# Contents

Dedication	V
Preface	vii
Table of Cases	xxi
Table of Statutes	xlv
Table to Statutory Instruments	li
Introduction	1v
Background	1v
What is meant by "Defective Premises"?	1vi
Part 1: Contractual Liability	
Chapter 1: Principles of Contractual Liability	3
The privity rule	3
Agreements or assurances before a lease	5
Collateral contracts and warranties	6
Avoiding the Formality Requirements	7.
Equitable Intervention	8
Liability under leases following assignment or subletting	9
Effect of the Contracts (Rights of Third Parties) Act 1999	9
Effect of the Landlord and Tenant (Covenants) Act 1995	10
Pre-January 1996 tenancies	11
Position of T's assignee A	12
Post-January 1996 tenancies	13
Original tenant	13
Original landlord's position	13
L's assignee R	14
Original landlord's position following assignment by the	ne
tenant	14
T's assignee A	14
Operation of the 1995 Act in Practice	14
Chapter 2: Express obligations on landlords and tenants to repair	r
and maintain	17
The repairing covenant—the concept of disrepair	18
The decision in Quick v Taff-Ely	18
The application of the concept of disrepair to later case	es 18
Problems with the decision in Quick	20
Repair versus improvement	20
Construing the repairing covenant	24
The general approach to construction	24

Examples of particular covenants	25
When the obligation to repair arises—the notice requirement	26
What constitutes notice?	26
Exceptions to the notice requirement	27
Notice clauses	28
Who does notice have to be given to?	28
Applying to court under section 35 of the Landlord and Tenant	
Act 1987 to vary express terms in long leases	29
Proposals for reform	30
Chapter 3: Unfair terms in leases	31
The Unfair Contract Terms Act 1977	31
The Unfair Terms in Consumer Contracts Regulations 1999	32
Scope of the regulations	33
What the regulations say	33
What terms will be judged unreasonable	34
Possible future challenges	35
Chapter 4: Terms implied into leases at common law relevant to	
repair and maintenance	37
When a term will be implied	38
The business efficacy test	39
Implied terms in practice	39
When a term will not be implied	43
Furnished lets	44
Negotiations for termination/terminal dilapidations	44
Implied rights of access to effect repairs	45
Chapter 5: Obligations on Landlords to repair and maintain	
implied by statute	47
The historic background—legislative interference with freedom	
of contract	48
Section 8 of the Landlord and Tenant Act 1985	48
Repairing obligations in short leases under section 11 of the	-
Landlord and Tenant Act 1985	49
Contracting out	49
Additional obligations	49
The extent of section 11	50
Cases to which section 11 will not apply	52
Common parts	53
Standard of repair	54
Installations	54
Keeping installations in "proper working order"	55
The statutory rights of access under the Landlord and Tenant	
Act 1985	55
Other provisions relevant to long leaseholders	56
Terms implied at the end of long leases	56
Proposals for reform	56

Chapter 6: Other express and implied obligations on landlords	
relevant to the repair or maintenance of the premises	57
Not to derogate from the grant	57
Examples of cases where the covenant has been held to apply	58
Consequences of establishing derogration from grant—can t	he
tenant repudiate?	59
For quiet enjoyment	60
Nature of the covenant at common law	60
Absolute and qualified covenants	61
When the covenant against quiet enjoyment is relevant to	
defective premises claims	61
Relying on the covenant as a defence	63
Chapter 7: Implied obligations on tenants relevant to the repair or	
maintenance of the premises	65
To occupy in a "tenant-like manner"	66
When the obligation is relevant	66
What is expected of the tenant	66
Consequences of breach	67
Limitation	68
Not to commit waste	69
Voluntary waste	70
Examples of voluntary waste	70
Reasonable wear and tear	71
Remedies for breach	71
Permissive waste	71
Remedies for breach	72
To keep the premises wind and watertight	73
To permit the landlord to view the state of repair and carry	
out repairs	73
Proposals for reform	74
Part II: Non-contractual liability	
Chapter 8: Negligence, nuisance and the rule in Rylands v Fletcher	77
Negligence	78
Rights and liabilities between adjoining occupiers	78
Liability of landlords to adjoining occupiers	78
Rights of support between neighbours	79
Negligence of occupiers arising out of unlawful acts	
of third parties	79
Landlord's right to sue adjoining occupiers	80
Tenant's liability to adjoining occupiers	80
The tenant's right to sue adjoining occupiers	81
Builder's and builder-landlord's liability to the tenant	81
Examples	82
Nuisance	83

Nature of the tort of nuisance	83
When liability arises	83
Liability and rights of the tenant	83
Liability and rights of landlord	84
Common categories of nuisance by landlords	85
Nuisance in common or retained parts affecting	
demised premises	85
Nuisance at the date of the lease—liability to third parties	87
Nuisance arising after the commencement of the lease	87
Liability of landlords for acts of tenants towards other	
tenants or neighbours	88
Entry to abate nuisance	89
Rylands v Fletcher	90
Cases where Rylands v Fletcher liability does not arise	90
Examples	91
Chapter 9: Tortious liability of builders and landlords under the	
Defective Premises Act 1972 and other statutes	93
Liability of the builder to the purchaser in negligence at	
common law	94
Liability of the landlord-builder at common law	95
The statutory duty to build dwellings properly	96
Who does the duty apply to?	96
What type of work is covered?	96
Which premises are excluded?	96
Nature and scope of the duty	97
What is the limitation period?	98
Can the employer or purchaser recover from economic loss?	99
The Supply of Goods and Services Act 1982	100
The seller / builder	100
Goods	100
Liability of landlords under the Defective Premises Act 1972	101
The duty to tenants and third parties	101
The nature of the duty under section 4	101
Key points	103
"let under a tenancy"	103
"which puts on the landlord the obligation for the	
maintenance or repair of the premises"	103
"a duty to take such care as is reasonable in all the	
circumstances"	104
"to see that they are reasonably safe from personal	
injury or from damage to their property"	104
"caused by a relevant defect"	104
"The said duty is owed if the landlord knows (whether	
by being notified by the tenant or otherwise) or ought in	
all the circumstances to have known"	104

	Liability where there is a right to enter to carry out	
	any repair or maintenance as well as duty to repair	105
	Remedies	106
	Secure and assured tenancies	107
	Position of licensees	107
Cha	pter 10: The Occupiers' Liability Act 1957-1984	109
	The duty to visitors	110
	The 1957 Act	110
	What premises are covered?	110
	Who is the "occupier"?	111
	Trustees and unincorporated associations	112
	Who is a "visitor"?	113
	Visitors exercising rights of way or other legal rights	113
	The nature of the duty and standard of care to visitors	114
	Defences	116
	Obvious dangers	116
	Volenti non-fit injuria (voluntary assumption of risk)	116
	Contributory negligence	116
	Can the occupier exclude or restrict liability?	117
	Guests	117
	Liability of the occupier for his independent contractors	117
	The duty to trespassers	118
	Intentions of trespasser	118
	Nature of duty under 1984 Act and the standard of care	119
	Defences	120
	Warnings and exclusions	120
	Volenti non-fit injuria	121
Cha	pter 11: Obligations under miscellaneous statutes and regulations	123
	The Building Act 1984	123
	The building regulations	124
	Liability in negligence or breach of duty following a	
	breach of the building regulations	125
	Establishing civil liability for a breach of the regulations	3
	and the economic loss problem	125
	Liability under miscellaneous health and safety legislation	126
	Health and Safety at Work Act 1974	127
	Liability for Asbestos	127
	Fire Regulations	129
	Liability for gas installations	129
	Miscellaneous technical regulations about gas installations	130
	Construction and design of gas appliances	130
	Duties on landlords and others under the 1988 Gas Safety	
	Regulations	130
	Who the regulations apply to	131
	What the regulations say	131

Carbon-monoxide poisoning	131
Notice	131
Access	132
Liability for electrical installations	132
Energy efficiency standards	133
Legislation applying to particular types of premises	134
Offices Shops and Railway premises Act 1963	134
Disability Discrimination Act 1995 and 2005	135
Chapter 12: Local authority control of defective premises	137
Powers and duties under housing, building and public health	
legislation	138
Background	138
The Public Health Act 1936	138
The Building Act 1984 and regulations made	
thereunder	139
The Housing Act 1985	139
The Environmental Protection Act 1990	139
The Housing Grants Construction and Regeneration	
Act 1996	140
The new system for assessing housing conditions in the	
Housing Act 2004	140
Structure of the legislation in outline	140
The new housing health and safety-rating regime in outline	141
Hazards covered by the legislation	142
Enforcement Errors	143
Application of the new scheme	143
Duties and powers with respect to houses in multiple	
occupation	143
The power to control statutory nuisances	144
The statutory nuisance power in outline	145
What constitutes a statutory nuisance?	145
What powers are there to deal with statutory nuisances?	146
Local authority powers to enforce energy efficiency standards	146
The "Decent Homes Standard"	147
Proposals for reform	149
Part III: Remedies	
Chapter 13: Use of the Human Rights Act 1998	153
The relevant convention rights	154
Who is liable under the Human Rights Act?	154
How a challenge may be made	155
The challenges so far	155
Decisions relevant to defective premises legislation	157
Possible future challenges	158
Chapter 14: Self help	159
Freehold owners' access to adjoining land	160

XV

	Common law rights between neighbours	160
	Establishing an easement	160
	Common law right to abate a nuisance	161
	Statutory intervention in relation to access rights	161
	The tenant's right to self-help	161
	Carrying out the works	162
	Defects to the common parts	162
	Withholding repair costs against rent	163
	Setting off the repair costs in subsequent proceedings	164
	Set-off following assignment	164
	Attempts to limit the right to set-off	166
	The position of licensees	166
	The rights of tenants of local authorities to compel the landlord	
	to carry out repairs	166
	The right to carry out improvements	167
	The rights of long leaseholders	168
Cha	pter 15: Forfeiture	169
	When the right to forfeit arises	169
	What method of forfeiture should be chosen?	170
	When will the landlord be taken to have waived the cause for	
	forfeiture?	171
	What constitutes waiver?	171
	What procedural steps must the landlord take before forfeiture?	172
	Restrictions on the landlord's right to forfeit	172
	The section 146 notice	172
	What breaches are capable of remedy?	173
	The effect of the Leasehold Property Repair Act 1938	173
	The requirements of the Act in overview	174
	The requirements of the court's leave	174
	How the 1938 Act works in practice	175
	Can the 1938 Act be avoided?	176
	Relief against forfeiture	176
	The statutory jurisdiction	176
	Terms on which relief should be granted	177
	Effect of the grant on relief	178
	Sub-tenant's position	178
	Costs	179
	The particular case of decorative repairs	179
	How and when to apply for relief	180
	Whether the landlord should forfeit?	181
	Tactical considerations	181
	Proposals for reform	182
Cha	pter 16: Specific performance and mandatory injunctions	183
	General principles	184
	When specific performance will be refused	185

Delay	185
Lack of particularity	185
The statutory basis for the award	186
Interim relief	186
Claims under section 4 of the Defective Premises Act 1972	187
Which court?	187
How is the order or undertaking enforced?	188
Damages in lieu of an injunction/specific performance	188
Chapter 17: Damages	191
Liability for those responsible for the safety of premises	192
Inconvenience and discomfort	193
When these damages are recoverable	193
The correct method of assessment	193
Residential leases at a ground rent	194
Repair costs	196
Consequential losses	196
Damages for disrepair in commercial leases	197
The landlord's claim	197
The Landlord and Tenant Act 1927	197
When does section 18 apply?	198
The first limb	199
When repair costs will be awarded and when the	
diminution in value	199
How the diminution in value figure is identified in practice	200
When the landlord is likely to carry out or has carried	
out the repairs	200
Where there is little likelihood of the landlord doing the	
repairs	201
Where it may be assumed the premises will be	
redeveloped	201
Where there is a sub-tenancy	201
Where an arrangement as to the completion of the	
repairs is reached with the new tenant	202
What is meant by diminution in the value of the	202
reversion?	203
The second limb	204
The second fillio  The tenant's damages claim	204
Damages in tort	206
Landlords who design and build premises	206
Exceptional cases—aggravated or exemplary damages	207
Liability for personal injury and death	207
Carbon monoxide poisoning	208
Asthma	209
Other conditions relating to damp housing conditions	210
Future employment prospects	211
I WINT OTHER ATTENTO ATTENTO PLOSPOOLS	

	CONTENTS	XV11
920	Limitations on the damages award	211
950	Contributory negligence	211
	Examples	212
	Causation, remoteness and the failure to mitigate	212
	Causation	213
	Remoteness	214
	Loss of profit	215
	Mitigation of loss	215
	The betterment problem	216
1		217
	Interest Contractual alaima	217
	Contractual claims	
	Personal injury claims	218
	The judgment rate	218
Part	IV: Practice and Procedure	
Char	ter 18: Bringing a court claim	221
	Limitation	222
	When the cause of action accrues	223
	Contractual claims	223
	Tortious claims	224
	Some particular cases	225
48	Parties	226
84-0	Instructing an expert	226
845	Joint statements	228
	What type of expert should be instructed?	228
	Complying with pre-action protocols	230
020	Dilapidations claims	230
652	The Pre-Action Protocol—Terminal Dilapidations Claims	230
	for Damages	230
	The landlord's claim	231
		231
	Certification of the dilapidations schedule by the	222
	landlord's surveyor	232
	Timing of the dilapidations schedule	232
	The tenant's response	232
	Other procedural steps before issue	233
	Housing claims	233
	Scope	233
	Aims	234
	Steps under the protocol	234
	Expert evidence under the Housing Disrepairs Protocol	235
	Costs	236
	Consequences of non-compliance with the protocol	236
	Pleadings	236
Britis I	1 Toutings	250
	Rules on statements of case—the basics	237

Scott schedules	238
Claims for contribution and indemnity	238
Further information	238
Statements of truth	239
Case management	239
Track allocation	239
Unless orders	240
T&CC practice	240
Background	240
Features of litigation in the T&CC	241
Basic procedure	241
Transfer to the county court	242
Summary judgment	242
Costs	243
Part 36 offers	243
Other offers to settle and conduct	243
Chapter 19: Other methods of dispute resolution	245
ADR schemes	246
Mediation generally	246
Government sponsored and court based schemes	246
Non-government or non-court-based schemes	247
Choice of mediator	248
Conduct of mediator	248
Without prejudice nature of mediation	248
Costs of mediation	249
Early neutral evaluation—ENE	249
Arbitration	250
Statutory rules governing arbitration	250
Scope of the reference	251
Who is to arbitrate?	251
Challenge	251
Appeal	251
The award	251
Expert determination	252
Challenging the determination	252
Part V: Appendices	
Appendix A—Statutes and Statutory Instruments	255
Appendix A1: Landlord and Tenant Act 1927 c.36	255 257
Appendix A2: Leasehold Property (Repairs) Act 1938 c.34	
Appendix A4: Defective Promises Act 1957 c.31	259 261
Appendix A5: Occupiers' Liebility Act 1024 o 3	
Appendix A5: Occupiers' Liability Act 1984 c.3	266
Appendix A6: Building Act 1984 c.55	268
Appendix A7: Landlord and Tenant Act 1985 c.70	277
Appendix A8: Landlord and Tenant Act 1987 c.31	282

#### CONTENTS xix Appendix A9: Environmental Protection Act 1990 c.43 284 Appendix A10: Gas Safety (Installation and Use) Regulations (SI 1998/2451) 302 Appendix A11: Housing Act 2004 c.34 307 Appendix B—Precedents Appendix B1 315 Appendix B2 317 Appendix B3 319 Appendix B4 323 Appendix B5 326 Appendix B6 328 Appendix B7 329 Appendix B8 331 Appendix B9 333 Appendix B10 336 Appendix B11 341 Appendix B12 344

349

351

Appendix C—Useful websites

Index