



Commonhold and Leasehold Reform Act 2002

CHAPTER 15

COMMONHOLD AND LEASEHOLD REFORM ACT 2002

PART 1

COMMONHOLD

Nature of commonhold

- 1 Commonhold land

Registration

- 2 Application
- 3 Consent
- 4 Land which may not be commonhold
- 5 Registered details
- 6 Registration in error

Effect of registration

- 7 Registration without unit-holders
- 8 Transitional period
- 9 Registration with unit-holders
- 10 Extinguished lease: liability

Commonhold unit

- 11 Definition
- 12 Unit-holder
- 13 Joint unit-holders

Status: Point in time view as at 27/09/2004.

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- 14 Use and maintenance
- 15 Transfer
- 16 Transfer: effect
- 17 Leasing: residential
- 18 Leasing: non-residential
- 19 Leasing: supplementary
- 20 Other transactions
- 21 Part-unit: interests
- 22 Part-unit: charging
- 23 Changing size
- 24 Changing size: charged unit

Common parts

- 25 Definition
- 26 Use and maintenance
- 27 Transactions
- 28 Charges: general prohibition
- 29 New legal mortgages
- 30 Additions to common parts

Commonhold community statement

- 31 Form and content: general
- 32 Regulations
- 33 Amendment

Commonhold association

- 34 Constitution
- 35 Duty to manage
- 36 Voting

Operation of commonhold

- 37 Enforcement and compensation
- 38 Commonhold assessment
- 39 Reserve fund
- 40 Rectification of documents
- 41 Enlargement
- 42 Ombudsman

Termination: voluntary winding-up

- 43 Winding-up resolution
- 44 100 per cent. agreement
- 45 80 per cent. agreement
- 46 Termination application
- 47 Termination statement
- 48 The liquidator
- 49 Termination

Termination: winding-up by court

- 50 Introduction
- 51 Succession order

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- 52 Assets and liabilities
- 53 Transfer of responsibility
- 54 Termination of commonhold

Termination: miscellaneous

- 55 Termination by court
- 56 Release of reserve fund

Miscellaneous

- 57 Multiple site commonholds
- 58 Development rights
- 59 Development rights: succession
- 60 Compulsory purchase
- 61 Matrimonial rights
- 62 Advice
- 63 The Crown

General

- 64 Orders and regulations
- 65 Registration procedure
- 66 Jurisdiction
- 67 The register
- 68 Amendments
- 69 Interpretation
- 70 Index of defined expressions

PART 2

LEASEHOLD REFORM

CHAPTER 1

RIGHT TO MANAGE

Introductory

- 71 The right to manage

Qualifying rules

- 72 Premises to which Chapter applies
- 73 RTM companies
- 74 RTM companies: membership and regulations
- 75 Qualifying tenants
- 76 Long leases
- 77 Long leases: further provisions

Claim to acquire right

- 78 Notice inviting participation
- 79 Notice of claim to acquire right
- 80 Contents of claim notice
- 81 Claim notice: supplementary
- 82 Right to obtain information

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- 83 Right of access
- 84 Counter-notices
- 85 Landlords etc. not traceable
- 86 Withdrawal of claim notice
- 87 Deemed withdrawal
- 88 Costs: general
- 89 Costs where claim ceases

Acquisition of right

- 90 The acquisition date
- 91 Notices relating to management contracts
- 92 Duties to give notice of contracts
- 93 Duty to provide information
- 94 Duty to pay accrued uncommitted service charges

Exercising right

- 95 Introductory
- 96 Management functions under leases
- 97 Management functions: supplementary
- 98 Functions relating to approvals
- 99 Approvals: supplementary
- 100 Enforcement of tenant covenants
- 101 Tenant covenants: monitoring and reporting
- 102 Statutory functions
- 103 Landlord contributions to service charges

Supplementary

- 104 Registration
- 105 Cessation of management
- 106 Agreements excluding or modifying right
- 107 Enforcement of obligations
- 108 Application to Crown
- 109 Powers of trustees in relation to right
- 110 Power to prescribe procedure
- 111 Notices

Interpretation

- 112 Definitions
- 113 Index of defined expressions

CHAPTER 2

COLLECTIVE ENFRANCHISEMENT BY TENANTS OF FLATS

Introductory

- 114 Amendments of right to collective enfranchisement

Qualifying rules

- 115 Non-residential premises
- 116 Premises including railway track

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- 117 Qualifying leases
- 118 Premises with resident landlord
- 119 Proportion of tenants required to participate
- 120 Abolition of residence condition

Exercise of right

- 121 Right exercisable only by RTE company
- 122 RTE companies
- 123 Invitation to participate
- 124 Consequential amendments
- 125 Right of access

Purchase price

- 126 Valuation date
- 127 Freeholder's share of marriage value
- 128 Disregard of marriage value in case of very long leases

CHAPTER 3

NEW LEASES FOR TENANTS OF FLATS

Introductory

- 129 Amendments of right to acquire new lease

Qualifying rules

- 130 Replacement of residence test
- 131 Qualifying leases
- 132 Personal representatives
- 133 Crown leases

Purchase price

- 134 Valuation date
- 135 Landlord's share of marriage value
- 136 Disregard of marriage value in case of very long leases

CHAPTER 4

LEASEHOLD HOUSES

Introductory

- 137 Amendments of 1967 Act

Qualifying rules

- 138 Abolition of residence test
- 139 Reduction of qualifying period as tenant etc
- 140 Exclusion of certain business tenancies
- 141 Tenancies not at low rent
- 142 Personal representatives
- 143 Abolition of limits on rights after lease extension

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144 Exclusion of shared ownership leases

Purchase price

- 145 Tenant's share of marriage value
- 146 Disregard of marriage value in case of very long leases
- 147 Purchase price for enfranchisement during lease extension

Absent landlords

- 148 Applications to be to county court
- 149 Valuation by leasehold valuation tribunal

CHAPTER 5

OTHER PROVISIONS ABOUT LEASES

Service charges, administration charges etc.

- 150 Extending meaning of service charge and management etc
- 151 Consultation about service charges
- 152 Statements of account
- 153 Notice to accompany demands for service charges
- 154 Inspection etc. of documents
- 155 Liability to pay service charges: jurisdiction
- 156 Service charge contributions to be held in separate account
- 157 Service charges: minor and consequential amendments
- 158 Administration charges
- 159 Charges under estate management schemes

Managers appointed by leasehold valuation tribunal

- 160 Third parties with management responsibilities
- 161 Restriction of resident landlord exception

Variation of leases

- 162 Grounds for application by party to lease
- 163 Transfer of jurisdiction of court to tribunal

Insurance

- 164 Insurance otherwise than with landlord's insurer
- 165 Extension of right to challenge landlord's choice of insurer

Ground rent

- 166 Requirement to notify long leaseholders that rent is due

Forfeiture of leases of dwellings

- 167 Failure to pay small amount for short period
- 168 No forfeiture notice before determination of breach
- 169 Section 168: supplementary
- 170 Forfeiture for failure to pay service charge etc
- 171 Power to prescribe additional or different requirements

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Crown application

172 Application to Crown

CHAPTER 6

LEASEHOLD VALUATION TRIBUNALS

173 Leasehold valuation tribunals
174 Procedure
175 Appeals
176 Consequential amendments

CHAPTER 7

GENERAL

177 Wales
178 Orders and regulations
179 Interpretation

PART 3

SUPPLEMENTARY

180 Repeals
181 Commencement etc
182 Extent
183 Short title

SCHEDULES

SCHEDULE 1 — Application for registration: documents

1 Introduction
2 Commonhold association documents
3 Any altered certificate of incorporation issued under section 28 of...
4 The memorandum and articles of association of the commonhold association....
5 Commonhold community statement
6 Consent
7 Certificate

SCHEDULE 2 — Land which may not be commonhold land

1 *“Flying freehold”*
2 *Agricultural land*
3 *Contingent title*

SCHEDULE 3 — Commonhold association

Part 1 — MEMORANDUM AND ARTICLES OF ASSOCIATION

1 *Introduction*
2 *Form and content*
3 *Alteration*
4 *Disapplication of Companies Act 1985*

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Part 2 — MEMBERSHIP

- 5 *Pre-commonhold period*
- 6 *Transitional period*
- 7 *Unit-holders*
- 8 *Joint unit-holders*
- 9 *Self-membership*
- 10 *No other members*
- 11 *Effect of registration*
- 12 *Termination of membership*
- 13 *A member of a commonhold association may resign by notice...*
- 14 *Register of members*
- 15 *Companies Act 1985*

Part 3 — MISCELLANEOUS

- 16 *Name*
- 17 *Statutory declaration*

SCHEDULE 4 — Development rights

- 1 *Introductory*
- 2 *Works*
- 3 *Marketing*
- 4 *Variation*
- 5 *The removal of land from a commonhold.*
- 6 *Amendment of a commonhold community statement (including amendment to redefine...*
- 7 *Commonhold association*

SCHEDULE 5 — Commonhold: consequential amendments

- 1 *Law of Property Act 1922 (c. 16)*
- 2 *Law of Property Act 1925 (c. 20)*
- 3 *At the end of section 149 of that Act (90-year...*
- 4 *Limitation Act 1980 (c. 58)*
- 5 *Housing Act 1985 (c. 68)*
- 6 *Insolvency Act 1986 (c. 45)*
- 7 *Law of Property (Miscellaneous Provisions) Act 1994 (c. 36)*
- 8 *Trusts of Land and Appointment of Trustees Act 1996 (c. 47)*

SCHEDULE 6 — Premises excluded from right to manage

- 1 *Buildings with substantial non-residential parts*
- 2 *Buildings with self-contained parts in different ownership*
- 3 *Premises with resident landlord and no more than four units*
- 4 *Premises owned by local housing authority*
- 5 *Premises in relation to which rights previously exercised*

SCHEDULE 7 — Right to manage: statutory provisions

- 1 *Covenants not to assign etc.*
- 2 *Defective premises*
- 3 *Repairing obligations*
- 4 *Service charges*
- 5 *Right to request information on insurance*
- 6 *Managing agents*
- 7 *Right of first refusal*
- 8 *Appointment of manager*
- 9 *Right to acquire landlord's interest*

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- 10 *Variation of leases*
- 11 *Service charges to be held in trust*
- 12 *Information to be furnished to tenants*
- 13 *Statutory duties relating to certain covenants*
- 14 *Tenants' right to management audit*
- 15 *Right to appoint surveyor*
- 16 *Administration charges*

SCHEDULE 8 — Enfranchisement by company: amendments

- 1 *Land Compensation Act 1973 (c. 26)*
- 2 *Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)*
- 3 (1) Section 1 (right to collective enfranchisement) is amended as...
- 4 For section 2(1) (acquisition of leasehold interests) substitute—
- 5 In section 11(4) (right of qualifying tenant to obtain information...
- 6 (1) Section 13 (initial notice) is amended as follows.
- 7 (1) Section 17 (access for valuation purposes) is amended as...
- 8 (1) Section 18 (duty to disclose existence of agreements affecting...
- 9 (1) Section 20 (right of reversioner to require evidence of...
- 10 (1) Section 21 (reversioner's counter notice) is amended as follows...
- 11 (1) Section 22 (proceedings relating to validity of initial notice)...
- 12 In section 23 (claim liable to be defeated where landlord...
- 13 (1) Section 24 (applications where terms in dispute or failure...
- 14 (1) Section 25 (application where reversioner fails to give counter-notice...
- 15 (1) Section 26 (applications where relevant landlord cannot be found)...
- 16 (1) Section 27 (supplementary provisions about vesting orders under section...
- 17 (1) Section 28 (withdrawal from acquisition) is amended as follows....
- 18 (1) Section 29 (deemed withdrawal of initial notice) is amended...
- 19 In section 30(5) (service of notice to treat before completion...
- 20 (1) Section 31 (effect on initial notice of designation or...
- 21 (1) Section 32 (determination of price) is amended as follows....
- 22 (1) Section 33 (costs of enfranchisement) is amended as follows....
- 23 In section 34 (conveyance), for “nominee purchaser” (in each place,...
- 24 In section 35 (discharge of existing mortgages on transfer), for...
- 25 (1) Section 36 (requirement to grant leases back to former...
- 26 (1) Section 37A (compensation for postponement of termination in connection...
- 27 (1) Section 38 (interpretation) is amended as follows.
- 28 (1) Section 41 (right of qualifying tenant to obtain information...
- 29 (1) Section 54 (suspension of tenant's notice during currency of...
- 30 (1) Section 74 (effect of scheme application on claim to...
- 31 (1) Section 91 (jurisdiction of leasehold valuation tribunals) is amended...
- 32 (1) In section 93 (agreements excluding or modifying rights of...
- 33 (1) Section 93A (powers of trustees in relation to rights)...
- 34 In section 97(1) (registration)— (a) for “the tenant” substitute “...
- 35 In section 98(2) (power to prescribe procedure), for “nominee purchaser”...
- 36 (1) Schedule 1 (conduct of proceedings by reversioner on behalf...
- 37 (1) Schedule 3 (restrictions on participation, effect of claim on...
- 38 In Schedule 4 (information to be furnished by reversioner about...
- 39 (1) Schedule 5 (vesting orders under sections 24 and 25)...

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- 40 (1) Schedule 6 (purchase price) is amended as follows.
- 41 (1) Schedule 7 (conveyance to nominee purchaser on enfranchisement) is...
- 42 (1) Schedule 8 (discharge of mortgages etc: supplementary provisions) is...
- 43 In Schedule 9 (grants of lease back to former purchaser),...

SCHEDULE 9 — Meaning of service charge and management

- 1 *Loans in respect of service charges*
- 2 (1) Section 450A (right to a loan in respect of...
- 3 In section 450B(1)(b) (power to make loan in respect of...
- 4 In section 458(1) (minor definitions for purposes of Part 14...
- 5 In section 459 (index of defined expressions for Part 14...
- 6 In section 621A (meaning of service charge for purposes of...
- 7 *Service charges*
- 8 *Appointment of manager*
- 9 *Right to acquire landlord's interest*
- 10 *Tenants' right to management audit*
- 11 *Codes of management practice*
- 12 *Right to appoint surveyor*
- 13 *Power to amend certain provisions*

SCHEDULE 10 — Service charges: minor and consequential amendments

- 1 *Information held by superior landlord*
- 2 *Change of landlord*
- 3 *Assignment*
- 4 *Offences*
- 5 *Exceptions*
- 6 *Accountants*
- 7 In section 39 of the 1985 Act (defined expressions), in...
- 8 *Insurance*
- 9 For paragraph 3 of that Schedule (request to inspect insurance...
- 10 (1) Paragraph 4 of that Schedule (insurance effected by superior...
- 11 After that paragraph insert— Effect of change of landlord (1) This paragraph applies where, at a time when a...
- 12 In paragraph 5 of that Schedule, for the words from...
- 13 In paragraph 6 of that Schedule, for “paragraph 2, 3...
- 14 *Service charge contributions: appointment of manager*
- 15 *Trust of service charges paid by only one tenant*
- 16 *Management audit*
- 17 In section 80(3) of the 1993 Act (matters to be...
- 18 (1) Section 81 of the 1993 Act (procedure following giving...
- 19 In section 82 of the 1993 Act (information held by...

SCHEDULE 11 — Administration charges

Part 1 — REASONABLENESS OF ADMINISTRATION CHARGES

- 1 *Meaning of “administration charge”*
- 2 *Reasonableness of administration charges*
- 3 (1) Any party to a lease of a dwelling may...
- 4 *Notice in connection with demands for administration charges*
- 5 *Liability to pay administration charges*
- 6 *Interpretation*

Part 2 — AMENDMENTS OF LANDLORD AND TENANT ACT 1987

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- 7 The 1987 Act has effect subject to the following amendments....
- 8 (1) Section 24 (appointment of manager by leasehold valuation tribunal)...
- 9 In section 46 (interpretation of provisions concerning information to be...
- 10 (1) Section 47 (landlord's name and address to be contained...
- 11 (1) Section 48 (notification by landlord of address for service...

SCHEDULE 12 — Leasehold valuation tribunals: procedure

- 1 *Procedure regulations*
- 2 *Applications*
- 3 *Transfers*
- 4 *Information*
- 5 *Pre-trial reviews*
- 6 *Parties*
- 7 *Dismissal*
- 8 *Determination without hearing*
- 9 *Fees*
- 10 *Costs*
- 11 *Enforcement*

SCHEDULE 13 — Leasehold valuation tribunals: amendments

- 1 *Leasehold Reform Act 1967 (c. 88)*
- 2 In section 9 (costs of enfranchisement), after subsection (4) insert—...
- 3 In section 14 (costs of lease extension), after subsection (2)...
- 4 In section 20 (county court), after subsection (4) insert—
- 5 In section 21 (leasehold valuation tribunals), after subsection (2) insert—...
- 6 In paragraph 8 of Schedule 2 (county court), after sub-paragraph...
- 7 *Housing Act 1980 (c. 51)*
- 8 *Landlord and Tenant Act 1987 (c. 31)*
- 9 In section 24(9A) (appointment of manager), for “court” substitute “...
- 10 In section 47(3) (landlord's name and address to be contained...
- 11 In section 48(3) (notification by landlord of address for service...
- 12 *Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)*
- 13 (1) Section 70 (approval by leasehold valuation tribunal of estate...
- 14 In section 88(2) (jurisdiction of leasehold valuation tribunals in cases...
- 15 In section 91(1) (jurisdiction of leasehold valuation tribunals), for “such...
- 16 *Housing Act 1996 (c. 52)*

SCHEDULE 14 — Repeals

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