

Building Safety Act 2022

Landlord's certificate

This certificate relates to the lease of: [redacted] Knightsbridge Court, Palmyra Square North, Warrington WA1 1TA

The lease was granted on: 31 January 2003

The dwelling to which this lease relates is: [redacted] Knightsbridge Court, Palmyra Square North, Warrington WA1 1TA

Name and address of the relevant landlord under the lease: Ishguard Limited of Berkeley House, 304 Regents Park Road, London N3 2JX

Name and address of the current landlord under the lease: Ishguard Limited of Berkeley House, 304 Regents Park Road, London N3 2JX

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

Unknown – unregistered freehold

- 1.
- 2.
- 3.
- 4.
- 5.

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 and, if so, to what extent.

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 developer criteria

The relevant defect to which the below statement applies is: The Property Manager, Premier Estates, appointed by the management company, Brantones Limited has confirmed that "there are no relevant defects currently identified". Premier Estates has also confirmed "that a fire door survey completed recently and they await the report".

[insert name of relevant defect to which the statement applies; where the landlord certificate is required but no relevant defect has been identified, please answer "N/A " and place an X in box 4 below]

- 1. 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.)
- 2. 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]

- 3. 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.
- 4. No relevant defect that requires remediation was identified at the point this certificate was produced.

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

Questions as to qualifying lease

- 1. The leaseholder has not provided a leaseholder deed of certificate at the point this certificate was issued. They are assumed not to qualify for the qualifying lease protections until they demonstrate otherwise.
- 2. The leaseholder has provided a leaseholder deed of certificate but does not qualify for the qualifying lease protections.

- 3. The leaseholder has provided a leaseholder deed of certificate demonstrating that they qualify for the leaseholder protections.

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

Questions as to group net worth criteria

Please note: You are only required to complete this section where the lease is a qualifying lease.

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

- 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
- 3. The landlord is exempt from the net worth assessment as it is a private registered provider of social housing, a local authority, a government department, an arm's length body, an NHS Foundation Trust or the Crown. The landlord is:*[specific category]*

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

Determination of the value of a qualifying lease

Please note: You are only required to complete this section where both of the following criteria apply:

- you do not meet the contribution condition; and
- the lease is a qualifying lease.

On 14th February 2022 the value of the qualifying lease listed above was £..... *[insert value of the lease on 14th February 2022, calculated in accordance with SI 2022/859]*

Work undertaken on relevant defects

Please note: You are only required to complete this section where all of the following criteria apply:

- you do not meet the contribution condition;
- the lease is a qualifying lease: and
- the value of the lease on 14th February 2022 was more than £175,000 (£325,000 in Greater London).

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

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: £.....

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 measures relating to relevant defects for this qualifying lease for non-cladding defects and interim measure costs is £.....

Evidence

The following documents form part of this landlord 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 listed below is required in accordance with regulation 6, except where one of the following applies:

1. Where you (the current landlord) or a superior landlord met the developer test or there is no known defect at the time of completing this certificate and you met the contribution condition or the lease is not a qualifying lease, you do not need to provide information and evidence under regulation 6(3) and (4).
2. Where you or a superior landlord met the developer test or there is no known defect at the time of completing this certificate and you did not meet the contribution condition, you do not need to provide information and evidence under regulation 6(3)(a) and (b), and (4)(d).
3. Where you or a superior landlord did not meet the developer test and you met the contribution condition or the lease is not a qualifying lease, you do not need to provide information and evidence under regulation 6(3)(a) and (c), and (4)(a), (b), (e) and (f).
4. Where you or a superior landlord did not meet the developer test and you are exempt from the contribution condition (in accordance with paragraph 3 of Schedule 8 to the Building Safety Act 2022), you do not need to provide information and evidence under regulation 6(3)(c), and (4)(a) and (b).
5. Where you or a superior landlord met the developer test or there is no known defect at the time of completing this certificate and you are exempt from the contribution condition (in

accordance with paragraph 3 of Schedule 8 to the Building Safety Act 2022), you do not need to provide information and evidence under regulation 6(3), and (4)(a), (b) and (d).

6. Where you or a superior landlord did not meet the developer test, you did not meet the contribution condition and the value of the lease on 14 February 2022 was below £325,000 in Greater London or £175,000 elsewhere in England, you do not need to provide information and evidence under regulation 6(4)(e) and (f).

[place an X in the box next to the ONE statement which applies (if any), and insert "N/A " in the applicable boxes below]

- A. Evidence of the relevant percentage of the building owned by each landlord (where there are superior landlords in the building) (regulation 6(3)(a))
- B. Organogram or other form of information showing the landlord group companies and related details in relation to the developer test (regulation 6(3)(b))
- C. Organogram or other form of information showing the landlord group companies and related details in relation to the contribution condition (regulation 6(3)(c))
- D. Most recent company accounts for each company in the landlord group audited or filed after 14 February 2017 but before 14 February 2022 (regulation 6(4)(a))
- E. Statement from chartered accountant or finance director (regulation 6(4)(b))
- F. Documents demonstrating that the relevant building was constructed or converted before the relevant period and details of any relevant works which were carried out in the relevant period (regulation 6(4)(c))
- G. Confirmation of the identity of any person who undertook works relating to the relevant defect or commissioned those works (regulation 6(4)(d)(i))
- H. Details of the parties to any joint venture which commissioned or undertook works relating to the relevant defect in the building (regulation 6(4)(d)(ii))
- I. Evidence of any relevant defects and works carried out to remedy those defects since 28 June 2017 (regulation 6(4)(e))
- J. Evidence of any costs paid in relation to the works carried out to remedy those relevant defects, details of the number of flats between which the costs should be divided and evidence of the leaseholder's maximum remaining liability (regulation 6(4)(f))

Signed by: **Ishguard Limited**
[full name of landlord under the lease]

Signature DocuSigned by:

97DB064D6A94426

Date: 21 September 2023

WARNING: If any person who is a relevant landlord under paragraph 2(4) of Schedule 8 to the Building Safety Act 2022 does not provide a certificate which complies with regulation 6 in the form outlined in this certificate to the leaseholder, the condition in paragraph 2(2) of Schedule 8 to the Act is to be treated as met in accordance with paragraph 14(2) of Schedule 8 to the Act.

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

- 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.