



Landlord and Tenant (Covenants) Act 1995

CHAPTER 30

LANDLORD AND TENANT (COVENANTS) ACT 1995

Preliminary

- 1 Tenancies to which the Act applies
- 2 Covenants to which the Act applies

Transmission of covenants

- 3 Transmission of benefit and burden of covenants
- 4 Transmission of rights of re-entry

Release of covenants on assignment

- 5 Tenant released from covenants on assignment of tenancy
- 6 Landlord may be released from covenants on assignment of reversion
- 7 Former landlord may be released from covenants on assignment of reversion
- 8 Procedure for seeking release from a covenant under section 6 or 7

Apportionment of liability between assignor and assignee

- 9 Apportionment of liability under covenants binding both assignor and assignee of tenancy or reversion
- 10 Procedure for making apportionment bind other party to lease

Excluded assignments

- 11 Assignments in breach of covenant or by operation of law

Third party covenants

- 12 Covenants with management companies etc

Joint liability under covenants

- 13 Covenants binding two or more persons
14 Abolition of indemnity covenants implied by statute

Enforcement of covenants

- 15 Enforcement of covenants

Liability of former tenant etc. in respect of covenants

- 16 Tenant guaranteeing performance of covenant by assignee
17 Restriction on liability of former tenant or his guarantor for rent or service charge etc
18 Restriction of liability of former tenant or his guarantor where tenancy subsequently varied

Overriding leases

- 19 Right of former tenant or his guarantor to overriding lease
20 Overriding leases: supplementary provisions

Forfeiture and disclaimer

- 21 Forfeiture or disclaimer limited to part only of demised premises

Landlord's consent to assignments

- 22 Imposition of conditions regulating giving of landlord's consent to assignments

Supplemental

- 23 Effects of becoming subject to liability under, or entitled to benefit of, covenant etc
24 Effects of release from liability under, or loss of benefit of, covenant
25 Agreement void if it restricts operation of the Act
26 Miscellaneous savings etc
27 Notices for the purposes of the Act
28 Interpretation
29 Crown application
30 Consequential amendments and repeals
31 Commencement
32 Short title and extent

SCHEDULES**SCHEDULE 1 — Consequential Amendments***Trustee Act 1925 (c. 19)*

- 1 In section 26 of the Trustee Act 1925 (protection against...

Law of Property Act 1925 (c. 20)

- 2 In section 77 of the Law of Property Act 1925...

Landlord and Tenant Act 1954 (c. 56)

- 3 At the end of section 34 of the Landlord and...
4 (1) The existing provisions of section 35 of that Act...

SCHEDULE 2 — Repeals