

Leasehold and Freehold Reform Bill

AMENDMENTS

TO BE MOVED

IN COMMITTEE OF THE WHOLE HOUSE

[Supplementary to the Second Marshalled List]

After Clause 56

THE EARL OF LYTTON

After Clause 56, insert the following new Clause —

“Incurring of costs

- (1) Section 18 of the Landlord and Tenant Act 1985 (Meaning of “service charge” and “relevant costs”) is amended as follows.
- (2) After subsection (3) insert —
 - “(4) For the purposes of this Act, costs are to be treated as incurred as soon as there is an unconditional obligation to pay them.
 - (5) The rule in subsection (4) applies even if the whole or a part of the costs are not required to be paid until a later date.”

Member's explanatory statement

This amendment clarifies that costs are to be treated as incurred as soon as there is an unconditional obligation to pay them, even if the whole or a part of the costs are not required to be paid until a later date.

THE EARL OF LYTTON

After Clause 56, insert the following new Clause —

“Value for money

- (1) Section 19 of the Landlord and Tenant Act 1985 (Limitation of service charges: reasonableness) is amended as follows.
- (2) In subsection (1)(a), for “are reasonably incurred” substitute “provide value for money”.

(3) After subsection (5), insert —

“(6) In this section “value for money” means “a combination of economy, efficiency and effectiveness”. ”

Member's explanatory statement

This amendment replaces the “reasonably incurred” test as to service charge playability with one of providing value for money.

THE EARL OF LYTTON

After Clause 56, insert the following new Clause —

“Provision of information

- (1) A landlord must provide the following information to all tenants —
 - (a) information on individual items of expenditure in the format prescribed in subsection (2),
 - (b) details of all debits and credits to the service charge, and capital works and maintenance accounts,
 - (c) a copy of a relevant policy of insurance,
 - (d) copies of management contracts,
 - (e) copies of employment contracts in respect of the building, and
 - (f) health and safety information, including risk assessments.
- (2) For each individual item of expenditure, the following information must be provided —
 - (a) date the expenditure was incurred,
 - (b) summary of the purpose of the expenditure amount,
 - (c) merchant category, and
 - (d) a copy of the invoice.
- (3) Information required under this section must be provided to tenants within six months of the passing of this Act and published quarterly thereafter and on each occasion not later than one month after the quarter to which the data and information is applicable.
- (4) The Secretary of State may by regulations specify how and in what form information is to be provided to tenants.
- (5) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (6) In this section —

“landlord” and “tenant” have the same meanings as section 30 of the Landlord and Tenant Act 1985;

“management contracts” has the same meaning as in section 91(2) of the Commonhold and Leasehold Reform Act 2002;

“relevant policy” has the same meaning as in paragraph 1 of Schedule 3 of the Landlord and Tenant Act 1987.”

Member's explanatory statement

This amendment requires landlords to provide tenants with a range of information and to update that information regularly.

THE EARL OF LYTTON

After Clause 56, insert the following new Clause –

“Contracts: related parties and connected persons

- (1) A landlord may not enter into an agreement for the provision of goods or services, or a works contract, with a related party or connected persons.
- (2) The Secretary of State may by regulations provide that this section does not apply –
 - (a) if it is an agreement of a description prescribed by the regulations, or
 - (b) in any circumstances so prescribed.
- (3) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (4) In this section –
 - “connected persons” has the same meaning as in section 843 of the Corporation Tax Act 2009.
 - “landlord” includes –
 - (a) any person who has a right to enforce payment of a service charge;
 - (b) an RTM company as defined by section 73 of the Commonhold and Leasehold Reform Act 2002;
 - “related party” has the same meaning as in sections 835, 836, 837 and 841 of the Corporation Tax Act 2009.
- (5) A lease, contract or other arrangement is of no effect to the extent it makes provision contrary to this section.”

Member's explanatory statement

This amendment prevents landlords from contracting with related parties or connected persons.

THE EARL OF LYTTON

After Clause 56, insert the following new Clause –

“Contracts: limitation of duration

- (1) A landlord may not enter into an agreement for the provision of goods or services or a works contract for a period of more than five years.
- (2) A lease, contract or other arrangement is of no effect to the extent it makes provision contrary to this section.
- (3) The Secretary of State may by regulations provide that this section does not apply –
 - (a) if it is an agreement of a description prescribed by the regulations, or

- (b) in any circumstances so prescribed.
- (4) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (5) In this section “landlord” includes—
 - (a) any person who has a right to enforce payment of a service charge;
 - (b) an RTM company as defined by section 73 of the Commonhold and Leasehold Reform Act 2002.”

Member's explanatory statement

This amendment prevents landlords from entering into contracts with a duration of more than three years.

THE EARL OF LYTTON

After Clause 56, insert the following new Clause—

“Consent: cosmetic works

- (1) A tenant may undertake cosmetic works to the demised premises without the consent of the landlord.
- (2) Cosmetic work includes but is not limited to work for the following purposes—
 - (a) installing or replacing hooks, nails or screws for hanging paintings and other things on walls,
 - (b) installing or replacing handrails,
 - (c) painting,
 - (d) filling minor holes and cracks in internal walls,
 - (e) laying carpet,
 - (f) installing or replacing built-in wardrobes,
 - (g) installing or replacing internal blinds and curtains, and
 - (h) any other work prescribed by regulations for the purposes of this subsection.
- (3) This section does not apply to the following work—
 - (a) work involving structural changes,
 - (b) work that changes the external appearance of the demised premises,
 - (c) work that detrimentally affects the safety of the building, including fire safety systems or compartmentation,
 - (d) work involving waterproofing or the plumbing or exhaust system of a building,
 - (e) work involving reconfiguring walls,
 - (f) work for which consent or another approval is required under any other Act, and
 - (g) any other work prescribed by regulations for the purposes of this subsection.

- (4) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (5) In this section “landlord” and “tenant” have the same meanings as in section 30 of the Landlord and Tenant Act 1985.”

Member's explanatory statement

This amendment sets out details of cosmetic works that can be undertaken without approval from a landlord.

After Clause 58

THE EARL OF LYTTON

After Clause 58, insert the following new Clause —

“Insurance proceeds

- (1) Any insurance proceeds paid to a landlord under a relevant policy must be held on trust in a dedicated fund.
- (2) The provisions of sections 42 and 42A of the Landlord and Tenant Act 1987 apply to a fund created under subsection (1).
- (3) A landlord that receives money from an insurer for the destruction of or damage to a building must, if reasonably practicable, immediately apply that money in rebuilding, replacing, repairing or restoring the building.
- (4) In this section “landlord” and “relevant policy” have the same meaning as in paragraph 1 of Schedule 3 of the Landlord and Tenant Act 1987.”

Member's explanatory statement

This amendment requires landlords to pay the proceeds of building insurance policy into a separate fund, held on trust for leaseholders. It also requires landlords, on receipt of insurance proceeds, to immediately begin to repair or rebuild a building as far as reasonably practicable.

THE EARL OF LYTTON

After Clause 58, insert the following new Clause —

“Prohibition on assignment of insurance proceeds

- (1) Any assignment of, or charge on, or any agreement to assign or charge, any insurance proceeds payable under a relevant policy has no effect.
- (2) In this section “relevant policy” has the same meaning as in paragraph 1 of Schedule 3 of the Landlord and Tenant Act 1987.
- (3) A person is guilty of an offence if they transfer any monies payable under a relevant policy to an assignee or chargee.
- (4) A person guilty of an offence under subsection (3) is liable —

- (a) on summary conviction in England and Wales, to imprisonment for a term not exceeding the general limit in a magistrates' court or a fine (or both);
- (b) on conviction on indictment, to imprisonment for a term not exceeding two years or a fine (or both)."

Member's explanatory statement

This amendment provides that any assignment of, or charge on, or any agreement to assign or charge, any proceeds of a buildings insurance policy has no effect. And provides that a transfer of any proceeds in contravention of this ban shall be a criminal offence.

After Clause 65

THE EARL OF LYTTON

After Clause 65, insert the following new Clause –

“Building trustee

- (1) A prescribed building must have a building trustee.
- (2) In this section a prescribed building is –
 - (a) a higher-risk building as defined by section 65 of the Building Safety Act 2022, or
 - (b) a building where –
 - (i) 50 per cent or more of the internal floor of the building (taken as a whole) is not occupied for residential purposes, and
 - (ii) the total service charge payable for the building exceeded £250,000 in the last financial year, or
 - (c) a building where a recognised tenants' association has requested the appointment of building trustee, or
 - (d) a building where a court or tribunal has ordered the appointment of a building trustee.
- (3) The Secretary of State may by regulations amend the definition of prescribed building.
- (4) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (5) In this section –
 - “building” means a self-contained building, or self-contained part of a building, in England that contains at least two dwellings;
 - “prescribed” means prescribed in regulations made by the Secretary of State;
 - “recognised tenants' association” has the same meaning as in section 29 of the Landlord and Tenant Act 1985.”

Member's explanatory statement

This amendment requires higher-risk buildings (over 18m), and buildings where 50% or more of the floor space is not residential and with a total service charge of more than £250,000 to have a

building trustee. A building trustee may also be appointed at the request of recognised tenants' association, or by a court or tribunal.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause –

“Duties of building trustee

- (1) The building trustee must seek to ensure that –
 - (a) the building is properly maintained and in a state of good and serviceable repair,
 - (b) the capital works and building maintenance plan is adequate to keep the building properly maintained and in a state of good and serviceable repair in future years and sufficient funds are being set aside for this purpose,
 - (c) the building is regularly valued and adequately insured to cover damage or destruction, and
 - (d) the landlord is securing value for money in the discharge of their management functions.
- (2) The building trustee must make an annual report to tenants –
 - (a) on the extent to which the landlord has secured value for money in the discharge of its management functions,
 - (b) on the 10 year capital works plan, and
 - (c) whether adequate provision is being made through the capital works and maintenance fund to keep the building properly maintained and in a state of good and serviceable repair.
- (3) In this section –
 - “landlord” and “tenant” have the same meanings as section 30 of the Landlord and Tenant Act 1985;
 - “management functions” has the same meaning as subsection 96(5) of the Commonhold and Leasehold Reform Act 2002;
 - “value for money” means a combination of economy, efficiency, effectiveness.”

Member's explanatory statement

This amendment sets out the purposes and duties of the building trustee which are to report to tenants: on the value for money of the landlord's management of the building; on the 10-year capital works plan; and the adequacy of the capital works and maintenance fund.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause —

“Appointment of building trustee by specified person

- (1) The Secretary of State may by regulations make provision for and in connection with the appointment, by a person (an “appointing person”) specified by the Secretary of State, of a building trustee.
- (2) Regulations under subsection (1) may, in particular make provision about —
 - (a) the persons that may be specified as an appointing person;
 - (b) the procedure for specifying a person and for an appointing person's specification to come to an end in prescribed circumstances;
 - (c) the consequences of an appointing person's specification coming to an end, including —
 - (i) for the exercise of functions by the Secretary of State, and
 - (ii) for the transfer of the person's rights and liabilities arising by virtue of the regulations to the Secretary of State or another appointing person;
 - (d) confer functions on an appointing person, including in relation to —
 - (i) the appointment of building trustees under the regulations,
 - (ii) the activities of such trustees, and
 - (iii) the resignation or removal from office of such trustees;
 - (e) require an appointing person to consult prescribed persons before exercising prescribed functions.
- (3) Provision made by regulations under subsection (1) may, in particular —
 - (a) provide for fees to be paid in accordance with a scale or scales of fees specified by the appointing person, and
 - (b) provide for the payment in prescribed circumstances of a larger or smaller fee than is specified by the appropriate scale.
- (4) Regulations under subsection (1) may, in particular, make provision about the functions of a building trustee appointed by an appointing person.
- (5) Provision made by regulations under subsection (1) may, in particular, provide for the appointment to be made by the authority or the Secretary of State.
- (6) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

Member's explanatory statement

This amendment gives the Secretary of State the power to make provision, by regulations, to have a building trustee appointed on their behalf by a body (an ‘appointing person’) specified by the Secretary of State.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause —

“Building trustees’ right to documents and information

- (1) A building trustee has a right of access at all reasonable times to every document (a “building assessment document”) that is reasonably required for the purposes of the building trustee’s duties in section (*Duties of building trustee*).
- (2) This includes power to inspect, copy or take away a building assessment document.
- (3) A building trustee may require any person to whom this subsection applies to provide such information or explanation as the trustee thinks is necessary for the purposes of section (*Duties of building trustee*).
- (4) Subsection (3) applies to —
 - (a) the landlord;
 - (b) an employee of the landlord;
 - (c) a managing agent, if appointed by the landlord;
 - (d) an employee of a managing agent;
 - (e) any other person exercising management functions.
- (5) Nothing in this section compels a person to disclose information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- (6) In this section —

“landlord” has the same meaning as section 30 of the Landlord and Tenant Act 1985;

“managing agent” has the same meaning as section 30B(8) of the Landlord and Tenant Act 1985;

“management functions” has the same meaning as subsection 96(5) of the Commonhold and Leasehold Reform Act 2002.”

Member’s explanatory statement

This amendment sets out the building trustees’ right to documents and information. A building trustee may require the landlord, an employee of the landlord, or an employee of a managing agent, if appointed by the landlord to provide information or explanation as the trustee thinks is necessary to fulfil their duties. Legally privileged information is protected.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause —

“Levy

- (1) The Secretary of State must make regulations requiring —
 - (a) landlords of prescribed buildings, and
 - (b) providers of commercial or residential mortgage finance to —
 - (i) the owner of a prescribed building, and

- (ii) the tenant under a long lease of a prescribed building, to pay a levy with a view to meet the fees incurred by the appointing person in respect of the appointment of building trustees and their work.
- (2) Subsection (1)(a) does not apply to –
 - (a) an RTM company within the meaning of Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002 (right to manage), or
 - (b) a building –
 - (i) in relation to which a right under Part 1 of the Landlord and Tenant Act 1987 (tenants’ right of first refusal) or Part 3 of that Act (compulsory acquisition by tenants of landlord’s interest) has been exercised,
 - (ii) in relation to which the right to collective enfranchisement (within the meaning of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993) has been exercised,
 - (iii) if the freehold estate in the building or part of the building is leaseholder owned (within the meaning of regulations made by the Secretary of State), or
 - (c) which is on commonhold land.
- (3) In deciding the total amount of the levy for a period the Secretary of State may take account of estimated as well as actual costs.
- (4) The regulations may require different providers of commercial or residential mortgage finance to pay different amounts based on criteria relating to their share of lending to owners of prescribed buildings in the reference period (and may provide for their relative share to be determined in whatever way the Secretary of State thinks appropriate).
- (5) The regulations may make provision about –
 - (a) payment of the levy, and
 - (b) recovery of the levy.
- (6) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (7) In this section –
 - “landlord” has the same meaning as in section 30 of the Landlord and Tenant Act 1985;
 - “long lease” means a lease granted for a term of years certain exceeding 21 years, whether or not it is (or may become) terminable before the end of that term by notice given by or to the tenant or by re-entry, forfeiture or otherwise;
 - “prescribed building” has the definition given in section (*Building trustee*);
 - “reference period” means a 12-month period determined in accordance with the regulations.”

Member's explanatory statement

This amendment requires the Secretary of State to make regulations under which landlords of prescribed building (with the exceptions of right-to-manage companies and leaseholder owned buildings) and providers of commercial or residential mortgage finance to the owners of and leaseholders in prescribed buildings will have to pay a levy to cover the costs of appointing building trustees and their work.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause –

“Value for money declaration

- (1) If a building trustee in their reasonable opinion considers that an item of expenditure does not provide value for money, the building trustee may apply to the tribunal for a declaration to that effect.
- (2) On an application under this section, the tribunal –
 - (a) may make or refuse to make the declaration, and
 - (b) if it makes the declaration, may also order the landlord to repay specified sums to tenants.
- (3) In this section –
 - “item of expenditure” means an item in the landlord’s accounting records or service charge accounts;
 - “landlord” and “tenant” have the same meanings as in section 30 of the Landlord and Tenant Act 1985.”

Member's explanatory statement

This amendment provides for a building trustee to apply to the Tribunal for a declaration that an item of expenditure does not provide value for money. The court will decide whether to make that declaration and where it does, may order a landlord to repay specified sums to tenants.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause –

“Capital works and building maintenance plan

- (1) A landlord of a prescribed building must prepare a plan of anticipated major expenditure to be met from the capital works and building maintenance fund for a ten year period commencing within six months of the passing of this Act.
- (2) A landlord must prepare a plan for each ten year period following the ten year period to which the first plan applied.
- (3) The building trustee must review the plan at least once every five years.
- (4) A plan under this section is to include the following –
 - (a) details of proposed work or maintenance,

- (b) the timing and anticipated costs of any proposed work including the date on which such costs were last reviewed,
 - (c) the source of funding for any proposed work, and
 - (d) any other matter prescribed by regulations for the purposes of this section.
- (5) A landlord must, so far as reasonably practicable implement each plan prepared under this section in a timely manner.
- (6) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (7) In this section –
 - “landlord” has the same meaning as in section 30 of the Landlord and Tenant Act 1987;
 - “prescribed building” has the definition given in section (*Building Trustee*).”

Member's explanatory statement

This amendment requires landlords of prescribed buildings to prepare and, as far as reasonably practicable, implement a 10-year capital works and building maintenance plan. The building trustee must review the plan at least once every five years.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause –

“Capital works and building maintenance fund

- (1) A landlord of a prescribed building must establish a capital works and building maintenance fund (“the fund”) to meet the costs set out in the capital works and maintenance plan.
- (2) It is an implied term of a lease that contributions to the fund are payable under the lease (insofar as this would not otherwise be the case).
- (3) Contributions to the fund must be held on trust in a dedicated account to defray costs incurred in the implementation of the capital works plan.
- (4) The provisions of sections 42 and 42A of the Landlord and Tenant Act 1987 apply to a fund created under subsection (1).
- (5) In this section –
 - “landlord” has the same meaning as in section 30 of the Landlord and Tenant Act 1987;
 - “lease” means a lease –
 - (a) that is granted for a term certain of seven years or more, whether or not it is (or may become) terminable before the end of that term by notice given by the tenant or by re-entry or forfeiture, and
 - (b) under which the tenant is liable to pay a service charge (within the meaning of section 18 of the Landlord and Tenant Act 1985).
 - “prescribed building” has the definition given in section (*Building trustee*).”

Member's explanatory statement

This amendment requires landlords of prescribed buildings to establish a capital works and building maintenance fund that is to be used to fund the implementation of the capital works and maintenance plan. Contributions to the fund are to be held on trust.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause —

“Right to refer disputes to building trustee

- (1) A landlord or tenant of a prescribed building may refer a dispute arising in relation to a lease for adjudication by the building trustee.
- (2) The Secretary of State may, by regulations, make provision for and in connection with the exercise of rights and duties under this section.
- (3) Regulations made under this section must, in particular, include provision to —
 - (a) require the building trustee to reach a decision within 28 days of referral or such longer period as is agreed by the parties after the dispute has been referred;
 - (b) allow the building trustee to extend the period of 28 days by up to 14 days, with the consent of the party by whom the dispute was referred;
 - (c) impose a duty on the building trustee to act impartially;
 - (d) enable the building trustee to take the initiative in ascertaining the facts and the law, and
 - (e) permit the building trustee to correct a decision so as to remove a clerical or typographical error arising by accident or omission.
- (4) The regulations must provide that the decision of the building trustee is binding until the dispute is finally determined by legal proceedings or by agreement. The parties may agree to accept the decision of the building trustee as finally determining the dispute.
- (5) The building trustee is not liable for anything done or omitted in the discharge or purported discharge of their functions as adjudicator unless the act or omission is in bad faith, and that any employee or agent of the building trustee is similarly protected from liability.
- (6) A statutory instrument containing regulations under this section is subject to annulment in pursuance of a resolution of either House of Parliament.
- (7) In this section —

““landlord” and “tenant” have the same meanings as in section 30 of the Landlord and Tenant Act 1985;

“prescribed building” has the definition given in section (*Building trustee*).”

Member's explanatory statement

This amendment provides landlords and tenants of prescribed buildings with the right to defer disputes to the building trustee for adjudication.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause—

“Building trustee: insolvency of landlord

- (1) If a landlord of a prescribed building becomes subject to a relevant insolvency procedure, the building trustee will assume—
 - (a) the management functions of the building, and
 - (b) responsibility for the grant of approvals under long leases of the whole or any part of the building.
- (2) An insolvency-related term in a management contract or a relevant policy of insurance will not have effect if a landlord of a prescribed building becomes subject to a relevant insolvency procedure.
- (3) In this section—
 - ““insolvency-related term” means an insolvency-related term in a management contract or a relevant policy of insurance is a provision of the contract under which—
 - (a) the contract or the supply would terminate, or any other thing would take place, if a landlord becomes subject to a relevant insolvency procedure,
 - (b) the supplier would be entitled to terminate the contract or the supply, or to do any other thing, if a landlord becomes subject to a relevant insolvency procedure, or
 - (c) the supplier would be entitled to terminate the contract or the supply because of an event that occurred before a landlord becomes subject to a relevant insolvency procedure;
 - “management contracts” has the same meaning as in section 91(2) of the Commonhold and Leasehold Reform Act 2002;
 - “management functions” has the same meaning as in section 96(5) of the Commonhold and Leasehold Reform Act 2002;
 - “prescribed building” has the definition given in section (*Building Trustee*);
 - “relevant policy” has the same meaning as in paragraph 1 of Schedule 3 of the Landlord and Tenant Act 1987;
 - “relevant insolvency procedure” the same meaning as in section 233B(2) of the Insolvency Act 1986.”

Member's explanatory statement

This amendment provides for the building trustee to assume the management of a prescribed building if an insolvency practitioner is appointed in relation to the building. It also prevents the automatic termination of management contracts or insurance policies on a landlord's insolvency.

THE EARL OF LYTTON

After Clause 65, insert the following new Clause –

“Building trustee: qualifications

- (1) The Secretary of State may by regulations make provision for the qualifications of building trustees.
- (2) A statutory instrument containing regulations under this section may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.”

After Clause 115

LORD FOSTER OF BATH

After Clause 115, insert the following new Clause –

“Further amendments to the Building Safety Act

After section 125 of the Building Safety Act 2022, insert –

“125A Electrical defects that require remediation works

- (1) For the purpose of ascertaining whether a building to which this section applies (‘a specified building’) has defects caused by a faulty electrical installation which requires remediation works, a person to whom this section applies (‘a specified person’) must, subject to subsection (3), before putting the building on the market ensure that a valid EICR or a valid EIC is available for the property.
- (2) In subsection (1) –
 - (a) a specified building is a domestic premise placed on the market for sale;
 - (b) a specified person is the owner of that building or any person selling that building on behalf of the owner.
- (3) Subsection (1) does not apply where the specified person can demonstrate that –
 - (a) the property is being sold for demolition, or
 - (b) the property being sold has been completely rewired by a competent and qualified person up to five years prior to the proposed sale.
- (4) In this section –

“a valid EICR is an Electrical Installation Condition Report” is a report on the condition and age of the whole electrical installation, carried out within the previous five years and completed and issued by a skilled person, competent in such work according to BS 7671 (IET Wiring Regulations);

“a valid EIC” is an Electrical Installation Certificate issued by a qualified person stating that a new installation (rewire) or new circuits in an existing installation are in accordance with BS 7671, current at the time of the installation work;

“A qualified and competent person” is a person competent in such work according to BS 7671 (IET Wiring Regulations).”

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