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STATUTORY INSTRUMENTS

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**1987 No. 122**

**LANDLORD AND TENANT**

**The Assured Tenancies (Prescribed Amount) Order 1987**

*Made* - - - - *2nd February 1987*  
*Laid before Parliament* *4th February 1987*  
*Coming into Force* - - *25th February 1987*

The Secretary of State for the Environment, as respects England, and the Secretary of State for Wales, as respects Wales, in exercise of the powers conferred upon them by section 56B(6)(1) of the Housing Act 1980(2), and of all other powers enabling them in that behalf, hereby make the following Order:—

1. This Order may be cited as the Assured Tenancies (Prescribed Amount) Order 1987 and shall come into force on 25th February 1987.

**Commencement Information**

**I1** Art. 1 in force at 25.2.1987, see [art. 1](#)

2. The prescribed amount for the purposes of section 56B of the Housing Act 1980 is—
- (a) in the case of a dwelling-house in Greater London, £7,000; and
  - (b) in the case of a dwelling-house elsewhere in England or Wales, £5,000.

**Commencement Information**

**I2** Art. 2 in force at 25.2.1987, see [art. 1](#)

3. The Assured Tenancies (Prescribed Amount) Order 1986(3) is hereby revoked.

**Commencement Information**

**I3** Art. 3 in force at 25.2.1987, see [art. 1](#)

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(1) See the definition of “the prescribed amount”.  
(2) 1980 c. 51; section 56B was inserted by section 12(2) of the Housing and Planning Act 1986 (c. 63).  
(3) S.I.1986/2180.

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**Changes to legislation:** *There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Assured Tenancies (Prescribed Amount) Order 1987. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)*

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2nd February 1987

*Nicholas Ridley*  
Secretary of State for the Environment

2nd February 1987

*Nicholas Edwards*  
Secretary of State for Wales

## EXPLANATORY NOTE

*(This note is not part of the Order)*

Assured tenancies are tenancies which would otherwise have been protected tenancies or housing association tenancies under the Rent Act 1977 (c. 42). They are subject to Part II of the Landlord and Tenant Act 1954 (c. 56), as modified by Schedule 5 to the Housing Act 1980.

For a dwelling-house to be let on an assured tenancy, one of two sets of conditions must be fulfilled. Under the conditions dealt with in section 56B of the Housing Act 1980, works must have been carried out involving expenditure of a prescribed amount attributable to the dwelling-house. Attributable expenditure includes money spent on works to the dwelling-house itself and to land or buildings let with it. In the case of a flat, it also includes a proportion of money spent on works to the structure and common parts of the building.

This Order increases the amounts from those prescribed in the Assured Tenancies (Prescribed Amount) Order 1986, which is revoked, by £2,000 in the case of Greater London and £1,000 elsewhere.

**Changes to legislation:**

There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Assured Tenancies (Prescribed Amount) Order 1987. Any changes that have already been made by the team appear in the content and are referenced with annotations.

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**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- art. 1A inserted by [S.I. 2022/907 Sch. 1 para. 7](#)