



Housing Act 1996

1996 CHAPTER 52

PART III

LANDLORD AND TENANT

CHAPTER I

TENANTS' RIGHTS

Service charges

84 Right to appoint surveyor to advise on matters relating to service charges.

- (1) A recognised tenants' association may appoint a surveyor for the purposes of this section to advise on any matters relating to, or which may give rise to, service charges payable to a landlord by one or more members of the association.

The provisions of Schedule 4 have effect for conferring on a surveyor so appointed rights of access to documents and premises.

- (2) A person shall not be so appointed unless he is a qualified surveyor.

For this purpose "qualified surveyor" has the same meaning as in section 78(4)(a) of the ^{M1}Leasehold Reform, Housing and Urban Development Act 1993 (persons qualified for appointment to carry out management audit).

- (3) The appointment shall take effect for the purposes of this section upon notice in writing being given to the landlord by the association stating the name and address of the surveyor, the duration of his appointment and the matters in respect of which he is appointed.

- (4) An appointment shall cease to have effect for the purposes of this section if the association gives notice in writing to the landlord to that effect or if the association ceases to exist.

Status: Point in time view as at 31/05/2005.

Changes to legislation: Housing Act 1996, Section 84 is up to date with all changes known to be in force on or before 25 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)

- (5) A notice is duly given under this section to a landlord of any tenants if it is given to a person who receives on behalf of the landlord the rent payable by those tenants; and a person to whom such a notice is so given shall forward it as soon as may be to the landlord.
- (6) In this section—
- “recognised tenants’ association” has the same meaning as in the provisions of the ^{M2}Landlord and Tenant Act 1985 relating to service charges (see section 29 of that Act); and
- “service charge” means a service charge within the meaning of section 18(1) of that Act, other than one excluded from that section by section 27 of that Act (rent of dwelling registered and not entered as variable).

Modifications etc. (not altering text)

- C1** S. 84 modified (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), **Sch. 7 para. 15(1)**; S.I. 2003/1986, art. 2(a); S.I. 2004/669, art. 2(a)
- C2** S. 84 extended to Crown Land (30.9.2003 for E. for specified purposes, 30.3.2004 for W. for specified purposes) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), **ss. 172, 181(1)**; S.I. 2003/1986, art. 2(c)(ii) (with [Sch. 2](#)); S.I. 2004/669, art. 2(c)(ii) (with [Sch. 2](#))
- C3** S. 84(5) applied (with modifications) (30.9.2003 for E., 30.3.2004 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), s. 181(1), **Sch. 7 para. 15(2)**; S.I. 2003/1986, art. 2(a); S.I. 2004/669, art. 2(a)

Marginal Citations

- M1** 1993 c. 28.
M2 1985 c. 70.

Status:

Point in time view as at 31/05/2005.

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