

SCHEDULE 1

Regulation 6

**Building Safety Act 2022
Landlord's certificate**

This certificate relates to the lease of

[insert name and address of the relevant building]

The lease was granted on

[insert date lease was granted]

The dwelling to which the lease relates is

[insert name or number of the dwelling to which the lease relates]

Name and address of the relevant landlord under the lease

[insert name and address of the landlord under the lease on 14th February 2022]

Name and address of the current landlord under the lease

[insert name and address of the current landlord under the lease]

Name and address of any superior relevant landlords under the lease

(1)

(2)

(3)

(4)

(5)

[insert name and address of any superior landlords under the lease at the beginning of 14th February 2022]

Status: This is the original version (as it was originally made).

IMPORTANT NOTE: Answers to the questions below are needed to confirm whether or not any of the relevant landlords under the lease are responsible for historic safety defects under the Building Safety Act 2022.

Failure to return a completed, signed copy of this certificate, along with the evidence from any superior landlords under this lease, to the leaseholder will result in you being held responsible for all historical safety defects under the lease to which this certificate relates.

In answering the questions below you must provide information about the property as at 14th February 2022, not the current date.

If you were not the landlord of the property on 14th February 2022 it is still you who are responsible for completing, signing and returning this certificate, but you may need to seek the answers to the questions below from someone else e.g. the person who was the landlord on that date.

Questions as to group net worth criteria

At the beginning of 14th February 2022 the net worth of the landlord under the lease at the beginning of 14th February 2022 listed above and all the companies (if any) within the landlord group(d) of that landlord was £..... [insert net worth of the landlord group] and the number of relevant buildings for that landlord and its group on that date (N) was [insert number of relevant buildings for the landlord group].

- 1. The net worth of the landlord group was less than N x £2,000,000
- 2. The net worth of the landlord group was equal to or more than N x £2,000,000

[place an X in the box next to the ONE statement which applies in relation to the landlord group]

Questions as to developer criteria

The relevant defect to which the below statements apply is
 [insert name of relevant defect to which the statement applies]

On 14th February 2022 the landlord under the lease was responsible for the relevant defect or associated with a person responsible for a relevant defect. (The definition of 'responsible' is set out in paragraph 2(3) of Schedule 8 to the Building Safety Act 2022.)	<input type="checkbox"/>
On 14th February 2022 at least one superior landlord was responsible for the relevant defect or was associated with a person responsible for a relevant defect. The superior landlords responsible for the defect are [insert name of relevant landlords to which the statement applies]	<input type="checkbox"/>
On 14th February 2022 the landlord under the lease and all superior landlords were <u>not</u> responsible for the relevant defect or associated with a person responsible for a relevant defect.	<input type="checkbox"/>

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Work undertaken on relevant defects

The following works have been carried out to the relevant building since 28 June 2017 to remedy relevant defects:

Date completed	Work undertaken	Total cost of works for building	Number of flats between which the costs should be divided	This lease's share of costs

Total amount paid for this lease since 28 June 2017: £..... [sum of this property's share of costs to date in the table above]

Based on the information provided in this certificate and the information provided by the leaseholder in the deed of certificate, the maximum liability for relevant historical safety defects for this lease where the landlord is not connected to the developer is £..... [calculate liability for the lease based on qualifying status, property value, shared ownership status, works already undertaken and landlord group net worth in accordance with the Building Safety Act 2022]

Status: This is the original version (as it was originally made).

Evidence

The following documents accompany this leaseholder certificate

[place an X in the box next to each document provided, fill in additional details if required]

Accompanying documents required under Regulation 6	
(a copy of each document is required)	
Organogram or other form of information showing the landlord group companies and related details (para (5)(a))	<input type="checkbox"/>
Company accounts for each company in the landlord group (para (5)(b))	<input type="checkbox"/>
Statement from chartered accountant or finance director (para (5)(c))	<input type="checkbox"/>
Confirmation of the identity of any person who undertook work to remedy defects in the building (para (5)(d)(i))	<input type="checkbox"/>
Details of the parties to any joint venture which undertook works to remedy defects in the building (para (5)(d)(ii))	<input type="checkbox"/>
Evidence of any relevant defects and works carried out to remedy those defects since 14 February 2017 (para (5)(e))	<input type="checkbox"/>
Evidence of any costs paid in relation to the works carried out to remedy those defects, details of the number of flats between which the costs should be divided and evidence of the leaseholder's maximum remaining liability (para (5)(f))	<input type="checkbox"/>
Evidence of the relevant percentage of the building owned by each landlord (where there are superior landlords in the building) (Regulation 7 para (1))	<input type="checkbox"/>
Organograms for each superior landlord in the building where appropriate (Regulation 7 para (2))	<input type="checkbox"/>

Signed by

[full name of landlord under the lease]

Signature

Date

WARNING Dishonestly making a false representation or failing to disclose information required may be a criminal offence under section 2 or 3 of the Fraud Act 2006. Under section 12 of that Act a director, manager, secretary or other similar officer of a corporation may also be criminally liable.

Notes

- (a) a qualifying lease has the meaning in section 119 of the Building Safety Act 2022.
- (b) a relevant building has the meaning in section 117 of the Building Safety Act 2022, and for the purposes of this certificate includes the relevant buildings for the whole landlord group on 14th February 2022 (see paragraph 3 of Schedule 8 to the Act).
- (c) the net worth is to be determined in accordance with regulations made under paragraph 3(4)(b) of Schedule 8 to the Building Safety Act 2022.
- (d) the landlord group has the meaning in paragraph 3(4) of Schedule 8 to the Building Safety Act 2022.
- (e) “responsible for” has the meaning given in paragraph 2(3) of Schedule 8 to the Building Safety Act 2022.
- (f) a relevant defect has the meaning in section 120 of the Building Safety Act 2022.
- (g) “associated with” has the meaning given in section 121 of the Building Safety Act 2022.

SCHEDULE 2

Regulation 9

Uprating values

<i>Year</i>	<i>M_y</i>
1970 or earlier	72.14
1971	64.15
1972	47.16
1973	34.53
1974	32.22
1975	30.58
1976	28.29
1977	26.38
1978	22.65
1979	17.45
1980	14.39
1981	13.61
1982	13.34
1983	11.95
1984	10.86

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<i>Year</i>	<i>M_y</i>
1985	9.97
1986	8.70
1987	7.38
1988	5.71
1989	4.80
1990	4.89
1991	5.00
1992	5.25
1993	5.36
1994	5.22
1995	5.21
1996	5.11
1997	4.63
1998	4.17
1999	3.72
2000	3.10
2001	2.72
2002	2.25
2003	1.92
2004	1.69
2005	1.61
2006	1.51
2007	1.37
2008	1.43
2009	1.59
2010	1.51
2011	1.52
2012	1.49
2013	1.43
2014	1.28
2015	1.19
2016	1.10
2017	1.04
2018	1.04

<i>Year</i>	<i>M_y</i>
2019	1.05
2020	1.04