



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: Wales.
- 9 Application of s. 8 to certain houses occupied by agricultural workers.
- 9A Fitness for human habitation of dwellings in England
- 9B Leases to which section 9A applies
- 9C Application of section 9A to certain dwellings 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.

Status: Point in time view as at 01/04/2023.

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- 15 Jurisdiction of county court.
- 16 Meaning of “lease” and related expressions.
- 17 Specific performance of landlord’s repairing obligations.

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.
- 20D Limitation of service charges: remediation works
- 20E Regulations under section 20D
- 20F Limitation of service charges: excluded costs for higher-risk buildings
- 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”.
- 29A Tenants’ associations: power to request information about tenants
- 30 Meaning of “landlord”, “tenant” etc.

Insurance

- 30A Rights of tenants with respect to insurance.

Managing agents

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

Higher-risk buildings in England

- 30C Implied terms relating to building safety
- 30D Liability for building safety costs
- 30E Liability for remuneration of building safety director of resident management company etc
- 30F Restrictions on contracting out of sections 30C to 30E
- 30G Jurisdiction of county court
- 30H Specific performance of implied terms
- 30I Interpretation of building safety provisions

Miscellaneous

- 31 Reserve power to limit rents.

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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.

SCHEDULE — RIGHTS OF TENANTS WITH RESPECT TO INSURANCE

Construction

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

Request for summary of insurance cover

2

Request to inspect insurance policy etc.

3

Request relating to insurance effected by superior landlord

4

- 4A Effect of change of landlord

Effect of assignment on request

5

Failure to comply with paragraph 2, 3 or 4 an offence

6

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

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Exception for tenants of certain public authorities

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