



# Landlord and Tenant Act 1985

## CHAPTER 70

### LANDLORD AND TENANT ACT 1985

#### *Information to be given to tenant*

- 1 Disclosure of landlord's identity.
- 2 Disclosure of directors, &c. of corporate landlord.
- 3 Duty to inform tenant of assignment of landlord's interest.
- 3A Duty to inform tenant of possible right to acquire landlord's interest.

#### *Provision of rent books*

- 4 Provision of rent books.
- 5 Information to be contained in rent books.
- 6 Information to be supplied by companies.
- 7 Offences.

#### *Implied terms as to fitness for human habitation*

- 8 Implied terms as to fitness for human habitation.
- 9 Application of s. 8 to certain houses occupied by agricultural workers.
- 10 Fitness for human habitation.

#### *Repairing obligations*

- 11 Repairing obligations in short leases.
- 12 Restriction on contracting out of s. 11.
- 13 Leases to which s. 11 applies: general rule.
- 14 Leases to which s. 11 applies: exceptions.
- 15 Jurisdiction of county court.
- 16 Meaning of "lease" and related expressions.
- 17 Specific performance of landlord's repairing obligations.

*Status: Point in time view as at 01/12/2014.*

*Changes to legislation: Landlord and Tenant Act 1985 is up to date with all changes known to be in force on or before 02 July 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)*

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### *Service charges*

- 18 Meaning of “service charge” and “relevant costs”.
- 19 Limitation of service charges: reasonableness.
- 20 Limitation of service charges: consultation requirements
- 20ZA Consultation requirements: supplementary
- 20A Limitation of service charges: grant-aided works.
- 20B Limitation of service charges: time limit on making demands.
- 20C Limitation of service charges: costs of proceedings.
- 21 Service charge information
- 21A Withholding of service charges
- 21B Notice to accompany demands for service charges
- 22 Request to inspect supporting accounts &c.
- 23 Request relating to information held by superior landlord.
- 23A Effect of change of landlord
- 24 Effect of assignment on request.
- 25 Failure to comply with s. 21, 22 or 23 an offence.
- 26 Exception: tenants of certain public authorities.
- 27 Exception: rent registered and not entered as variable.
- 27A Liability to pay service charges: jurisdiction
- 28 Meaning of “qualified accountant”.
- 29 Meaning of “recognised tenants’ association”.
- 30 Meaning of “flat”, “landlord” and “tenant”.

### *Insurance*

- 30A Rights of tenants with respect to insurance.

### *Managing agents*

- 30B Recognised tenants’ associations to be consulted about managing agents.

### *Miscellaneous*

- 31 Reserve power to limit rents.

### *Supplementary provisions*

- 31A Jurisdiction of leasehold valuation tribunal.
- 31B Leasehold valuation tribunal: applications and fees.
- 31C Transfer of cases from county court.
- 32 Provisions not applying to tenancies within Part II of the Landlord and Tenant Act 1954.
- 33 Liability of directors, &c. for offences by body corporate.
- 34 Power of local housing authority to prosecute.
- 35 Application to Isles of Scilly.
- 36 Meaning of “lease” and “tenancy” and related expressions.
- 37 Meaning of “statutory tenant” and related expressions.
- 38 Minor definitions.
- 39 Index of defined expressions.

### *Final provisions*

- 40 Short title, commencement and extent.

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## SCHEDULE — RIGHTS OF TENANTS WITH RESPECT TO INSURANCE

### *Construction*

1 In this Schedule— “ landlord ”, in relation to a...

*. . . Summary of insurance cover*

2 (1) Where a service charge is payable by the tenant...

*Request to inspect insurance policy etc.*

3 *Inspection of insurance policy etc.*

*. . . Insurance effected by superior landlord*

4 (1) If a notice is served under paragraph 2 in...

4A *Effect of change of landlord*

*Effect of assignment . . .*

5 The assignment of a tenancy does not affect any duty...

*Offence of failure to comply*

6 (1) It is a summary offence for a person to...

*Tenant’s right to notify insurers of possible claim*

7 (1) This paragraph applies to any dwelling in respect of...

*Right to challenge landlord’s choice of insurers*

8 (1) This paragraph applies where a tenancy of a dwelling...

*Exception for tenants of certain public authorities*

9 (1) Paragraphs 2 to 8 do not apply to a...

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