



Commonhold and Leasehold Reform Act 2002

CHAPTER 15

COMMONHOLD AND LEASEHOLD REFORM ACT 2002

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- 2 *Law of Property Act 1925 (c. 20)*
- 3 *At the end of section 149 of that Act (90-year...*
- 4 *Limitation Act 1980 (c. 58)*
- 5 *Housing Act 1985 (c. 68)*
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- 1 *Land Compensation Act 1973 (c. 26)*
- 2 *Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)*
- 3 (1) Section 1 (right to collective enfranchisement) is amended as...
- 4 For section 2(1) (acquisition of leasehold interests) substitute—
- 5 In section 11(4) (right of qualifying tenant to obtain information...
- 6 (1) Section 13 (initial notice) is amended as follows.
- 7 (1) Section 17 (access for valuation purposes) is amended as...
- 8 (1) Section 18 (duty to disclose existence of agreements affecting...
- 9 (1) Section 20 (right of reversioner to require evidence of...
- 10 (1) Section 21 (reversioner's counter notice) is amended as follows....
- 11 (1) Section 22 (proceedings relating to validity of initial notice)...
- 12 In section 23 (claim liable to be defeated where landlord...
- 13 (1) Section 24 (applications where terms in dispute or failure...
- 14 (1) Section 25 (application where reversioner fails to give counter-notice...
- 15 (1) Section 26 (applications where relevant landlord cannot be found)...
- 16 (1) Section 27 (supplementary provisions about vesting orders under section...
- 17 (1) Section 28 (withdrawal from acquisition) is amended as follows....
- 18 (1) Section 29 (deemed withdrawal of initial notice) is amended...
- 19 In section 30(5) (service of notice to treat before completion...
- 20 (1) Section 31 (effect on initial notice of designation or...
- 21 (1) Section 32 (determination of price) is amended as follows....
- 22 (1) Section 33 (costs of enfranchisement) is amended as follows....
- 23 In section 34 (conveyance), for “nominee purchaser” (in each place,...
- 24 In section 35 (discharge of existing mortgages on transfer), for...
- 25 (1) Section 36 (requirement to grant leases back to former...
- 26 (1) Section 37A (compensation for postponement of termination in connection...
- 27 (1) Section 38 (interpretation) is amended as follows.
- 28 (1) Section 41 (right of qualifying tenant to obtain information...
- 29 (1) Section 54 (suspension of tenant's notice during currency of...
- 30 (1) Section 74 (effect of scheme application on claim to...
- 31 (1) Section 91 (jurisdiction of leasehold valuation tribunals) is amended...
- 32 (1) In section 93 (agreements excluding or modifying rights of...
- 33 (1) Section 93A (powers of trustees in relation to rights)...

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- 34 In section 97(1) (registration)— (a) for “the tenant” substitute “...
- 35 In section 98(2) (power to prescribe procedure), for “nominee purchaser”...
- 36 (1) Schedule 1 (conduct of proceedings by reversioner on behalf...
- 37 (1) Schedule 3 (restrictions on participation, effect of claim on...
- 38 In Schedule 4 (information to be furnished by reversioner about...
- 39 (1) Schedule 5 (vesting orders under sections 24 and 25)...
- 40 (1) Schedule 6 (purchase price) is amended as follows.
- 41 (1) Schedule 7 (conveyance to nominee purchaser on enfranchisement) is...
- 42 (1) Schedule 8 (discharge of mortgages etc: supplementary provisions) is...
- 43 In Schedule 9 (grants of lease back to former purchaser),...

SCHEDULE 9 — Meaning of service charge and management

- 1 *Loans in respect of service charges*
- 2 (1) Section 450A (right to a loan in respect of...
- 3 In section 450B(1)(b) (power to make loan in respect of...
- 4 In section 458(1) (minor definitions for purposes of Part 14...
- 5 In section 459 (index of defined expressions for Part 14...
- 6 In section 621A (meaning of service charge for purposes of...
- 7 *Service charges*
- 8 *Appointment of manager*
- 9 *Right to acquire landlord’s interest*
- 10 *Tenants’ right to management audit*
- 11 *Codes of management practice*
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- 13 *Power to amend certain provisions*

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- 1 *Information held by superior landlord*
- 2 *Change of landlord*
- 3 *Assignment*
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- 5 *Exceptions*
- 6 *Accountants*
- 7 In section 39 of the 1985 Act (defined expressions), in...
- 8 *Insurance*
- 9 For paragraph 3 of that Schedule (request to inspect insurance...
- 10 (1) Paragraph 4 of that Schedule (insurance effected by superior...
- 11 After that paragraph insert— Effect of change of landlord (1) This paragraph applies where, at a time when a...
- 12 In paragraph 5 of that Schedule, for the words from...
- 13 In paragraph 6 of that Schedule, for “paragraph 2, 3...
- 14 *Service charge contributions: appointment of manager*
- 15 *Trust of service charges paid by only one tenant*
- 16 *Management audit*
- 17 In section 80(3) of the 1993 Act (matters to be...
- 18 (1) Section 81 of the 1993 Act (procedure following giving...
- 19 In section 82 of the 1993 Act (information held by...

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Part 1 — ADMINISTRATION CHARGES

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- 1 Meaning of “administration charge”
- 2 Reasonableness of administration charges
- 2A No administration charge payable for certain rents
- 3 Application for order varying lease
- 4 Notice in connection with demands for administration charges
- 5 Liability to pay administration charges
- 5A Limitation of administration charges: costs of proceedings
- 6 Interpretation
- Part 2 — AMENDMENTS OF LANDLORD AND TENANT ACT 1987
- 7 The 1987 Act has effect subject to the following amendments....
- 8 (1) Section 24 (appointment of manager by leasehold valuation tribunal)...
- 9 In section 46 (interpretation of provisions concerning information to be...
- 10 (1) Section 47 (landlord’s name and address to be contained...
- 11 (1) Section 48 (notification by landlord of address for service...

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- 8 *Determination without hearing*
- 9 *Fees*
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- 1 *Leasehold Reform Act 1967 (c. 88)*
- 2 In section 9 (costs of enfranchisement), after subsection (4) insert—...
- 3 In section 14 (costs of lease extension), after subsection (2)...
- 4 In section 20 (county court), after subsection (4) insert—
- 5 In section 21 (leasehold valuation tribunals), after subsection (2) insert—...
- 6 In paragraph 8 of Schedule 2 (county court), after sub-paragraph...
- 7 *Housing Act 1980 (c. 51)*
- 8 *Landlord and Tenant Act 1987 (c. 31)*
- 9 In section 24(9A) (appointment of manager), for “court” substitute “...
- 10 In section 47(3) (landlord’s name and address to be contained...
- 11 In section 48(3) (notification by landlord of address for service...
- 12 *Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)*
- 13 (1) Section 70 (approval by leasehold valuation tribunal of estate...
- 14 In section 88(2) (jurisdiction of leasehold valuation tribunals in cases...
- 15 In section 91(1) (jurisdiction of leasehold valuation tribunals), for “such...
- 16 *Housing Act 1996 (c. 52)*

SCHEDULE 14 — Repeals

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Changes and effects yet to be applied to :

- s. 141 repealed by [2008 c. 17 Sch. 16](#)
- s. 156(2) repealed by [2008 c. 17 Sch. 16](#)
- Sch. 10 para. 6 and cross-heading repealed by [2008 c. 17 Sch. 16](#)
- Sch. 10 para. 7 repealed by [2008 c. 17 Sch. 16](#)