

1987 No. 2276

HOUSING, ENGLAND AND WALES

**The Common Parts Grant (Eligible Expense Limits)
Order 1987**

Made - - - - - 16th December 1987

*Laid before the House of
Commons 25th January 1988*

Coming into force 17th February 1988

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 on them by section 498F of the Housing Act 1985^(a) and of all other powers enabling them in that behalf, hereby make the following Order:

Citation and commencement

1. This Order may be cited as the Common Parts Grant (Eligible Expense Limits) Order 1987 and shall come into force on 17th February 1988.

Interpretation

2. In this Order –

- (a) “the residential floor area” of a building means the floor area of the following –
 - (i) parts of the building constructed or adapted for the use of residential occupants, unless they are occupied for some other purpose;
 - (ii) common parts of the building available for the use of residential occupants, whether or not in common with other occupants;
 - (iii) parts of the building containing facilities for the provision of services for residential occupants;
- (b) references to a “floor area” mean an area calculated internally to the nearest square metre.

^(a) 1985 c.68; section 498F was inserted by paragraph 6 of Schedule 3 to the Housing and Planning Act 1986 (c.63).

Eligible expense limit

3.—(1) The prescribed amount, for the purposes of section 498F of the Housing Act 1985 is the amount ascertained in accordance with the following formula —

$$PA = ELB \times \frac{RFA}{TFA}$$

where —

- PA = the prescribed amount,
ELB = the eligible expense limit of the building,
RFA = the residential floor area of the building,
TFA = the total floor area of the building.

(2) For the purposes of paragraph (1) above, the eligible expense limit of the building shall be —

- (a) for the buildings situated in Greater London, £10,000 + £3,500 per storey in excess of 2 storeys + £320 per 10 square metres of total floor area;
(b) for buildings elsewhere in England and Wales, £8,500 + £3,000 per storey in excess of 2 storeys + £275 per 10 square metres of total floor area.

11th December 1987

Nicholas Ridley
Secretary of State for the Environment

16th December 1987

Peter Walker
Secretary of State for Wales

EXPLANATORY NOTE

(This note is not part of the Order)

Schedule 3 to the Housing and Planning Act 1986 inserted provisions into Part XV of the Housing Act 1985, to provide for a new form of grant, to be available from a local housing authority, towards the costs of works required for the improvement or repair of common parts of a building containing one or more flats. This Order prescribes the manner of ascertaining the eligible expense limits for the purpose of such grants.

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