



Landlord and Tenant Act 1985

1985 CHAPTER 70

[^{F1}Higher-risk buildings in England

[^{F1}30E Liability for remuneration of building safety director of resident management company etc

- (1) This section applies to a lease of premises which consist of or include a dwelling in a higher-risk building if—
 - (a) the landlord is an accountable person for the building,
 - (b) the landlord is—
 - (i) a resident management company within the meaning of section 111 of the Building Safety Act 2022, or
 - (ii) an RTM company within the meaning of Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002 (right to manage), and
 - (c) the tenant is liable to pay a service charge.
- (2) The lease has effect—
 - (a) as if it contained provision authorising the appointment of a person (whether or not a leaseholder or a resident of the building) as a director of the landlord for a building safety purpose,
 - (b) as if the matters for which the service charge is payable under the lease included remunerating any director of the landlord appointed for a building safety purpose (insofar as this would not otherwise be the case), and
 - (c) where the lease contains different methods for apportioning different relevant costs (within the meaning of section 18), as if it provided that any costs for which the tenant is liable by virtue only of paragraph (b) to be apportioned in the same way as costs incurred in connection with insuring the building.
- (3) In this section—

“building safety purpose” means the purpose of supporting the landlord in complying with its duties under Part 4 of the Building Safety Act 2022 or under regulations made under that Part;

“landlord” includes any person who has a right under the lease to enforce payment of a service charge;

Changes to legislation: Landlord and Tenant Act 1985, Section 30E is up to date with all changes known to be in force on or before 16 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

“service charge” has the meaning given by section 18;
“tenant” includes any person who has an obligation under the lease to pay a service charge.]

Textual Amendments

F1 Ss. 30C-30I and cross-heading inserted (28.4.2022 for specified purposes, 6.4.2023 for specified purposes) by [Building Safety Act 2022 \(c. 30\)](#), **ss. 112(2)**, 170(2) (with s. 164); [S.I. 2023/362](#), **reg. 3(1)(z10)(ii)**

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

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

- s. 13(1AB) inserted by [2016 c. 22 Sch. 7 para. 18\(2\)](#)