

SCHEDULE
Building Safety Act 2022

Regulation 7

Leaseholder deed of certificate

Leaseholders have a qualifying lease if they meet the criteria set out in section 119 of the Building Safety Act 2022. Leaseholders should consider the answers they give in this deed of certificate carefully. Qualifying leaseholders may benefit from important protections limiting the costs of putting right historical safety defects.

This deed of certificate relates to the dwelling at: Kings Cross Station, London, N1 9AL
[insert address of the dwelling]

Name of the current leaseholder: Mr Harry Potter
[insert name of current leaseholder]

Name of the leaseholder at beginning of 14th February 2022: Mr Harry Potter
[insert name of the leaseholder]

IMPORTANT NOTE: Answers to the questions below are needed to confirm whether or not your property has a qualifying lease.

Failure to return a completed, signed deed of certificate to your landlord will result in the lease to which the deed of certificate relates being treated as if it were not a qualifying lease under the Building Safety Act 2022.

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

If you were not the owner 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 eg the person who was the owner on that date.

Questions as to qualifying lease criteria

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

The dwelling was owned by me at the beginning of 14 th February 2022 and was my only or principal home on that date	<input checked="" type="checkbox"/>
The dwelling was owned by another person at the beginning of 14 th February and was their only or principal home on that date	<input type="checkbox"/>
The dwelling was owned by me at the beginning of 14 th February 2022, was not my only or principal home on that date, and on that date I owned no more than two dwellings in the United Kingdom in addition to the dwelling	<input type="checkbox"/>
The dwelling was owned by another person at the beginning of 14 th February 2022, was not their only or principal home on that date, and on that date they owned no more than two dwellings in the United Kingdom in addition to the dwelling	<input type="checkbox"/>
None of the above applies	<input type="checkbox"/>

IMPORTANT NOTE: Answers to the questions below are needed to calculate the value of the lease for the purposes of the Building Safety Act 2022.

Failure to provide details of the sale price or stating that you do not know the sale price will, where a contribution has to be collected, result in a substitute value of the lease being used. Where the dwelling has not been sold on the open market (eg it was gift) the value will be estimated in accordance with regulations made under paragraph 6(6) of the Schedule 8 to the Building Safety Act 2022.

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

If you were not the owner 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 eg the person who was the owner on that date.

Questions on price when last sold

[place an X in the box next to the ONE statement which applies in relation to the dwelling, fill in details if required]

The dwelling has not been sold on the open market before 14 th February 2022	<input checked="checked" type="checkbox"/>
The dwelling was last sold on the open market (ignoring any sale which completed on or after 14 th February 2022) on: Click here to enter text <i>[insert date the sale completed]</i> with a sale price of: £ Click here to enter text <i>[insert sale price in pounds sterling to the nearest pound]</i>	<input type="checkbox"/>
The dwelling was sold before 14 th February 2022, but the sale price is not known	<input type="checkbox"/>

IMPORTANT NOTE: Where your lease is a shared ownership lease answers to the questions below are also needed to calculate the value of the lease for the purposes of the Building Safety Act 2022.

Failure to provide details of the total share of the shared ownership lease, or stating that the details are not know will result in the total share owned being assumed to be 100%.

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

If you were not the owner 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 eg the person who was the owner on that date. owner on that date.

Questions as to shared ownership leases

[place an X in the box next to the ONE statement which applies in relation to the dwelling, fill in details if required]

The dwelling was not owned under a shared ownership lease at the beginning of 14 th February 2022	<input type="checkbox"/>
The dwelling was owned at the beginning of 14 th February 2022 by me under a shared ownership lease and the total share owned by me at that date was: 40% <i>[insert percentage]</i>	<input checked="" type="checkbox"/>
The dwelling was owned at the beginning of 14 th February 2022 by another leaseholder under a shared ownership lease and the total share owned by that person at that date was: Click here to enter text % <i>[insert percentage]</i>	<input type="checkbox"/>
I do not know if the dwelling was owned at the beginning of 14 th February 2022 by another leaseholder under a shared ownership lease or I do not know the total share owned at that date	<input type="checkbox"/>

Evidence

The following documents accompany this deed of certificate

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

<i>Accompanying documents</i> (a copy of each document is required)	
Evidence to show the dwelling was only or principal home at the beginning of 14 th February 2022	<input checked="" type="checkbox"/>
Where the dwelling to which the lease relates was disposed of on the open market before 14 th February 2022 —	
evidence of the most recent sale before that date, including an official copy of the register of title at HM Land Registry which shows the date of the sale in question	<input type="checkbox"/>
evidence of the price paid at completion (in pounds sterling to the nearest pound) in respect of that sale	<input type="checkbox"/>
<i>Additional accompanying documents where lease is shared ownership lease</i> (a copy of each document is required)	
A copy of the shared ownership lease	<input checked="" type="checkbox"/>
Evidence of the percentage share under the shared ownership lease held at the beginning of 14 th February 2022	<input checked="" type="checkbox"/>

By signing this deed of certificate, I confirm that the above information and the information contained in the evidence which accompanies this deed of certificate is true to the best of my knowledge.

Signed as a deed by: *[full name of leaseholder]*

Signature

in the presence of:

Signature of witness:

Name of witness (in BLOCK CAPITALS):

Address of witness:

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Date:

WARNING Dishonestly making a false representation or failing to disclose information required may be a criminal offence under the Fraud Act 2006