

*These notes refer to the Commonhold and Leasehold Reform Act 2002 (c.15) which received Royal Assent on 1st May 2002*

# COMMONHOLD AND LEASEHOLD REFORM ACT 2002

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## EXPLANATORY NOTES

### COMMENTARY ON THE SECTIONS: PART 1

#### *Absent Landlords*

Chapter 5: Other provisions about leases

*Service charges, administration charges etc.*

#### *Section 153: Notice to accompany demands for service charges*

256. *Section 153* requires landlords to include with service charge demands a summary of leaseholders' rights and obligations in relation to service charges. It inserts a new section 21B into the 1985 Act. Subsection (2) of that new section provides a power to prescribe the form and content of such summaries by regulations.
257. Subsections (3) and (4) of the new section 21B give leaseholders a specific right to withhold payment of service charges if the required information is not provided.