

## STATUTORY INSTRUMENTS

1986 No. 1494

## HOUSING, ENGLAND AND WALES

The Housing Defects (Expenditure Limits)  
Order 1986

<i>Made</i>	- - - - -	<i>27th August 1986</i>
<i>Laid before the House of Commons</i>		<i>4th September 1986</i>
<i>Coming into Operation</i>		<i>25th September 1986</i>

The Secretary of State for the Environment, in relation to England, and the Secretary of State for Wales, in relation to Wales, in exercise of the powers conferred on them by section 543 (4) and (5) of the Housing Act 1985(a) and of all other powers enabling them in that behalf, hereby make the following order:—

*Citation and commencement*

1. This order may be cited as the Housing Defects (Expenditure Limits) Order 1986, and shall come into operation on 25th September 1986.

*Expenditure limits*

2. The amount hereby specified as the expenditure limit (for the purposes of section 543 of the Housing Act 1985) for each category of dwelling listed in the first column of the Schedule to this order is the amount listed against that category in the second column.

*Revocation*

3. The Housing Defects (Expenditure Limit) Order 1984(b) is hereby revoked so far as it applies to England and Wales.

---

(a) 1985 c. 68.

(b) S.I. 1984/1705.

## SCHEDULE

## EXPENDITURE LIMITS

<i>Category of dwelling</i>	<i>Amount</i>
<p>A. Dwellings contained in or consisting of buildings designated as a class by:—</p> <ol style="list-style-type: none"> <li>1. The Housing Defects (Dyke Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>2. The Housing Defects (Orlit Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>3. The Housing Defects (Schindler and Hawksley SGS Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>4. The Housing Defects (Waller Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>5. The Housing Defects (Wessex Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984.</li> </ol>	£24,000
<p>B. Dwellings contained in or consisting of buildings designated as a class by:—</p> <ol style="list-style-type: none"> <li>1. The Housing Defects (Boot Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>2. The Housing Defects (Parkinson Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>3. The Housing Defects (Reema Hollow Panel Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>4. The Housing Defects (Smith (BSC) Prefabricated Dwellings) (England and Wales) Designation 1986;</li> <li>5. The Housing Defects (Stent Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>6. The Housing Defects (Underdown Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>7. The Housing Defects (Unity and Butterley Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>8. The Housing Defects (Wates Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>9. The Housing Defects (Winget Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>10. The Housing Defects (Woolaway Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984.</li> </ol>	£20,000

## EXPENDITURE LIMITS (cont'd)

<i>Category of dwelling</i>	<i>Amount</i>
C. Dwellings contained in or consisting of buildings designated as a class by:— <ol style="list-style-type: none"> <li>1. The Housing Defects (Airey Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>2. The Housing Defects (Cornish Unit Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984, where the building is constructed substantially according to the method shown in the diagram in Annex C to that designation;</li> <li>3. The Housing Defects (Dorran Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>4. The Housing Defects (Myton Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>5. The Housing Defects (Newland Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>6. The Housing Defects (Stonecrete Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984.</li> </ol>	£16,000
D. Dwellings contained in or consisting of buildings designated as a class by:— <ol style="list-style-type: none"> <li>1. The Housing Defects (Cornish Unit Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984, where the building is constructed substantially according to the method shown in the diagram in Annex A or B to that designation;</li> <li>2. The Housing Defects (Gregory Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984;</li> <li>3. The Housing Defects (Tarran Prefabricated Reinforced Concrete Dwellings) (England and Wales) Designation 1984.</li> </ol>	£14,000
E. All other defective dwellings.	£14,000

*Nicholas Ridley,*  
Secretary of State for the Environment.

26th August 1986.

*Nicholas Edwards,*  
Secretary of State for Wales.

27th August 1986.

## EXPLANATORY NOTE

*(This Note is not part of the Order.)*

Under Part XVI of the Housing Act 1985 ("the Act") an owner of a defective dwelling (one in a class designated by the Secretary of State or a local housing authority) can, if the appropriate conditions are fulfilled, require the local housing authority to give him a grant towards the reinstatement of the dwelling or, sometimes, require the authority to repurchase it from him at 95 per cent. of a "defect-free" value. The amount of reinstatement grant is 90 per cent. (or in the case of financial hardship, 100 per cent.) of the estimated or the actual expenditure incurred, or of the expenditure limit, whichever is the least.

This order, which extends to England and Wales, specifies, in accordance with section 543 of the Act, expenditure limits (ranging from £24,000 to £14,000) for various categories of defective dwelling. The residual category (E) with a limit of £14,000 applies to all defective dwellings designated by local housing authorities, and to any further defective dwellings to be designated by the Secretary of State.

The Housing Defects (Expenditure Limit) Order 1984, (which specifies a single expenditure limit of £14,000 for all defective dwellings) is, so far as it extends to England and Wales, revoked. It continues in force in Scotland.

Information about designations made by local housing authorities may be obtained from the authority concerned. The Housing Defects (Smith (BSC) Prefabricated Dwellings) (England and Wales) Designation 1986 may be obtained from the Department of the Environment. The Housing Defects (Prefabricated Concrete Dwellings) (England and Wales) Designations 1984 (ISBN 0 11 751769 0), which contains as Annexes all the other designations mentioned in the Schedule to this order, may be obtained from Her Majesty's Stationery Office.

SI 1986/1494  
ISBN 0-11-067494-4

