
Changes to legislation: Leasehold Reform, Housing and Urban Development Act 1993, Cross Heading:
Value of intermediate interests is up to date with all changes known to be in force on or before 20 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

SCHEDULES

SCHEDULE 13

PREMIUM AND OTHER AMOUNTS PAYABLE BY TENANT ON GRANT OF NEW LEASE

Commencement Information

II Sch. 13 wholly in force at 1.11.1993 see s. 188(2) and S.I. 1993/2134, art. 5

PART III

AMOUNTS PAYABLE TO OWNERS OF INTERMEDIATE LEASEHOLD INTERESTS

Value of intermediate interests

- 8 (1) Subject to sub-paragraph (2), paragraph 3(2) to (6) shall apply for determining the value of any intermediate leasehold interest for the purposes of any provision of this Schedule with such modifications as are appropriate to relate those provisions of paragraph 3 to a sale of the interest in question subject to the tenant's lease for the time being and to any leases intermediate between the interest in question and that lease.
- [^{F1}(2) The value of an intermediate leasehold interest which is the interest of the tenant under a minor intermediate lease is to be calculated in accordance with regulations made by the appropriate national authority instead of in accordance with sub-paragraph (1).]
- (3) "A minor intermediate lease" means a lease complying with the following requirements, namely—
- (a) it must have an expectation of possession of not more than one month, and
 - (b) the profit rent in respect of the lease must be not more than £5 per year.
- (4) "Profit rent" means an amount equal to that of the rent payable under the lease on which the minor intermediate lease is in immediate reversion, less that of the rent payable under the minor intermediate lease.
- (5) Where the minor intermediate lease or that on which it is in immediate reversion comprises property other than the tenant's flat, then in sub-paragraph (4) the reference to the rent payable under it means so much of that rent as is apportioned to that flat.

^{F2}(6)

^{F2}(7)

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- (8) For the purposes of this paragraph the expectation of possession carried by a lease is the expectation which it carries at [^{F3}the relevant date] of possession after the tenant's lease, on the basis that—
- (a) (subject to sub-paragraph (9)) the tenant's lease terminates at [^{F3}the relevant date] if its term date fell before then, or else it terminates on its term date; and
 - (b) any other lease terminates on its term date.
- (9) In a case where before the relevant date for the purposes of this Chapter the immediate landlord of the tenant had given notice to quit terminating the tenant's lease on a date earlier than that date, the date specified in the notice to quit shall be substituted for the date specified in sub-paragraph (8)(a) above.
- [^{F4}(10) In sub-paragraph (2) “appropriate national authority” means—
- (a) in relation to a leasehold interest of land in England, the Secretary of State;
 - (b) in relation to a leasehold interest of land in Wales, the Welsh Ministers.]

Textual Amendments

- F1** Sch. 13 para. 8(2) substituted (12.5.2016) by [Housing and Planning Act 2016 \(c. 22\), s. 216\(1\)\(c\)](#), [Sch. 10 para. 5\(2\)](#) (with [Sch. 10 para. 5\(5\)](#))
- F2** Sch. 13 para. 8(6)(7) omitted (12.5.2016) by virtue of [Housing and Planning Act 2016 \(c. 22\), s. 216\(1\)\(c\)](#), [Sch. 10 para. 5\(3\)](#) (with [Sch. 10 para. 5\(5\)](#))
- F3** Words in Sch. 13 para. 8 substituted (26.7.2002 for E. and 1.1.2003 for W.) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\), s. 134](#); [S.I. 2002/1912, art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#)); [S.I. 2002/3012, art. 2\(b\)\(i\)](#) (subject to [Sch. 2](#))
- F4** Sch. 13 para. 8(10) inserted (12.5.2016) by [Housing and Planning Act 2016 \(c. 22\), s. 216\(1\)\(c\)](#), [Sch. 10 para. 5\(4\)](#) (with [Sch. 10 para. 5\(5\)](#))

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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. 12A and cross-heading inserted by 2002 c. 15 s. 123(1)
- s. 12A(3)(a)(b) words substituted by S.I. 2009/1941 Sch. 1 para. 140(5)
- s. 12A(4)(a) words substituted by S.I. 2009/1941 Sch. 1 para. 140(5)
- s. 12A(4)(c) words substituted by S.I. 2009/1941 Sch. 1 para. 140(5)
- s. 13(2ZA) inserted by 2002 c. 15 s. 121(3)
- s. 13(2ZB) inserted by 2002 c. 15 s. 123(2)
- s. 13(5A) inserted by 2002 c. 15 Sch. 8 para. 6(3)
- s. 29(4A) inserted by 2002 c. 15 Sch. 8 para. 18(2)
- s. 29(4A) words added by S.I. 2003/2096 Sch. para. 20(b)
- s. 29(4A)(a) words omitted by S.I. 2003/2096 Sch. para. 20(a)
- s. 29(4A)(d) words substituted by S.I. 2009/1941 Sch. 1 para. 140(6)
- s. 70(15) inserted by 2023 asc 3 Sch. 13 para. 166(b)
- s. 78(5A)-(5C) inserted by 2008 c. 17 Sch. 12 para. 15(3)
- s. 78(7) inserted by 2008 c. 17 Sch. 12 para. 15(4)
- s. 79(2)(2A) substituted for s. 79(2) by 2002 c. 15 Sch. 10 para. 16(3)
- s. 156(4) repealed by 2014 asp 14 sch. 2 para. 7
- Sch. 20 para. 5(1A) inserted by 2008 c. 29 Sch. 9 para. 5(2)