



Landlord and Tenant Act 1985

1985 CHAPTER 70

Service charges

[^{F1}20A Limitation of service charges: grant-aided works.

Where relevant costs are incurred or to be incurred on the carrying out of works in respect of which a grant has been or is to be paid under [^{F2}section 523 of the Housing Act 1985 (assistance for provision of separate service pipe for water supply) or any provision of Part I of the Housing Grants, Construction and Regeneration Act 1996 (grants, &c. for renewal of private sector housing) or any corresponding earlier enactment][^{F3} or article 3 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (power of local housing authorities to provide assistance)], the amount of the grant shall be deducted from the costs and the amount of the service charge payable shall be reduced accordingly.

[In any case where—

- ^{F4}(2) (a) relevant costs are incurred or to be incurred on the carrying out of works which are included in the external works specified in a group repair scheme, within the meaning of [^{F5}Part I of the Housing Grants, Construction and Regeneration Act 1996], and
- (b) the landlord participated or is participating in that scheme as an assisted participant,

the amount which, in relation to the landlord, is [^{F6}the balance of the cost determined in accordance with section 69(3) of the Housing Grants, Construction and Regeneration Act 1996] shall be deducted from the costs, and the amount of the service charge payable shall be reduced accordingly.]]

Textual Amendments

- F1** S. 20A inserted by [Housing and Planning Act 1986 \(c. 63, SIF 75:1\)](#), s. 24(1), [Sch. 5 para. 9\(1\)](#)
- F2** Words in s. 20A(1) substituted (17.12.1996) by [1996 c. 53, s. 103, Sch. 1 para. 11\(1\)](#); [S.I. 1996/2842, art. 3](#)
- F3** Words in s. 20A(1) inserted (19.7.2002) by [S.I. 2002/1860, arts. 1\(2\)\(b\), 9, Sch. 1 para. 2](#)

Changes to legislation: Landlord and Tenant Act 1985, Section 20A is up to date with all changes known to be in force on or before 17 May 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) View outstanding changes

- F4** S. 20A(2) added by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 194, **Sch. 11 para. 90**
- F5** Words in s. 20A(2)(a) substituted (17.12.1996) by 1996 c. 53, s. 103, **Sch. 1 para. 11(2)(a)**; S.I. 1996/2842, **art. 3**
- F6** Words in s. 20A(2) substituted (17.12.1996) by 1996 c. 53, **Sch. 1 para. 11(2)(b)**; S.I. 1996/2842, **art. 3**

Modifications etc. (not altering text)

- C1** Ss. 18-30 modified (30.9.2003 for E. and 30.3.2004 for W.) by 2002 c. 15, ss. 102, 181(1), **Sch. 7 para. 4**; S.I. 2003/1986, **art. 2(a)**; S.I. 2004/669, **art. 2(a)**
Ss. 18-30B extended (30.9.2003 and 28.2.2005 for E. for certain purposes and otherwise prosp. and 30.3.2004 and 31.5.2005 for W. for certain purposes and otherwise prosp.) by 2002 c. 15, ss. 172, 181(1); S.I. 2003/1986, **art. 2(c)(ii)** (subject to **Sch. 2**); S.I. 2004/669, **art. 2(c)(ii)** (subject to **Sch. 2**); S.I. 2004/3056, **art. 3(h)** (subject to **art. 4** (as amended by S.I. 2005/193, art. 2)); S.I. 2005/1353, **art. 2(h)** (subject to **art. 3**)
- C2** S. 20A amended by Housing Act 1988 (c. 50, SIF 61), **s. 79(12)**
- C3** Ss. 18-30 modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 10(b)**
Ss. 18-30 extended (5.7.1994) by 1994 c. 19, ss. 39, 66(2)(b), **Sch. 13 para. 23(b)** (with ss. 54(5)(7), 55(5), **Sch. 17 paras. 22(1), 23(2)**)

Changes to legislation:

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Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 13(1AB) inserted by [2016 c. 22 Sch. 7 para. 18\(2\)](#)