
Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)



Leasehold Reform, Housing and Urban Development Act 1993

CHAPTER 28

LEASEHOLD REFORM, HOUSING AND URBAN DEVELOPMENT ACT 1993

PART I

LANDLORD AND TENANT

CHAPTER I

COLLECTIVE ENFRANCHISEMENT IN CASE OF TENANTS OF FLATS

Preliminary

- 1 The right to collective enfranchisement.
- 2 Acquisition of leasehold interests.
- 3 Premises to which this Chapter applies.
- 4 Premises excluded from right.
- 4A RTE companies
- 4B RTE companies: membership
- 4C RTE companies: regulations
- 5 Qualifying tenants.
- 6 Qualifying tenants satisfying residence condition.
- 7 Meaning of “long lease”.
- 8 Leases at a low rent.
- 8A Meaning of “particularly long term”.
- 9 The reversioner and other relevant landlords for the purposes of this Chapter.
- 10 Premises with a resident landlord.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Preliminary inquiries by tenants

- 11 Right of qualifying tenant to obtain information about superior interests etc.
- 12 Right of qualifying tenant to obtain information about other matters.

The initial notice

- 13 Notice by qualifying tenants of claim to exercise right.

Participating tenants and nominee purchaser

- 14 The participating tenants.
- 15 The nominee purchaser: appointment and replacement.
- 16 The nominee purchaser: retirement or death.

Procedure following giving of initial notice

- 17 Rights of access.
- 18 Duty of nominee purchaser to disclose existence of agreements affecting specified premises etc.
- 19 Effect of initial notice as respects subsequent transactions by freeholder etc.
- 20 Right of reversioner to require evidence of tenant's right to participate.
- 21 Reversioner's counter-notice.

Applications to court or leasehold valuation tribunal

- 22 Proceedings relating to validity of initial notice.
- 23 Tenants' claim liable to be defeated where landlord intends to redevelop.
- 24 Applications where terms in dispute or failure to enter contract.
- 25 Applications where reversioner fails to give counter-notice or further counter-notice.
- 26 Applications where relevant landlord cannot be found.
- 27 Supplementary provisions relating to vesting orders under section 26(1).

Termination of acquisition procedures

- 28 Withdrawal from acquisition by participating tenants.
- 29 Deemed withdrawal of initial notice.
- 30 Effect on initial notice or subsequent contract of institution of compulsory acquisition procedures.
- 31 Effect on initial notice of designation for inheritance tax purposes and applications for designation.

Determination of price and costs of enfranchisement

- 32 Determination of price.
- 33 Costs of enfranchisement.

Completion of acquisition

- 34 Conveyance to nominee purchaser.
- 35 Discharge of existing mortgages on transfer to nominee purchaser.
- 36 Nominee purchaser required to grant leases back to former freeholder in certain circumstances.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

37 Acquisition of interests from local authorities etc.

Landlord's right to compensation in relation to ineffective claims

37A Compensation for postponement of termination in connection with ineffective claims.

37B Modification of section 37A where change in immediate reversion.

Supplemental

38 Interpretation of Chapter I.

CHAPTER II

INDIVIDUAL RIGHT OF TENANT OF FLAT TO ACQUIRE NEW LEASE

Preliminary

39 Right of qualifying tenant of flat to acquire new lease.

40 The landlord for the purposes of this Chapter.

Preliminary inquiries by qualifying tenant

41 Right of qualifying tenant to obtain information about superior interests etc.

The tenant's notice

42 Notice by qualifying tenant of claim to exercise right.

43 General provisions as respects effect of tenant's notice.

Procedure following giving of tenant's notice

44 Access by landlords for valuation purposes.

45 Landlord's counter-notice.

Applications to court or leasehold valuation tribunal

46 Proceedings relating to validity of tenant's notice.

47 Application to defeat tenant's claim where landlord intends to redevelop.

48 Applications where terms in dispute or failure to enter into new lease.

49 Applications where landlord fails to give counter-notice or further counter-notice.

50 Applications where landlord cannot be found.

51 Supplementary provisions relating to vesting orders under section 50(1).

Termination or suspension of acquisition procedures

52 Withdrawal by tenant from acquisition of new lease.

53 Deemed withdrawal of tenant's notice.

54 Suspension of tenant's notice during currency of claim under Chapter I.

55 Effect on tenant's notice of institution of compulsory acquisition procedures.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Grant of new lease

- 56 Obligation to grant new lease.
- 57 Terms on which new lease is to be granted.
- 58 Grant of new lease where interest of landlord or tenant is subject to a mortgage.
- 58A Priority of interests on grant of new lease.
- 59 Further renewal, but no security of tenure, after grant of new lease.

Costs incurred in connection with new lease

- 60 Costs incurred in connection with new lease to be paid by tenant.

Landlord's right to terminate new lease

- 61 Landlord's right to terminate new lease on grounds of redevelopment.

Landlord's right to compensation in relation to ineffective claims

- 61A Compensation for postponement of termination in connection with ineffective claims.
- 61B Modification of section 61A where change in immediate reversion.

Supplemental

- 62 Interpretation of Chapter II.

CHAPTER III

ENFRANCHISEMENT UNDER LEASEHOLD REFORM ACT 1967

Extension of right to enfranchise

- 63 Extension of right to enfranchise to houses whose value or rent exceeds applicable limit.
- 64 Tenancies terminable after death or marriage.
- 65 Additional "low rent" test.
- 66 Price payable by tenant on enfranchisement by virtue of section 63 or 64.

Exceptions to right to enfranchise

- 67 Exclusion of right to enfranchise in case of houses let by charitable housing trusts.
- 68 Exclusion of right in case of property transferred for public benefit etc.

CHAPTER IV

ESTATE MANAGEMENT SCHEMES IN CONNECTION WITH ENFRANCHISEMENT

- 69 Estate management schemes.
- 70 Approval by ... tribunal of estate management scheme.
- 71 Applications by two or more landlords or by representative bodies.
- 72 Applications after expiry of two-year period.
- 73 Applications by certain public bodies.
- 74 Effect of application for approval on claim to acquire freehold.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

- 75 Variation of existing schemes.

CHAPTER V

TENANTS' RIGHT TO MANAGEMENT AUDIT

- 76 Right to audit management by landlord.
77 Qualifying tenants.
78 Management audits.
79 Rights exercisable in connection with management audits.
80 Exercise of right to have a management audit.
81 Procedure following giving of notice under section 80.
82 Requirement relating to information etc. held by superior landlord.
83 Supplementary provisions.
84 Interpretation of Chapter V.

CHAPTER VI

MISCELLANEOUS

Compulsory acquisition of landlord's interest

- 85 Amendment of Part III of Landlord and Tenant Act 1987.

Variation of leases

- 86 Variation of leases under Part IV of Landlord and Tenant Act 1987.

Codes of practice

- 87 Approval by Secretary of State of codes of management practice.

Jurisdiction of leasehold valuation tribunals in relation to enfranchisement etc. of Crown land

- 88 Jurisdiction of ... tribunals in relation to enfranchisement etc. of Crown land.

Provision of accommodation for persons with mental disorders

- 89 Avoidance of provisions preventing occupation of leasehold property by persons with mental disorders.

CHAPTER VII

GENERAL

- 90 Jurisdiction of county courts.
91 Jurisdiction of ... tribunals.
92 Enforcement of obligations under Chapters I and II.
93 Agreements excluding or modifying rights of tenant under Chapter I or II.
93A Powers of trustees in relation to rights under Chapters I and II.
94 Crown land.
95 Saving for National Trust.
96 Property within cathedral precinct.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

- 97 Registration of notices, applications and orders under Chapters I and II.
- 98 Power to prescribe procedure under Chapters I and II.
- 99 Notices.
- 100 Orders and regulations.
- 101 General interpretation of Part I.
- 102 Term date and other matters relating to periodical tenancies.
- 103 Application of Part I to Isles of Scilly.

PART II

PUBLIC SECTOR HOUSING

CHAPTER I

ENGLAND AND WALES

Right to buy

- 104 Landlord's notice of purchase price and other matters.
- 105 Tenant's notice of intention etc.
- 106 Exceptions to the right to buy.

Abolition of certain ancillary rights

- 107 Abolition of right to a mortgage, right to defer completion and right to be granted a shared ownership lease.

Right to acquire on rent to mortgage terms

- 108 Right to acquire on rent to mortgage terms.
- 109 Tenant's notice claiming right.
- 110 Landlord's notice admitting or denying right.
- 111 Tenant's notice of intention etc.
- 112 Notice of landlord's share and initial discount.
- 113 Determination of landlord's share, initial discount etc.
- 114 Change of landlord after notice claiming right.
- 115 Duty of landlord to convey freehold or grant lease.
- 116 Terms and effect of conveyance or grant: general.
- 117 Redemption of landlord's share.
- 118 Mortgage for securing redemption of landlord's share.
- 119 Landlord's notices to complete.
- 120 Repayment of discount on early disposal.

Other rights of secure tenants

- 121 Right to have repairs carried out.
- 122 Right to compensation for improvements.
- 123 Right to information.
- 124 Existing rights with respect to disposals by housing action trusts.
- 125 New rights with respect to such disposals.

Housing welfare services

- 126 Provision of housing welfare services.
- 127 Accounting for housing welfare services.
- 128 Power to repeal provisions made by sections 126 and 127.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Delegation of housing management

- 129 Management agreements.
- 130 Consultation with respect to management agreements.
- 131 Management agreements and compulsory competitive tendering.
- 132 Management agreements with tenant management organisations.

Priority of charges securing repayment of discount

- 133 Voluntary disposals by local authorities.
- 134 Voluntary disposals by housing associations.

Disposals of dwelling-houses by local authorities

- 135 Programmes for disposals.
- 136 Levy on disposals.
- 137 Disposals: transitional provisions.

Expenses on defective housing

- 138 Contributions in respect of certain post-March 1989 expenses.
- 139 Contributions in respect of certain pre-April 1989 expenses.

Housing Revenue Account subsidy

- 140 Calculation of Housing Revenue Account subsidy.

CHAPTER II

SCOTLAND

Rent to loan scheme

- 141 Eligibility for rent to loan scheme.
- 142 The rent to loan scheme.
- 143 Rent to loan scheme: related amendments.

Right to purchase

- 144 Abatement of purchase price.
- 145 Effect of abatement of purchase price on recovery of discount.

Other rights of secure tenants

- 146 Right to have repairs carried out.
- 147 Right to compensation for improvements.
- 148 Right to information.

Housing welfare services

- 149 Provision of housing welfare services.
- 150 Accounting for housing welfare services.
- 151 Power to repeal provisions relating to housing welfare services.

Miscellaneous

- 152 Management agreements with housing co-operatives.
- 153 Standards and performance in housing management.

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

- 154 Further provision as to allocation of housing.
- 155 Rules relating to housing list.
- 156 Defective dwellings: damages for landlord's failure to notify.
- 157 Other amendments of 1987 Act.

PART III

DEVELOPMENT OF URBAN AND OTHER AREAS

The Urban Regeneration Agency

- 158 The Agency.
- 159 Objects of Agency.
- 160 General powers of Agency.
- 161 Vesting of land by order.
- 162 Acquisition of land.
- 163 Power to enter and survey land.
- 164 Financial assistance.
- 165 Connection of private streets to highway.

The Agency: supplemental

- 166 Consents of Secretary of State.
- 167 Guidance and directions by Secretary of State.
- 168 Validity of transactions.
- 169 Supplementary provisions as to vesting and acquisition of land.

Designation orders and their effect

- 170 Power to make designation orders.
- 171 Agency as local planning authority.
- 172 Adoption of private streets.
- 173 Traffic regulation orders for private streets.

Other functions of Secretary of State

- 174 Financial assistance for urban regeneration.
- 175 Power to appoint Agency as agent.
- 176 Power to direct disposal of unused etc. land held by public bodies.

Urban development corporations

- 177 Power to act as agents of Agency.
- 178 Powers with respect to private streets.
- 179 Adjustment of areas.
- 180 Transfers of property, rights and liabilities.

Miscellaneous

- 181 No compensation where planning decision made after certain acquisitions.
- 182 Powers of housing action trusts with respect to private streets.

Supplemental

- 183 Notices.
- 184 Dissolution of English Industrial Estates Corporation.

Status: Point in time view as at 01/12/2022.

Changes to legislation: *Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)*

185 Interpretation of Part III.

PART IV
SUPPLEMENTAL

186 Financial provisions.
187 Amendments and repeals.
188 Short title, commencement and extent.

SCHEDULES

**SCHEDULE 1 — CONDUCT OF PROCEEDINGS BY THE REVERSIONER ON
BEHALF OF OTHER LANDLORDS**

Part I — THE REVERSIONER

Freeholder to be reversioner

1 Subject to paragraphs 2 to 4, in a case to...

Replacement of freeholder by other relevant landlord

2 The court may, on the application of all the relevant...
3 If it appears to the court, on the application of...
4 The court may also, on the application of any of...
5 A person appointed by the court under any of paragraphs...

Part IA — THE REVERSIONER: PREMISES WITH MULTIPLE FREEHOLDERS

Initial reversioner

5A Subject to paragraphs 5B to 5D, in a case to...

Change of reversioner

5B The court may, on the application of all the relevant...
5C If it appears to the court, on the application of...
5D The court may also, on the application of any of...
5E A person appointed by the court under any of paragraphs...

**Part II — CONDUCT OF PROCEEDINGS ON BEHALF OF OTHER
LANDLORDS**

Acts of reversioner binding on other landlords

6 (1) Without prejudice to the generality of section 9(3)—

Other landlords acting independently

7 (1) Notwithstanding anything in section 9(3) or paragraph 6, any...

Obligations of other landlords to reversioner

8 (1) It shall be the duty of each of the...

Applications made by other landlords under section 23(1)

9 The authority given to the reversioner by section 9(3) shall...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

SCHEDULE 2 — SPECIAL CATEGORIES OF LANDLORDS

Interpretation

- 1 (1) In this Schedule— “Chapter I landlord” means a person...

Mortgagee in possession of landlord’s interest

- 2 (1) Where— (a) the interest of a Chapter I or...

Landlord’s interest vested in custodian trustee

- 3 Where the interest of a Chapter I or Chapter II...

Landlord under a disability

- 4 (1) This paragraph applies where a Chapter I or Chapter...

Landlord’s interest held in trust

- 5 (1) Where the interest of a Chapter I landlord is...

Landlord’s interest subject to a settlement

- 6 Where the interest of a Chapter II landlord is subject...

University or college landlords

- 7 (1) Where a Chapter I landlord is a university or...

Ecclesiastical landlords

- 8 (1) The provisions of this paragraph shall have effect as...

SCHEDULE 3 — THE INITIAL NOTICE: SUPPLEMENTARY PROVISIONS

Part I — RESTRICTIONS ON PARTICIPATION BY INDIVIDUAL TENANTS, EFFECT OF CLAIMS ON OTHER NOTICES, FORFEITURES ETC.

Prior notice by tenant terminating lease

- 1 A qualifying tenant of a flat shall not participate in...

Prior notice by landlord terminating lease

- 2 (1) A qualifying tenant of a flat shall not participate...

Orders for possession and pending proceedings for forfeiture etc.

- 3 (1) A qualifying tenant of a flat shall not participate...

Institution of compulsory purchase procedures

- 4 (1) A qualifying tenant of a flat shall not participate...

Notice terminating lease given by tenant or landlord during currency of claim

- 5 Where a relevant notice of claim is given, any notice...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Initial notice operates to prevent termination of tenant's lease by other means

6 (1) Where a relevant notice of claim is given, then...

Restriction on proceedings against participating tenant to enforce right of re-entry or forfeiture

7 (1) Where a relevant notice of claim is given, then...

Restrictions for purposes of s. 14(3) on tenant electing to become participating tenant during currency of claim

8 (1) Where a relevant notice of claim is given, a...

Effect of tenant's election on certain notices given by landlord

9 (1) This paragraph applies to a qualifying tenant of a...

Interpretation

10 (1) For the purposes of this Part of this Schedule—...
Part II — PROCEDURE FOR GIVING COPIES TO RELEVANT LANDLORDS

Application of Part II

11 This Part of this Schedule has effect where a notice...

Qualifying tenants to give copies of initial notice

12 (1) In a case to which section 9(2) applies, the qualifying...

12A (1) In a case to which section 9(2A) applies, the...

Recipient of notice or copy to give further copies

13 (1) Subject to sub-paragraph (2), a recipient of the initial...

Consequences of failure to comply with paragraph 12 or 13

14 (1) Where— (a) a relevant landlord of the specified premises...

Part III — OTHER PROVISIONS

Inaccuracies or misdescription in initial notice

15 (1) The initial notice shall not be invalidated by any...

Effect on initial notice of tenant's lack of qualification to participate

16 (1) It is hereby declared that, where at the relevant...

SCHEDULE 4 — INFORMATION TO BE FURNISHED BY REVERSIONER ABOUT EXERCISE OF RIGHTS UNDER CHAPTER II

Information to accompany counter-notice

1 (1) This paragraph applies where before the date of the...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Continuing duty to furnish information

- 2 (1) Subject to sub-paragraph (3), this paragraph applies where on...

Duty of other landlords to furnish copies to reversioner

- 3 (1) Without prejudice to the generality of paragraph 8(1)(a) of...

SCHEDULE 5 — VESTING ORDERS UNDER SECTIONS 24 AND 25

Interpretation

- 1 (1) In this Schedule “a vesting order” means an order...

Execution of conveyance

- 2 (1) Where any interests are to be vested in the...

The appropriate sum

- 3 (1) In the case of any vesting order, the appropriate...

Effect of payment of appropriate sum into court

- 4 Where any interest is vested in the nominee purchaser in...

Supplemental

- 5 (1) In the provisions specified in sub-paragraph (2) references to...

SCHEDULE 6 — PURCHASE PRICE PAYABLE BY NOMINEE PURCHASER
Part I — GENERAL

Interpretation and operation of Schedule

- 1 (1) In this Schedule— . . . “intermediate leasehold interest”...
Part II — FREEHOLD OF SPECIFIED PREMISES

Price payable for freehold of specified premises

- 2 (1) Subject to the provisions of this paragraph, where the...

Value of freeholder’s interest

- 3 (1) Subject to the provisions of this paragraph, the value...

Freeholder’s share of marriage value

- 4 (1) The marriage value is the amount referred to in...

Compensation for loss resulting from enfranchisement

- 5 (1) Where the freeholder will suffer any loss or damage...

Price payable for freehold of part of specified premises

- 5A (1) Where different persons own the freehold of different parts...
5B (1) In its application in accordance with paragraph 5A(2)(a),
paragraph...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

- 5C (1) In its application in accordance with paragraph 5A(2)(b),
paragraph...
- Part III — INTERMEDIATE LEASEHOLD INTERESTS
- Price payable for intermediate leasehold interests*
- 6 (1) Where the nominee purchaser is to acquire one or...
- Value of intermediate leasehold interests*
- 7 (1) Subject to sub-paragraph (2), paragraph 3 shall apply for...
- Compensation for loss on acquisition of interest*
- 8 (1) Where the owner of the intermediate leasehold interest will...
- Owners of intermediate interests entitled to part of marriage value*
- 9 (1) This paragraph applies where paragraph 2 applies and—
- 9A (1) This paragraph applies where paragraph 5A applies and—
- Part IV — OTHER INTERESTS TO BE ACQUIRED
- Price payable for other interests*
- 10 (1) Where the nominee purchaser is to acquire any freehold...
- Value of other interests*
- 11 (1) In the case of any such freehold interest as...
- Marriage value*
- 12 (1) Where any such freehold interest as is mentioned in...
- Compensation for loss on acquisition of interest*
- 13 (1) Where the owner of any such freehold or leasehold...
- Part V — VALUATION ETC. OF INTERESTS IN SPECIFIED
PREMISES WITH NEGATIVE VALUES
- Valuation of freehold and intermediate leasehold interests*
- 14 (1) Where— (a) the value of a freeholder's interest in...
- Calculation of marriage value*
- 15 (1) Where (as determined in accordance with paragraph 4(3) and...
- Apportionment of marriage value*
- 16 (1) Where paragraph 14(1) applies to an interest, the value...
- Adjustment of compensation*
- 17 (1) Where— (a) paragraph 14(2) operates to reduce the value...
- Part VI — VALUATION ETC. OF OTHER INTERESTS WITH
NEGATIVE VALUES

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Valuation of freehold and leasehold interests

18 (1) Where— (a) the value of any freehold interest (as...

Calculation of marriage value

19 (1) Where (as determined in accordance with paragraph 4(3) and...

Apportionment of marriage value

20 (1) Where paragraph 18(1) applies to any interest in any...

Adjustment of compensation

21 (1) Where in the case of any property—

SCHEDULE 7 — CONVEYANCE TO NOMINEE PURCHASER ON ENFRANCHISEMENT

Interpretation

1 In this Schedule— (a) “ the relevant premises ” means,...

General

2 (1) The conveyance shall not exclude or restrict the general...

Rights of support, passage of water etc.

3 (1) This paragraph applies to rights of any of the...

Rights of way

4 Any such conveyance shall include— (a) such provisions (if any)...

Restrictive covenants

5 (1) As regards restrictive covenants, the conveyance shall include—

SCHEDULE 8 — DISCHARGE OF MORTGAGES ETC.: SUPPLEMENTARY PROVISIONS

Construction

1 In this Schedule— “the consideration payable” means the consideration payable...

Duty of nominee purchaser to redeem mortgages

2 (1) Where in accordance with section 35(1) a conveyance will...

Determination of amounts due in respect of mortgages

3 (1) For the purpose of determining the amount payable in...

Payments into court

4 (1) Where under section 35(1) any interest is to be...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Savings

- 5 (1) Where any interest is discharged by section 35(1) from...

SCHEDULE 9 — GRANT OF LEASES BACK TO FORMER FREEHOLDER

Part I — GENERAL

- 1 (1) In this Schedule— “ the appropriate time ”, in...

Part II — MANDATORY LEASEBACK

Flats etc. let under secure tenancies or secure contracts

- 2 (1) This paragraph applies where immediately before the appropriate time...

Flats etc. let by housing associations under tenancies other than secure tenancies or secure contracts

- 3 (1) This paragraph applies where immediately before the appropriate time...

Provisions as to terms of lease

- 4 (1) Any lease granted to the freeholder in pursuance of...
4A In this Part of this Schedule, the following terms have...
Part III — RIGHT OF FREEHOLDER TO REQUIRE LEASEBACK OF CERTAIN UNITS

Flats without qualifying tenants and other units

- 5 (1) Subject to sub-paragraph (3), this paragraph applies to any...

Flat etc. occupied by resident landlord

- 6 (1) Sub-paragraph (2) applies where, immediately before the freehold of...

Provisions as to terms of lease

- 7 (1) Any lease granted to the freeholder in pursuance of...
Part IV — TERMS OF LEASE GRANTED TO FREEHOLDER

Duration of lease and rent

- 8 The lease shall be a lease granted for a term...

General rights to be granted

- 9 The lease shall not exclude or restrict the general words...

Covenants for title

- 9A The lessor shall not be bound to enter into any...

Rights of support, passage of water etc.

- 10 (1) This paragraph applies to rights of any of the...

Status: Point in time view as at 01/12/2022.

Changes to legislation: *Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)*

Rights of way

11 The lease shall include— (a) such provisions (if any) as...

Common use of premises and facilities

12 The lease shall include, so far as the lessor is...

Covenants affecting demised premises

13 The lease shall include such provisions (if any) as the...

Covenants by lessor

14 (1) The lease shall include covenants by the lessor—

Covenants by lessee

15 The lease shall include a covenant by the lessee to...

Contributions by lessee

16 (1) The lease may require the lessee to bear a...

Assignment and sub-letting of premises

17 (1) Except where the demised premises consist of or include...

Restriction on terminating lease

18 The lease shall not include any provision for the lease...

SCHEDULE 10 — ACQUISITION OF INTERESTS FROM LOCAL
AUTHORITIES ETC.

Disapplication of provisions relating to disposals by local authorities etc.

1 (1) It is hereby declared that nothing in any of...

Provisions relating to secure tenants following leaseback

2 (1) This paragraph applies where a lease is granted to...

SCHEDULE 11 — PROCEDURE WHERE COMPETENT LANDLORD IS NOT
TENANT'S IMMEDIATE LANDLORD
Part I — PROCEDURE IN RELATION TO TENANT'S NOTICE

Tenant's notice may be given to any of the other landlords

1 The tenant's notice under section 42 shall be regarded as...

Tenant to give copies of notice

2 (1) Where the tenant's notice is given to the competent...

Recipient of notice or copy to give further copies

3 (1) Subject to sub-paragraph (2), a recipient of the tenant's...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Consequences of failure to comply with paragraph 2 or 3

- 4 (1) Where— (a) the competent landlord or any of the...
Part II — CONDUCT OF PROCEEDINGS BY COMPETENT
LANDLORD ON BEHALF OF OTHER LANDLORDS

Counter-notice to specify other landlords

- 5 Any counter-notice given to the tenant by the competent landlord...

Acts of competent landlord binding on other landlords

- 6 (1) Without prejudice to the generality of section 40(2)—

Other landlords acting independently

- 7 (1) Notwithstanding anything in section 40(2), any of the other...

Obligations of other landlords to competent landlord

- 8 (1) It shall be the duty of each of the...

Applications made by other landlords under section 47(1)

- 9 (1) The authority given to the competent landlord by section...

Deemed surrender and re-grant of leases of other landlords

- 10 (1) Where a lease is executed under section 56 or...

Discharge of existing mortgages

- 11 Where by reason of section 58(2) it is necessary to...

SCHEDULE 12 — THE TENANT'S NOTICE: SUPPLEMENTARY PROVISIONS
Part I — EFFECT OF TENANT'S NOTICE ON OTHER NOTICES,
FORFEITURES ETC.

Prior notice by tenant terminating lease

- 1 A notice given by a qualifying tenant of a flat...

Prior notice by landlord terminating lease

- 2 (1) Subject to sub-paragraph (2), a notice given by a...

Orders for possession and pending proceedings for forfeiture etc.

- 3 (1) A notice given by a qualifying tenant of a...

Notice terminating lease given by tenant or landlord during currency of claim

- 4 Where by a notice given under section 42 a tenant...

Tenant's notice operates to prevent termination of lease

- 5 (1) Where by a notice under section 42 a tenant...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Restriction on proceedings to enforce right of re-entry or forfeiture

6 Where by a notice under section 42 a tenant makes...

Effect of notice under section 16(2) of Landlord and Tenant Act 1954 on tenant's notice

7 (1) A tenant who, in proceedings to enforce a right...

Interpretation

8 (1) For the purposes of this Part of this Schedule—...

Part II — OTHER PROVISIONS

9 (1) The tenant's notice shall not be invalidated by any...

SCHEDULE 13 — PREMIUM AND OTHER AMOUNTS PAYABLE BY TENANT
ON GRANT OF NEW LEASE

Part I — GENERAL

1 In this Schedule— “intermediate leasehold interest” means the interest
of...

Part II — PREMIUM PAYABLE IN RESPECT OF GRANT OF NEW
LEASE

Premium payable by tenant

2 The premium payable by the tenant in respect of the...

Diminution in value of landlord's interest

3 (1) The diminution in value of the landlord's interest is...

Landlord's share of marriage value

4 (1) The marriage value is the amount referred to in...

4A (1) Subject to the provisions of this paragraph, the value...

4B (1) Subject to the provisions of this paragraph, the value...

Compensation for loss arising out of grant of new lease

5 (1) Where the landlord will suffer any loss or damage...

Part III — AMOUNTS PAYABLE TO OWNERS OF INTERMEDIATE
LEASEHOLD INTERESTS

Amount payable to owner of intermediate interest

6 In connection with the grant of the new lease to...

Diminution in value of intermediate interest

7 (1) The diminution in value of any intermediate leasehold interest...

Value of intermediate interests

8 (1) Subject to sub-paragraph (2), paragraph 3(2) to (6) shall...

Compensation for loss arising out of grant of new lease

9 Paragraph 5 shall apply in relation to the owner of...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Owners of intermediate interests entitled to part of marriage value

10 (1) This paragraph applies in a case where—

SCHEDULE 14 — PROVISIONS SUPPLEMENTARY TO SECTION 61

- 1 (1) This Schedule has effect where a tenant of a...
2 (1) Where an order for possession is made—
3 (1) On the termination of a lease under an order...
4 Where an order has been made by the county court...
5 (1) The amount payable to a tenant, by virtue of...
6 (1) Part I of the Landlord and Tenant Act 1927 (compensation...
7 (1) The landlord shall not be concerned with the application...
8 (1) Where a landlord makes an application for possession, and...
9 Where— (a) the new lease is subject to a trust...
10 Where— (a) the tenant under the new lease is a...
11 Where— (a) the tenant under the new lease is the...
12 (1) Where— (a) the tenant under the new lease is...

SCHEDULE 15 — SECTION 9 OF THE LEASEHOLD REFORM ACT 1967, AS AMENDED

- 9 Purchase price and costs of enfranchisement, and tenant's right to withdraw.

SCHEDULE 16 — SCHEDULE INSERTED AFTER SCHEDULE 6 TO THE HOUSING ACT 1985

SCHEDULE 17 — Constitution of the agency

...

- (1) The Agency shall consist of such number of members...
(1) The Agency shall pay to its members such remuneration, ...
(1) There shall be a chief executive of the Agency...
Anything authorised or required to be done by the Agency...
(1) Subject to the following provisions of this Schedule, the...
(1) A member of the Agency or of any committee...
(1) The application of the seal of the Agency shall...
In Schedule 1 to the House of Commons Disqualification Act...

SCHEDULE 18 — FINANCES OF THE AGENCY

Financial year

- 1 The financial years of the Agency shall be as follows—...

Financial duties

- 2 (1) After consultation with the Agency, the Secretary of State...

Government grants

- 3 (1) The Secretary of State may, out of moneys provided...

Borrowing

- 4 (1) The Agency may borrow temporarily, by way of overdraft...

Status: Point in time view as at 01/12/2022.

Changes to legislation: *Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)*

Guarantees

- 5 (1) The Treasury may guarantee, in such manner and on...

Surplus funds

- 6 (1) This paragraph applies where it appears to the Secretary...

Financial limits

- 7 (1) The aggregate amount at any time of borrowed sums...

Grants and loans: accounts

- 8 (1) The Secretary of State shall prepare in respect of...

Accounts

- 9 (1) The Agency shall keep proper accounts and other records...

Audit

- 10 (1) The Agency's accounts in respect of financial years ending...

Transmission to Secretary of State

- 11 As soon as the accounts and statement of accounts of...

Reports

- 12 (1) As soon as possible after the end of each...

Information

- 13 Without prejudice to paragraph 12, the Agency shall provide the...

SCHEDULE 19 — VESTING OF LAND IN THE AGENCY: MODIFICATIONS
OF ENACTMENTS

Land Compensation Act 1961 (c. 33)

- 1 The Land Compensation Act 1961 shall have effect in relation...
2 References to the date of service of a notice to...
3 Section 17(2) (certification of appropriate alternative development) shall
be treated...
4 Section 22(2) (interpretation of Part III) shall be treated as...
5 Any reference to a notice to treat in section 39(2)...

Compulsory Purchase (Vesting Declarations) Act 1981 (c. 66)

- 6 In section 15 of the Compulsory Purchase (Vesting Declarations) Act...
7 (1) In Schedule 2 to that Act (vesting of land...

SCHEDULE 20 — THE AGENCY: LAND

Part I — MODIFICATIONS OF ACQUISITION OF LAND ACT 1981

- 1 The Acquisition of Land Act 1981 (in this Part of...
2 (1) Where a compulsory purchase order authorising the acquisition of...
3 The reference in section 17(3) of the 1981 Act (local...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Part II — LAND: SUPPLEMENTARY

Extinguishment of rights over land

- 4 (1) Subject to this paragraph, on an order under section...

Power to override easements

- 5 (1) The erection, construction, carrying out, or maintenance of any...

Consecrated land and burial grounds

- 6 (1) Any consecrated land, whether including a building or not,...

Open spaces

- 7 (1) Any land being, or forming part of, a common,...

Displacement of persons

- 8 If the Secretary of State certifies that possession of a...

Extinguishment of public rights of way

- 9 (1) Where any land— (a) has been vested in or...
10 (1) In this paragraph any reference to making a final...

Telegraphic lines

- 11 (1) Where an order under paragraph 9 extinguishing a public...

Statutory undertakers

- 12 (1) Where any land has been vested in or acquired...
13 (1) Before making an order under paragraph 12 the Secretary...
14 (1) Subject to this paragraph, where any land has been...
15 (1) The powers conferred by this paragraph shall be exercisable...
16 (1) As soon as may be after making such a...
17 (1) Where, on a representation made by statutory undertakers, the...
18 (1) For the purposes of paragraphs 15 and 17, an...

Interpretation

- 19 (1) Any expression used in this Part of this Schedule...

Part III — ACQUISITION OF RIGHTS

- 20 (1) The Compulsory Purchase Act 1965 (in this Part of...
21 For section 7 of the 1965 Act (which relates to...
22 For section 8 of the 1965 Act (which relates to...
23 (1) The following provisions of the 1965 Act (which state...

SCHEDULE 21 — MINOR AND CONSEQUENTIAL AMENDMENTS

Land Registration Act 1925 (c. 21)

- 1 In section 49(1) of the Land Registration Act 1925 (rules...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

...

2 In subsection (1) of section 60 of the Landlord and...

Parliamentary Commissioner Act 1967 (c. 13)

3 (1) In Schedule 2 to the Parliamentary Commissioner Act 1967...

Leasehold Reform Act 1967 (c. 88)

4 In subsection (1A) of section 21 of the Leasehold Reform...

Land Compensation Act 1973 (c. 26)

5 After section 12 of the Land Compensation Act 1973 (tenants...

Local Government Act 1974 (c. 7)

6 (1) In subsection (1) of section 25 of the Local...

Rent Act 1977 (c. 42)

7 In subsection (1)(b) of section 74 of the Rent Act...

Derelict Land Act 1982 (c. 42)

8 In subsection (5) of section 1 of the Derelict Land...

National Heritage Act 1983 (c. 47)

9 After subsection (2A) of section 33 of the National Heritage...

Housing Act 1985 (c. 68)

10 In subsection (3) of section 101 of the Housing Act...

11 In subsection (2) of section 130 of that Act (reduction...

12 For subsection (3) of section 140 of that Act (landlord's...

13 (1) Immediately before section 153A of that Act (tenant's notices...

14 (1) In subsection (1) of section 153B of that Act...

15 In subsection (2) of section 158 of that Act (consideration...

16 (1) In subsection (1) of section 164 of that Act...

17 In subsection (1) of section 167 of that Act (power...

18 In subsection (2) of section 170 of that Act (power...

19 In subsection (2) of section 171C of that Act (modifications...

20 (1) In subsection (2) of section 177 of that Act...

21 For section 178 of that Act there shall be substituted...

22 In subsection (1) of section 179 of that Act (provisions...

23 In subsection (1) of section 181 of that Act (jurisdiction...

24 (1) In subsection (2) of section 184 of that Act...

25 In section 188 of that Act (index of defined expressions:...

Landlord and Tenant Act 1987 (c. 31)

26 In subsection (2) of section 4 of the Landlord and...

27 In subsection (2) of section 13 of that Act (determination...

Status: Point in time view as at 01/12/2022.

Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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)

Town and Country Planning Act 1990 (c. 8)

- 28 In subsection (5)(a) of section 1 of the Town and...
- 29 After section 8 of that Act (local planning authority in...

Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9)

- 30 (1) In subsection (1) of section 72 of the Planning...
- 31 In paragraphs 2 and 4 of Schedule 4 to that...

...

- 32 After subsection (5) of section 3 of the Planning (Hazardous...

SCHEDULE 22 — REPEALS

Status:

Point in time view as at 01/12/2022.

Changes to legislation:

Leasehold Reform, Housing and Urban Development Act 1993 is up to date with all changes known to be in force on or before 18 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.