



Housing Act 1985

1985 CHAPTER 68

PART IV

SECURE TENANCIES AND RIGHTS OF SECURE TENANTS

Repairs and improvements

97 Tenant's improvements require consent.

- (1) It is a term of every secure tenancy that the tenant will not make any improvement without the written consent of the landlord.
- (2) In this Part “improvement” means any alteration in, or addition to, a dwelling-house, and includes—
 - (a) any addition to or alteration in landlord's fixtures and fittings,
 - (b) any addition or alteration connected with the provision of services to the dwelling-house,
 - (c) the erection of a wireless or television aerial, and
 - (d) the carrying out of external decoration.
- (3) The consent required by virtue of subsection (1) shall not be unreasonably withheld, and if unreasonably withheld shall be treated as given.
- (4) The provisions of this section have effect, in relation to secure tenancies, in place of section 19(2) of the ^{M1}Landlord and Tenant Act 1927 (general provisions as to covenants, &c. not to make improvements without consent).
- [^{F1}(5) In this section “ secure tenancy ” does not include a secure tenancy that is a flexible tenancy.]

Textual Amendments

- F1** S. 97(5) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), ss. **155(3)**, 240(2); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

Status: Point in time view as at 24/03/2018.

Changes to legislation: Housing Act 1985, Section 97 is up to date with all changes known to be in force on or before 08 August 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

Marginal Citations

M1 1927 c. 36.

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