SCHEDULE 1 Regulation 6

Building Safety Act 2022

Landlord’s certificate

**This certificate relates to the lease of:** Click here to enter text

*[insert name and address of the relevant building]*

**The lease was granted on:** Click here to enter text

*[insert name of current leaseholder]*

**The dwelling to which this lease relates is:** Click here to enter text

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

**Name and address of the relevant landlord under the lease:** Click here to enter text

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

**Name and address of the current landlord under the lease:** Click here to enter text

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

**Name and address of any superior relevant landlords under the lease:**

1. Click here to enter text
2. Click here to enter text
3. Click here to enter text
4. Click here to enter text
5. Click here to enter text

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

**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 historical 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 £ Click here to enter text [ [*insert net worth of the landlord group*] and the number of relevant buildings for that landlord and its group on that date (N) was Click here to enter text [*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 Click here to enter text [

[*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.) |  |
| 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 Click here to enter text [  [*insert name of relevant landlords to which the statement applies*] |  |
| On 14th February 2022 the landlord under the lease and all superior landlords were not responsible for the relevant defect or associated with a person responsible for a relevant defect. |  |

**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** |
| Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ |
| Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ |
| Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ |
| Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ |
| Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ | Click here to enter text [ |

Total amount paid for this lease since 28 June 2017: £ Click here to enter text [ [*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 £ Click here to enter text [ [*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*]

**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)) |  |
| Company accounts for each company in the landlord group (para (5)(b)) |  |
| Statement from chartered accountant or finance director (para (5)(c)) |  |
| Confirmation of the identity of any person who undertook work to remedy defects in the building (para (5)(d)(i)) |  |
| Details of the parties to any joint venture which undertook works to remedy defects in the building (para (5)(d)(ii)) |  |
| Evidence of any relevant defects and works carried out to remedy those defects since 14 February 2017 (para (5)(e)) |  |
| 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)) |  |
| Evidence of the relevant percentage of the building owned by each landlord (where there are superior landlords in the building) (Regulation 7 para (1)) |  |
| Organograms for each superior landlord in the building where appropriate (Regulation 7 para (2)) |  |

Signed by: Click here to enter text [

*[full name of landlord under the lease]*

*Signature*

Date: Click here to enter text [

**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 of other similar officer of a corporation may also be criminally liable.

**Notes**

1. a qualifying lease has the meaning in section 119 of the Building Safety Act 2022.
2. 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).
3. 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.
4. the landlord group has the meaning in paragraph 3(4) of Schedule 8 to the Building Safety Act 2022.
5. “responsible for” has the meaning given in paragraph 2(3) of Schedule 8 to the Building Safety Act 2022.
6. a relevant defect has the meaning in section 120 of the Building Safety Act 2022.
7. “associated with” has the meaning given in section 122 of the Building Safety Act 2022.