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STATUTORY INSTRUMENTS

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**1988 No. 1285**

**LANDLORD AND TENANT**

**The Service Charge (Estimates and Consultation) Order 1988**

*Made - - - - 25th July 1988*

*Laid before Parliament 29th July 1988*

*Coming into force - - 1st September 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 20(3) and (10) of the Landlord and Tenant Act 1985<sup>(1)</sup> and all other powers enabling them in that behalf, hereby make the following Order:

1. This Order may be cited as the Service Charge (Estimates and Consultation) Order 1988 and shall come into force on 1st September 1988.
2. Except in a case where relevant costs have been incurred before this Order comes into force—
  - (a) the amount prescribed for the purposes of section 20(3)(a) of the Landlord and Tenant Act 1985 is £50, and
  - (b) the amount prescribed for the purposes of section 20(3)(b) of that Act is £1,000.

25th July 1988

*Nicholas Ridley*  
Secretary of State for the Environment

Signed by authority of the Secretary of State

25th July 1988

*Ian Grist*  
Parliamentary Under Secretary of State, Welsh  
Office

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(1) 1985 c. 70; section 20 was substituted by paragraph 3 of Schedule 2 to the Landlord and Tenant Act 1987 (c. 31).

**Status:** This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

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## EXPLANATORY NOTE

*(This note is not part of the Order)*

Section 20 of the Landlord and Tenant Act 1985 limits the amount of service charges payable by tenants of dwellings by reference to the relevant costs of any qualifying works. Where the costs exceed £25 multiplied by the number of dwellings let to the tenants concerned or, if more, £500, the excess is irrecoverable unless certain requirements are complied with or dispensed with by the court. This Order increases the limits of £25 and £500 to £50 and £1,000 respectively except in the case described.