.”

Insert the following new Clause—

“Compensation to businesses expelled from premises to enable conversion from office to residential use

Any property owner, developer, or agent, who gives notice to a solvent and active business in order to enable the conversion of office premises to residential use, shall be required to—

- (a) meet the full costs of the planning authority in advising on and determining such an application;
- (b) make a contribution to the local planning authority of not less than 20% of the net profit gained from the difference between the office and residential value of the property concerned; and
- (c) share not less than 50% of the net profit gained from the difference between the office and residential value of the property concerned with any business or businesses expelled from the premises to enable the change of use.”

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10 February 2016
