

SCHEDULES

SCHEDULE 11

MINOR AND CONSEQUENTIAL AMENDMENTS

The Landlord and Tenant Act 1985

- 89 In section 14 of the Landlord and Tenant Act 1985 (leases to which section 11—repairing obligations in short leases—applies: exceptions), in subsection (4) after the words “Rent Act 1977” there shall be inserted “or paragraph 8 of Schedule 1 to the Housing Act 1988”.
- 90 In section 20A of that Act (service charges) after the words “Housing Act 1985” there shall be inserted “or Part VIII of the Local Government and Housing Act 1989” and at the end there shall be added the following subsection—
- “(2) In any case where—
- (a) relevant costs are incurred or to be incurred on the carrying out of works which are included in the external works specified in a group repair scheme, within the meaning of Part VIII of the Local Government and Housing Act 1989, and
 - (b) the landlord participated or is participating in that scheme as an assisted participant,
- the amount which, in relation to the landlord, is the outstanding balance determined in accordance with subsections (3) and (4) of section 130 of that Act shall be deducted from the costs, and the amount of the service charge payable shall be reduced accordingly.”
- 91 (1) In section 21 of that Act (summary of relevant costs for the purposes of service charges), in subsection (5) after the words “Housing Act 1985” there shall be inserted “or Part VIII of the Local Government and Housing Act 1989”.
- (2) After subsection (5A) of that section there shall be inserted the following subsection—
- “(5B) The summary shall state whether any of the costs relate to works which are included in the external works specified in a group repair scheme, within the meaning of Part VIII of the Local Government and Housing Act 1989, in which the landlord participated or is participating as an assisted participant.”