

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations entitle a secure tenant of a local authority to be paid compensation by his landlord, when his tenancy ends, for an improvement he or his predecessor carried out to his home. For there to be an entitlement to compensation the tenant must be a qualifying person (within the meaning of section 99B of the Housing Act 1985), the conditions in section 99A(1) of that Act must be satisfied, the improvement must be one of those listed in the Schedule to the Regulations and none of the circumstances described in regulation 3(2) must apply.

Regulation 3 deals with the entitlement to compensation. Regulation 4 sets out the method for calculating the amount of compensation payable and the circumstances in which that amount can be adjusted. Regulation 5 gives the landlord a right of set off. Regulation 6 deals with claims and regulation 7 provides for questions arising under the Regulations to be determined by the county court.

Changes to legislation:

There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Secure Tenants of Local Authorities (Compensation for Improvements) Regulations 1994. Any changes that have already been made by the team appear in the content and are referenced with annotations.

[View outstanding changes](#)

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. 14](#)