

Leasehold and Freehold Reform Bill

AMENDMENTS

TO BE MOVED

IN COMMITTEE OF THE WHOLE HOUSE

After Clause 45

LORD YOUNG OF COOKHAM

After Clause 45, insert the following new Clause –

“Crown Application

(1) For section 33 of the LRA 1967, substitute –

“33A Crown land

- (1) References in this Act to “Landlord”, include the Crown Estate and the Crown where the Crown Estate or the Crown hold freehold land subject to long leases, howsoever such freehold land is held or acquired, including land falling to the Crown as demesne, or by Escheat.
- (2) The prevailing standard method of dealing with lease enfranchisement in the market, is the method of valuation and calculation of fees for enfranchisement, the extension of leases, or grant of a new freehold title for Escheat land held by the Crown Estate, the Crown, in accordance with this Act, and applies to all leaseholders seeking to enfranchise their leases.”

(2) LRHUDA 1993 is amended as follows.

(3) Omit section 88.

(4) For section 94, substitute –

“94A Crown Application

- (1) References in this Act to “Reversioner” and “Landlord”, include the Crown Estate and the Crown where the Crown Estate or the Crown hold freehold land subject to long leases, howsoever such freehold land is held or acquired, including land falling to the Crown as demesne, or by Escheat.
- (2) The prevailing standard method of dealing with lease enfranchisement in the market, is the method of valuation and calculation of fees for enfranchisement, the extension of leases, or grant of a new freehold title for Escheat land held by the Crown Estate, the Crown, in accordance with this Act, and applies to all leaseholders seeking to enfranchise their leases.”

After Clause 49

LORD MOYLAN

After Clause 49, insert the following new Clause—

“Right to manage: local housing authorities

- (1) The Commonhold and Leasehold Reform Act 2002 is amended as follows.
- (2) In Schedule 6 (premises excluded from right to manage), omit paragraph 4.”

Member's explanatory statement

This would allow the right to manage to be exercised where the landlord was a local housing authority.

LORD MOYLAN

After Clause 49, insert the following new Clause—

“Right to manage: local housing authority Housing Revenue Account

- (1) The Commonhold and Leasehold Reform Act 2002 is amended as follows.
- (2) In paragraph 4(1) of Schedule 6 (premises excluded from right to manage), after “premises” insert “and the whole of the premises are held within the Housing Revenue Account of that local housing authority””

Member's explanatory statement

This would allow the right to manage to be exercised where the landlord was a local housing authority but the premises were not held within that local housing authority's Housing Revenue Account.

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8 April 2024

PUBLISHED BY AUTHORITY OF THE HOUSE OF LORDS