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STATUTORY INSTRUMENTS

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**2003 No. 1987**

**LANDLORD AND TENANT, ENGLAND**

**The Service Charges (Consultation Requirements) (England) Regulations 2003**

*Made* - - - - - *4th August 2003*  
*Laid before Parliament* *11th August 2003*  
*Coming into force* *31st October 2003*

**THE SERVICE CHARGES (CONSULTATION REQUIREMENTS) (ENGLAND) REGULATIONS 2003**

1. Citation, commencement and application
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  3. Agreements that are not qualifying long term agreements
  4. Application of section 20 to qualifying long term agreements
  5. The consultation requirements: qualifying long term agreements
  6. Application of section 20 to qualifying works
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SCHEDULE 1 — CONSULTATION REQUIREMENTS FOR QUALIFYING LONG TERM AGREEMENTS OTHER THAN THOSE FOR WHICH PUBLIC NOTICE IS REQUIRED

- *Notice of intention*
1. (1) The landlord shall give notice in writing of his...  
— *Inspection of description of relevant matters*
  2. (1) Where a notice under paragraph 1 specifies a place...  
— *Duty to have regard to observations in relation to proposed agreement*
  3. Where, within the relevant period, observations are made in relation...  
— *Estimates*
  4. (1) Where, within the relevant period, a single nomination is...  
— *Preparation of landlord's proposals*
  5. (1) The landlord shall prepare, in accordance with the following...  
— *Notification of landlord's proposals*

**Changes to legislation:** There are currently no known outstanding effects for the The Service Charges (Consultation Requirements) (England) Regulations 2003. (See end of Document for details)

6. (1) The landlord shall give notice in writing of proposals...  
— *Duty to have regard to observations in relation to proposals*
7. Where, within the relevant period, observations are made in relation...  
— *Duty on entering into agreement*
8. (1) Subject to sub-paragraph (2), where the landlord enters into...

SCHEDULE 2 — CONSULTATION REQUIREMENTS FOR QUALIFYING LONG TERM AGREEMENTS FOR WHICH PUBLIC NOTICE IS REQUIRED

— *Notice of intention*

1. (1) The landlord shall give notice in writing of his...  
— *Inspection of description of relevant matters*
2. (1) Where a notice under paragraph 1 specifies a place...  
— *Duty to have regard to observations in relation to relevant matters*
3. Where, within the relevant period, observations are made, in relation...  
— *Preparation of landlord's proposal*
4. (1) The landlord shall prepare, in accordance with the following...  
— *Notification of landlord's proposal*
5. (1) The landlord shall give notice in writing of the...  
— *Duty to have regard to observations in relation to proposal*
6. Where, within the relevant period, observations are made in relation...  
— *Landlord's response to observations*
7. Where the landlord receives observations to which (in accordance with...  
— *Supplementary information*
8. Where a proposal prepared under paragraph 4 contains such a...

SCHEDULE 3 — CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS UNDER QUALIFYING LONG TERM AGREEMENTS AND AGREEMENTS TO WHICH REGULATION 7(3) APPLIES

— *Notice of intention*

1. (1) The landlord shall give notice in writing of his...  
— *Inspection of description of proposed works*
2. (1) Where a notice under paragraph 1 specifies a place...  
— *Duty to have regard to observations in relation to proposed works and estimated expenditure*
3. Where, within the relevant period, observations are made in relation...  
— *Landlord's response to observations*
4. Where the landlord receives observations to which (in accordance with...

SCHEDULE 4 — CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS OTHER THAN WORKS UNDER QUALIFYING LONG TERM OR AGREEMENTS TO WHICH REGULATION 7(3) APPLIES

PART 1 — CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS FOR WHICH PUBLIC NOTICE IS REQUIRED

*Notice of intention*

1. (1) The landlord shall give notice in writing of his...  
  
*Inspection of description of proposed works*
2. (1) Where a notice under paragraph 1 specifies a place...

*Duty to have regard to observations in relation to proposed works*

3. Where, within the relevant period, observations are made in relation...

*Preparation of landlord's contract statement*

4. (1) The landlord shall prepare, in accordance with the following...

*Notification of proposed contract*

5. (1) The landlord shall give notice in writing of his...

*Landlord's response to observations*

6. Where, within the relevant period, the landlord receives observations in...

*Supplementary information*

7. Where a statement prepared under paragraph 4 sets out the...

PART 2 — CONSULTATION REQUIREMENTS FOR QUALIFYING WORKS FOR WHICH PUBLIC NOTICE IS NOT REQUIRED

*Notice of intention*

1. (1) The landlord shall give notice in writing of his...

*Inspection of description of proposed works*

2. (1) Where a notice under paragraph 1 specifies a place...

*Duty to have regard to observations in relation to proposed works*

3. Where, within the relevant period, observations are made, in relation...

*Estimates and response to observations*

4. (1) Where, within the relevant period, a nomination is made...

*Duty to have regard to observations in relation to estimates*

5. Where, within the relevant period, observations are made in relation...

*Duty on entering into contract*

6. (1) Subject to sub-paragraph (2), where the landlord enters into...

Explanatory Note

**Changes to legislation:**

There are currently no known outstanding effects for the The Service Charges (Consultation Requirements) (England) Regulations 2003.