
STATUTORY INSTRUMENTS

1985 No. 1493

HOUSING, ENGLAND AND WALES

**The Secure Tenancies (Right To
Repair Scheme) Regulations 1985**

Made - - - - 26th September 1985
Laid before Parliament 8th October 1985
Coming into Operation 1st January 1986

**THE SECURE TENANCIES (RIGHT TO
REPAIR SCHEME) REGULATIONS 1985**

1. These regulations may be cited as the Secure Tenancies (Right...
2. The scheme for entitling secure tenants to carry out repairs...
ANNEX A —

ANNEX B —

PART I — MANDATORY GROUNDS OF REFUSAL OF TENANT'S CLAIM

GROUND 1

The landlord's costs would be less than £20.

GROUND 2

The works specified in the tenant's repair claim do not...

GROUND 3

The works specified in the tenant's repair claim, if carried...

PART II — DISCRETIONARY GROUNDS FOR REFUSAL OF TENANT'S
CLAIM

Status: This revised version has been created from an electronic version contributed by Westlaw which was originally derived from the printed publication. **Read more** (See end of Document for details) **Changes to legislation:** There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Secure Tenancies (Right to Repair Scheme) Regulations 1985. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

GROUND 4

The landlord's costs would be more than £200.

GROUND 5

The landlord intends to carry out the landlord's works within...

GROUND 6

The works specified in the tenant's repair claim are not,...

GROUND 7

Carrying out the works specified in the tenant's repair claim...

GROUND 8

The landlord reasonably requires access to the dwelling-house in order...

ANNEX C —

PART I — MANDATORY GROUNDS FOR REFUSAL OF TENANT'S CLAIM FOR PAYMENT

GROUND A

The repair works have not been properly carried out or...

GROUND B

The tenant was not entitled to carry out the repair...

PART II — DISCRETIONARY GROUNDS FOR REFUSAL OF TENANT'S CLAIM FOR PAYMENT

GROUND C

The authorised materials have not been used.

GROUND D

The landlord reasonably requires access to the dwelling-house in order...

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GROUND E

A condition of acceptance of the tenant's repair claim was...

GROUND F

The tenant's claim for payment was not served on the...

Signature

SCHEDULE — HOUSING ACT 1980: SECTION 41A SECURE TENANCIES (RIGHT TO REPAIR) SCHEME 1985

1. Citation and interpretation
2. Entitlement
3. Tenant's notice claiming the right to repair
4. Landlord's notice in reply to tenant's repair claim
5. Grounds for refusal
6. Landlord's notice refusing tenant's repair claim
7. Landlord's acceptance of tenant's repair claim etc
8. Landlord's notice accepting tenant's repair claim
9. Default notice
10. Landlord's response to tenant's default notice
11. Carrying out of the works by the tenant
12. Tenant's claim for payment
13. Landlord's notice in reply to tenant's claim for payment
14. Refusal of tenant's claim for payment
15. Landlord's notice of refusal of tenant's claim for payment
16. Further repair works
17. Tenant's further claim for payment
18. Landlord's notice in reply to tenant's further claim for payment
19. Landlord's refusal of tenant's further claim for payment
20. Further opportunity for tenant to carry out works and claim for payment
21. Landlord's notice of refusal of tenant's further claim for payment
22. Landlord's acceptance of tenant's claim for payment or further claim for payment
23. Payment by the landlord
24. Variations etc. by agreement
25. Suspension of repairing obligation
26. Disputes

Explanatory Note

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Changes and effects yet to be applied to :

- Sch. para. 1 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 2 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 3 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 4 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 5 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 6 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 7 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 8 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 9 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 10 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 11 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 12 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 13 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 14 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 15 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 16 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 17 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 18 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 19 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 20 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 21 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 22 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 23 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 24 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 25 coming into force by [S.I. 1985/1493 reg. 1](#)
- Sch. para. 26 coming into force by [S.I. 1985/1493 reg. 1](#)
- reg. 1 coming into force by [S.I. 1985/1493 reg. 1](#)
- reg. 2 coming into force by [S.I. 1985/1493 reg. 1](#)

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

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

- reg. 1A inserted by [S.I. 2022/907 Sch. 1 para. 5](#)