



Equality Act 2010

2010 CHAPTER 15

PART 4

PREMISES

Reasonable adjustments

36 Leasehold and commonhold premises and common parts

- (1) A duty to make reasonable adjustments applies to—
 - (a) a controller of let premises;
 - (b) a controller of premises to let;
 - (c) a commonhold association;
 - (d) a responsible person in relation to common parts.
- (2) A controller of let premises is—
 - (a) a person by whom premises are let, or
 - (b) a person who manages them.
- (3) A controller of premises to let is—
 - (a) a person who has premises to let, or
 - (b) a person who manages them.
- (4) The reference in subsection (1)(c) to a commonhold association is a reference to the association in its capacity as the person who manages a commonhold unit.
- (5) A responsible person in relation to common parts is—
 - (a) where the premises to which the common parts relate are let (and are not part of commonhold land or in Scotland), a person by whom the premises are let;
 - (b) where the premises to which the common parts relate are part of commonhold land, the commonhold association.
- (6) Common parts are—

Changes to legislation: Equality Act 2010, Section 36 is up to date with all changes known to be in force on or before 29 March 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](#)

- (a) in relation to let premises (which are not part of commonhold land or in Scotland), the structure and exterior of, and any common facilities within or used in connection with, the building or part of a building which includes the premises;
 - (b) in relation to commonhold land, every part of the commonhold which is not for the time being a commonhold unit in accordance with the commonhold community statement.
- (7) A reference to letting includes a reference to sub-letting; and for the purposes of subsection (1)(a) and (b), a reference to let premises includes premises subject to a right to occupy.
- (8) This section does not apply to premises of such description as may be prescribed.

Commencement Information

- II** [S. 36](#) partly in force; [s. 36](#) not in force at Royal Assent see [s. 216](#); [s. 36\(1\)\(a\)-\(c\)\(2\)-\(4\)\(7\)\(8\)](#) in force at 1.10.2010 by [S.I. 2010/2317](#), [art. 2\(4\)\(b\)](#)

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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. 40A inserted by [2023 c. 51 s. 1](#)
- s. 120(9) inserted by [2023 c. 51 s. 2\(b\)](#)
- s. 124A inserted by [2023 c. 51 s. 3](#)