



# Commonhold and Leasehold Reform Act 2002

## CHAPTER 15

### COMMONHOLD AND LEASEHOLD REFORM ACT 2002

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- 3 At the end of section 149 of that Act (90-year...
- 4 *Limitation Act 1980 (c. 58)*
- 5 *Housing Act 1985 (c. 68)*
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- 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...  
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 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*

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 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...

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 2 *Reasonableness of administration charges*  
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 4 *Notice in connection with demands for administration charges*  
 5 *Liability to pay administration charges*  
 6 *Interpretation*

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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...

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- 8 *Determination without hearing*
- 9 *Fees*
- 10 *Costs*
- 11 *Enforcement*

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- 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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**Changes and effects yet to be applied to :**

- Pt. 2 Ch. 1 power to amend conferred by 2006 c. 46 s. 1181(1)(b)
- s. 1(1)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(2)
- s. 5(1)(d) words substituted by S.I. 2009/1941 Sch. 1 para. 194(3)
- s. 8(3)(c) words substituted by S.I. 2009/1941 Sch. 1 para. 194(4)
- s. 11 modified by S.I. 2004/1829 reg. 7
- s. 13(2)(a) omitted by S.I. 2004/1829 reg. 2(3)(a)
- s. 13(2)(b) text amended by S.I. 2004/1829 reg. 2(3)(b)
- s. 13(2)(c) omitted by S.I. 2004/1829 reg. 2(3)(a)
- s. 13(2)(f) text amended by S.I. 2004/1829 reg. 2(3)(c)
- s. 13(2)(g) omitted by S.I. 2004/1829 reg. 2(3)(a)
- s. 13(2)(h) omitted by S.I. 2004/1829 reg. 2(3)(a)
- s. 13(3)(aa)(ab) inserted by S.I. 2004/1829 reg. 2(4)(a)
- s. 13(3)(ba) inserted by S.I. 2004/1829 reg. 2(4)(b)
- s. 13(3)(fa)(fb) inserted by S.I. 2004/1829 reg. 2(4)(c)
- s. 13(6)(c) words substituted by S.I. 2009/1941 Sch. 1 para. 194(5)
- s. 31(4)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(6)(a)
- s. 31(9)(d) words substituted by S.I. 2009/1941 Sch. 1 para. 194(6)(b)
- s. 34(1) substituted by S.I. 2009/1941 Sch. 1 para. 194(7)
- s. 36(2) words substituted by S.I. 2009/1941 Sch. 1 para. 194(8)
- s. 36(3)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(8)
- s. 37(1)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(9)
- s. 40(1)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 194(10)
- s. 51(3)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(11)
- s. 57(2) words substituted by S.I. 2009/1941 Sch. 1 para. 194(12)
- s. 58(4)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(13)
- s. 61 text amended by 2004 c. 33 Sch. 9 para. 24(1)(2)
- s. 61 heading text amended by 2004 c. 33 Sch. 9 para. 24(1)(3)
- s. 62 heading word inserted by 2008 c. 17 s. 319(2)
- s. 62(1) words inserted by 2008 c. 17 s. 319(1)(a)
- s. 62(1) words inserted by 2008 c. 17 s. 319(1)(c)
- s. 62(1) words substituted by 2008 c. 17 s. 319(1)(b)
- s. 65 functions transferred by S.I. 2011/2436 Sch. 1 para. 4
- s. 65(1) words substituted by S.I. 2011/2436 Sch. 2 para. 5
- s. 69(1) words substituted by S.I. 2009/1941 Sch. 1 para. 194(14)(a)
- s. 69(3) words substituted by S.I. 2009/1941 Sch. 1 para. 194(14)(b)
- s. 71-73 Coming into force by S.I. 2004/669 art. 2(a)
- s. 71-73 coming into force by S.I. 2003/1986 art. 2(a)
- s. 73(2)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(15)
- s. 74 Coming into force by S.I. 2004/669 art. 2(b)
- s. 74 coming into force by S.I. 2003/1986 art. 2(b)
- s. 74(2) words substituted by S.I. 2009/1941 Sch. 1 para. 194(16)(a)
- s. 74(3) words substituted by S.I. 2009/1941 Sch. 1 para. 194(16)(b)
- s. 74(5) words substituted by S.I. 2009/1941 Sch. 1 para. 194(16)(b)
- s. 74(6) words substituted by S.I. 2009/1941 Sch. 1 para. 194(16)(c)(i)
- s. 74(6)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 194(16)(c)(ii)
- s. 74(7) substituted by S.I. 2009/1941 Sch. 1 para. 194(16)(d)
- s. 75-77 Coming into force by S.I. 2004/669 art. 2(a)
- s. 75-77 coming into force by S.I. 2003/1986 art. 2(a)
- s. 76(2)(c) text amended by 2004 c. 33 Sch. 8 para. 64
- s. 77(1) text amended by 2004 c. 33 Sch. 8 para. 65(a)
- s. 77(1)(a) text amended by 2004 c. 33 Sch. 8 para. 65(b)

- s. 78 Coming into force by S.I. 2004/669 art. 2(b)
- s. 78 coming into force by S.I. 2003/1986 art. 2(b)
- s. 78(4)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 194(17)
- s. 78(4)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 194(17)
- s. 78(5)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 194(17)
- s. 78(5)(c) words substituted by S.I. 2009/1941 Sch. 1 para. 194(17)
- s. 79 Coming into force by S.I. 2004/669 art. 2(a)
- s. 79 coming into force by S.I. 2003/1986 art. 2(a)
- s. 80 Coming into force by S.I. 2004/669 art. 2(b)
- s. 80 coming into force by S.I. 2003/1986 art. 2(b)
- s. 81-83 Coming into force by S.I. 2004/669 art. 2(a)
- s. 81-83 coming into force by S.I. 2003/1986 art. 2(a)
- s. 84 Coming into force by S.I. 2004/669 art. 2(b)
- s. 84 coming into force by S.I. 2003/1986 art. 2(b)
- s. 84(4)(a) text amended by S.I. 2003/2096 art. 4 5 Sch. Pt. 1 para. 39
- s. 85-91 Coming into force by S.I. 2004/669 art. 2(a)
- s. 85-91 coming into force by S.I. 2003/1986 art. 2(a)
- s. 87(4)(d) words substituted by S.I. 2009/1941 Sch. 1 para. 194(18)
- s. 92 Coming into force by S.I. 2004/669 art. 2(b)
- s. 92 coming into force by S.I. 2003/1986 art. 2(b)
- s. 93-103 Coming into force by S.I. 2004/669 art. 2(a)
- s. 93-103 coming into force by S.I. 2003/1986 art. 2(a)
- s. 105-109 Coming into force by S.I. 2004/669 art. 2(a)
- s. 105-109 coming into force by S.I. 2003/1986 art. 2(a)
- s. 105(3)(a) text amended by S.I. 2003/2096 art. 4 5 Sch. Pt. 1 para. 40
- s. 105(3)(d) words substituted by S.I. 2009/1941 Sch. 1 para. 194(19)
- s. 110 Coming into force by S.I. 2004/669 art. 2(b)
- s. 110 coming into force by S.I. 2003/1986 art. 2(b)
- s. 111-113 Coming into force by S.I. 2004/669 art. 2(a)
- s. 111-113 coming into force by S.I. 2003/1986 art. 2(a)
- s. 141 repealed by 2008 c. 17 Sch. 16
- s. 144(2) repealed by S.I. 2010/866 Sch. 4
- s. 148 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 148 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 149 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 149 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 150 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 150 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 151 Coming into force by S.I. 2004/669 art. 2(d)
- s. 151 coming into force by S.I. 2003/1986 art. 3(1)
- s. 155 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 155 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 156(2) repealed by 2008 c. 17 Sch. 16
- s. 157 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 157 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 158 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 158 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 159 Coming into force by S.I. 2004/669 art. 2(a)
- s. 159 coming into force by S.I. 2003/1986 art. 2(a)
- s. 163 Coming into force by S.I. 2004/669 art. 2(a)
- s. 163 coming into force by S.I. 2003/1986 art. 2(a)
- s. 172(1)-(5) Coming into force by S.I. 2004/669 art. 2(c)(ii)
- s. 172(1)-(5) coming into force by S.I. 2003/1986 art. 2(c)(ii)
- s. 172(6) Coming into force by S.I. 2004/669 art. 2(c)(iii)
- s. 172(6) coming into force by S.I. 2003/1986 art. 2(c)(iii)
- s. 173 Coming into force by S.I. 2004/669 art. 2(a)
- s. 173 coming into force by S.I. 2003/1986 art. 2(a)
- s. 174 Coming into force by S.I. 2004/669 art. 2(b)

- s. 174 coming into force by S.I. 2003/1986 art. 2(b)
- s. 175 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 175 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 175(1) text amended by S.I. 2009/1307 Sch. 1 para. 269(a)
- s. 175(2)(b) text amended by S.I. 2009/1307 Sch. 1 para. 269(a)
- s. 175(3) omitted by S.I. 2009/1307 Sch. 1 para. 269(b)
- s. 175(4)(5)(6) text amended by S.I. 2009/1307 Sch. 1 para. 269(a)
- s. 175(6)(7) omitted by S.I. 2010/22 Sch. 2 para. 73
- s. 175(10) omitted by S.I. 2009/1307 Sch. 1 para. 269(b)
- s. 176 Coming into force by S.I. 2004/669 art. 2(c)(i)
- s. 176 coming into force by S.I. 2003/1986 art. 2(c)(i)
- s. 180 Coming into force by S.I. 2004/669 art. 2(c)(iv) Sch. 1
- s. 180 coming into force by S.I. 2003/1986 art. 2(c)(iv)
- Sch. 1 para. 2 words substituted by S.I. 2009/1941 Sch. 1 para. 194(20)(a)
- Sch. 1 para. 3 words substituted by S.I. 2009/1941 Sch. 1 para. 194(20)(b)
- Sch. 1 para. 4 words substituted by S.I. 2009/1941 Sch. 1 para. 194(20)(c)
- Sch. 1 para. 7(a) words substituted by S.I. 2009/1941 Sch. 1 para. 194(20)(c)
- Sch. 3 para. 2(6) inserted by S.I. 2009/1941 Sch. 1 para. 195(4)(d)
- Sch. 3 para. 4 omitted by S.I. 2009/1941 Sch. 1 para. 195(6)
- Sch. 3 para. 1 substituted by S.I. 2009/1941 Sch. 1 para. 195(3)
- Sch. 3 para. 15 and cross-heading substituted by S.I. 2009/1941 Sch. 1 para. 195(11)
- Sch. 3 para. 17 heading substituted by S.I. 2009/1941 Sch. 1 para. 195(13)(a)
- Sch. 3 para. 3(1) words substituted by 2006 c. 46 s. 1283
- Sch. 3 para. 2(1) words substituted by S.I. 2009/1941 Sch. 1 para. 195(4)(a)
- Sch. 3 para. 2(2)(4) words substituted by S.I. 2009/1941 Sch. 1 para. 195(4)(b)
- Sch. 3 para. 2(5) words substituted by S.I. 2009/1941 Sch. 1 para. 195(4)(c)(i)
- Sch. 3 para. 2(5)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 195(4)(c)(ii)
- Sch. 3 para. 3(1) words substituted by S.I. 2009/1941 Sch. 1 para. 195(5)(a)(i)
- Sch. 3 para. 3(1) words substituted by S.I. 2009/1941 Sch. 1 para. 195(5)(a)(ii)
- Sch. 3 para. 3(2) words substituted by S.I. 2009/1941 Sch. 1 para. 195(5)(b)
- Sch. 3 para. 3(3) words substituted by S.I. 2009/1941 Sch. 1 para. 195(5)(c)
- Sch. 3 para. 5 words substituted by S.I. 2009/1941 Sch. 1 para. 195(7)(a)
- Sch. 3 para. 5 words substituted by S.I. 2009/1941 Sch. 1 para. 195(7)(b)
- Sch. 3 para. 6(2) words substituted by S.I. 2009/1941 Sch. 1 para. 195(8)
- Sch. 3 para. 11 words substituted by S.I. 2009/1941 Sch. 1 para. 195(9)
- Sch. 3 para. 14(1) words substituted by S.I. 2009/1941 Sch. 1 para. 195(10)(a)
- Sch. 3 para. 14(4) words substituted by S.I. 2009/1941 Sch. 1 para. 195(10)(b)
- Sch. 3 para. 16(a) words substituted by S.I. 2009/1941 Sch. 1 para. 195(12)
- Sch. 3 para. 17 words substituted by S.I. 2009/1941 Sch. 1 para. 195(13)(b)
- Sch. 3 Pt. 1 heading words substituted by S.I. 2009/1941 Sch. 1 para. 195(2)
- Sch. 6 Coming into force by S.I. 2004/669 art. 2(a)
- Sch. 6 coming into force by S.I. 2003/1986 art. 2(a)
- Sch. 6 para. 3(8) text amended by 2004 c. 33 Sch. 8 para. 66
- Sch. 7 Coming into force by S.I. 2004/669 art. 2(a)
- Sch. 7 coming into force by S.I. 2003/1986 art. 2(a)
- Sch. 9 Coming into force by S.I. 2004/669 art. 2(c)(i)
- Sch. 9 coming into force by S.I. 2003/1986 art. 2(c)(i)
- Sch. 10 para. 8-13 Coming into force by S.I. 2004/669 art. 2(c)(i)
- Sch. 10 para 8-13 coming into force by S.I. 2003/1986 art. 2(c)(i)
- Sch. 10 para. 1-7 coming into force by S.I. 2003/1986 art. 2(c)(ii)
- Sch. 10 para. 6 and cross-heading repealed by 2008 c. 17 Sch. 16
- Sch. 10 para. 7 repealed by 2008 c. 17 Sch. 16
- Sch. 11 Coming into force by S.I. 2004/669 art. 2(c)(i)
- Sch. 11 coming into force by S.I. 2003/1986 art. 2(c)(i)
- Sch. 12 Coming into force by S.I. 2004/669 art. 2(b)
- Sch. 12 coming into force by S.I. 2003/1986 art. 2(b)
- Sch. 13 para. 1-15 Coming into force by S.I. 2004/669 art. 2(c)(i)
- Sch. 13 para. 1-15 coming into force by S.I. 2003/1986 art. 2(c)(i)

- Sch. 13 para. 16 coming into force by S.I. 2003/1986 art. 2(c)(ii)
- Sch. 14 Coming into force by S.I. 2004/669 art. 2(c)(iv) Sch. 1
- Sch. 14 coming into force by S.I. 2003/1986 art. 2(c)(iv)

**Commencement Orders yet to be applied to the Commonhold and Leasehold Reform Act 2002:**

**Commencement Orders bringing provisions within this Act into force:**

- S.I. 2003/1986 art. 2 3 commences (2002 c. 15)
- S.I. 2003/2377 art. 2 commences (2002 c. 15)
- S.I. 2004/669 art. 2 commences (2002 c. 15)
- S.I. 2004/3056 art. 2 3 commences (2002 c. 15)
- S.I. 2005/1353 art. 2 commences (2002 c. 15)
- S.I. 2007/1256 art. 2 commences (2002 c. 15)
- S.I. 2007/3161 art. 2 commences (2002 c. 15)

**Commencement Orders bringing legislation that affects this Act into force:**

- S.I. 2004/1832 art. 2 commences (2002 c. 15)
- S.I. 2005/3175 art. 2 3 commences (2004 c. 33)
- S.I. 2006/3428 art. 2-4 7 commences (2006 c. 46)
- S.I. 2008/2860 art. 3 4 Sch. 1 commences (2006 c. 46)