
STATUTORY INSTRUMENTS

2004 No. 3096

The Landlord and Tenant (Notice of Rent) (England) Regulations 2004

Citation, commencement, application and interpretation

1.—(1) These Regulations may be cited as the Landlord and Tenant (Notice of Rent) (England) Regulations 2004 and shall come into force on 28th February 2005.

(2) These Regulations apply in relation to dwellings(1) in England only(2).

(3) In these Regulations, “the 2002 Act” means the Commonhold and Leasehold Reform Act 2002.

Additional content and form of notice of rent due

2.—(1) A notice under subsection (1) of section 166 of the 2002 Act (requirement to notify long leaseholders that rent is due) shall contain (in addition to the information specified in accordance with paragraphs (a) and (b) of subsection (2) of that section and, if applicable, paragraph (c) of that subsection)—

- (a) the name of the leaseholder to whom the notice is given;
- (b) the period to which the rent demanded is attributable;
- (c) the name of the person to whom payment is to be made, and the address for payment;
- (d) the name of the landlord by whom the notice is given and, if not specified pursuant to subparagraph (c) above, his address; and
- (e) the information provided in the notes to the form set out in the Schedule to these Regulations.

(2) A notice under subsection (1) of section 166 of the 2002 Act shall be in the form set out in the Schedule to these Regulations.

Signed by authority of the First Secretary of State

22nd November 2004

Keith Hill
Minister of State,
Office of the Deputy Prime Minister

(1) See section 166(9) of the Commonhold and Leasehold Reform Act 2002, the definition of “the 1985 Act” in section 179(2) of that Act, and section 2 of the Landlord and Tenant Act 1985.

(2) The powers conferred by section 166 of the Commonhold and Leasehold Reform Act 2002 are exercisable, as respects Wales, by the National Assembly for Wales. See the definition of “prescribed” in section 166(9) and the definition of “the appropriate national authority” in section 179(1).