



Agricultural Holdings Act 1986

1986 CHAPTER 5

PART V

COMPENSATION ON TERMINATION OF TENANCY

Compensation to landlord for deterioration of holding

71 Compensation for deterioration of particular parts of holding.

- (1) The landlord of an agricultural holding shall be entitled to recover from a tenant of the holding, on the tenant's quitting the holding on the termination of the tenancy, compensation in respect of the dilapidation or deterioration of, or damage to, any part of the holding or anything in or on the holding caused by non-fulfilment by the tenant of his responsibilities to farm in accordance with the rules of good husbandry.
- (2) Subject to subsection (5) below, the amount of the compensation payable under subsection (1) above shall be the cost, as at the date of the tenant's quitting the holding, of making good the dilapidation, deterioration or damage.
- (3) Notwithstanding anything in this Act, the landlord may, in lieu of claiming compensation under subsection (1) above, claim compensation in respect of matters specified in that subsection under and in accordance with a written contract of tenancy.
- (4) Where the landlord claims compensation in accordance with subsection (3) above—
 - (a) compensation shall be so claimed only on the tenant's quitting the holding on the termination of the tenancy, and
 - (b) compensation shall not be claimed in respect of any one holding both under such a contract as is mentioned in that subsection and under subsection (1) above;

and for the purposes of paragraph (b) above any claim under section 9(1) above shall be disregarded.

- (5) The amount of the compensation payable under subsection (1) above, or in accordance with subsection (3) above, shall in no case exceed the amount (if any) by which the

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value of the landlord's reversion in the holding is diminished owing to the dilapidation, deterioration or damage in question.

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There are currently no known outstanding effects for the Agricultural Holdings Act 1986, Section 71.