STATUTORY INSTRUMENTS

1986 No. 2180

LANDLORD AND TENANT

The Assured Tenancies (Prescribed Amount) Order 1986

Made - - - - -	10*th December* 1986
Laid before Parliament	17*th December* 1986
Coming into Operation	7*th January* 1987

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 upon them by section 56B(6)**(a)** of the Housing Act 1980**(b)**, and of all other powers enabling them in that behalf, hereby make the following order:—

1. This order may be cited as the Assured Tenancies (Prescribed Amount) Order 1986 and shall come into operation on 7th January 1987.

2. The prescribed amount for the purposes of section 56B of the Housing Act 1980 is—

(*a*) in the case of a dwelling-house in Greater London, £5,000; and

(*b*) in the case of a dwelling-house elsewhere in England or Wales, £4,000.

Nicholas Ridley,
Secretary of State for the Environment.

9th December 1986.

Nicholas Edwards,
Secretary of State for Wales.

10th December 1986.

(a) *See* the definition of "the prescribed amount".
(b) 1980 c. 51; section 56B was inserted by section 12(2) of the Housing and Planning Act 1986 (c. 63).

EXPLANATORY NOTE

(This Note is not part of the Order.)

Assured tenancies are tenancies which would otherwise have been protected tenancies or housing association tenancies under the Rent Act 1977 (c. 42). They are subject to Part II of the Landlord and Tenant Act 1954 (c. 56), as modified by Schedule 5 to the Housing Act 1980.

For a dwelling-house to be let on an assured tenancy, one of two sets of conditions must be fulfilled. Under the conditions dealt with in section 56B of the Housing Act 1980, works must have been carried out involving expenditure of a prescribed amount attributable to the dwelling-house. Attributable expenditure includes money spent on works to the dwelling-house itself and to land or buildings let with it. In the case of a flat, it also includes a proportion of money spent on works to the structure and common parts of the building.

This order prescribes the amount which must be spent under the conditions in section 56B. It prescribes different amounts for Greater London and elsewhere.

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