

# Ebrahim Piperdy

(MIRPM) (AssocRICS) (CPFAcct) (AFA MIPA)

## Service Charges

- Section 22 of Landlord and Tenant Act 1985



legislation.gov.uk



**Housing**  
Ombudsman Service

# Section 22 Landlord and Tenant Act 1985

- Freeholder should provide summary of service charge costs for last accounting period.

- Reasonable facilities to inspect the accounts, receipts and other supporting documents, take copies or extracts from the documents

- Be made in writing within 6 months of obtaining summary

- Landlord has up to 1 month after request

*Criminal Offence if the landlord fails to comply with s22 request without reasonable excuse. The offence carries a maximum penalty of six months' imprisonment and/or a fine up to £2,500*

## Housing Ombudsman Service Charge Spotlight Report Extract

*"Where residents request additional information, such as invoices, the Ombudsman expects landlords to comply with sections 21, 22 and 23 of the Landlord and Tenant Act 1985. Even where these provisions do not apply, it may still be appropriate to provide relevant and additional information to a resident to assist them in understanding the charge."*