
*Changes to legislation: There are currently no known outstanding effects
for the Housing Act 1974, FORM . . . (See end of Document for details)*

SCHEDULES

SCHEDULE 8

REDUCTION OF RATEABLE VALUE IN CASE OF CERTAIN IMPROVEMENTS

FORM . . .

Leasehold Reform Act 1967

Notice by Tenant to Landlord of Tenant's Improvements affecting Rateable Value

Date

To landlord of

- 1 [I] [A previous tenant of the above mentioned premises under the tenancy] [made] [contributed to the cost of] the improvement[s] to the above mentioned premises particulars of which are set out in the First Schedule hereto (Note 1).
- 2 I hereby require you to agree to a reduction in the rateable value of the premises for the purposes of the Leasehold Reform Act 1967.
- 3 I propose that the rateable value shall be reduced to £ (Note 2).
- 4 If you do not agree to this reduction (Note 3), do you agree that—
 - (a) the improvement[s] [is] [are] [an] improvement[s] made by the execution of works amounting to the structural alteration or extension of the premises or a structural addition thereto;
 - (b) the works set out in the Second Schedule hereto were involved in the making of the improvement[s];
 - (c) [I] [A previous tenant under the tenancy] [made the improvement[s]] [contributed to the cost of the improvement[s]];
 - (d) the proportion of the cost borne by me or a previous tenant isSignature of tenant .

First Schedule

Description of Improvement(s)

Second Schedule

Description of Works

Strike out words in square brackets if inapplicable.

Note 1

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The improvement must be one made by the execution of works amounting to the structural alteration or extension of the premises or a structural addition thereto, e.g. the erection of a garage in the grounds.

Note 2

If the amount of the reduction is agreed in writing between the landlord and the tenant, the amount of the reduced rateable value as so agreed will be substituted for the purposes of the ^{M1}Leasehold Reform Act 1967, for the rateable value on 1st April, 1973.

Marginal Citations

M1 1967 c. 88.

Note 3

If the amount of the reduction is not agreed in writing between the landlord and the tenant, the Valuation Officer will have to decide whether the improvement has affected the rateable value of the premises, and if so, what that value would have been had the improvement not been made. The name and address of the Valuation Officer can be obtained from the local authority. Before, however, an application is made to the Valuation Officer, the landlord and the tenant must try to agree in writing on the items mentioned at (a) to (d) of this paragraph, or such of those items as are material. If at the end of a period of six weeks after the service of this notice any of these items have not been agreed, the tenant may, within a further six weeks or so much longer time as the court may allow, apply to the county court to settle the matter.

If it has either been agreed or determined by the county court that there has been an improvement of the kind described in Note 1 involving specified works, and that the improvement was carried out by the tenant or a previous tenant, or that the tenant or a previous tenant contributed to its cost, and in the latter case what proportion the contribution bears to the whole cost of the works, then, if within a period of two weeks after the agreement or determination of the county court the landlord and the tenant have still not agreed in writing whether any or what reduction is to be made, the tenant has a further four weeks in which to make an application in the statutory form to the Valuation Officer for a certificate as to whether or not the improvement has affected the rateable value, and if so, the amount by which that value would have been less if the improvement had not been made.

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