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## **Introduction**

This first Edition of Emerald Home Lawyer, Guide to Housing Law, is a wide-ranging book dealing with all aspects of the law as it governs the relationship between people and the ownership and tenancy of land.

The relationship between landlord and tenant has always been complex and has changed immeasurably over the centuries, particularly in the 20<sup>th</sup> century, with the huge social changes that have transformed the structure of the ownership of land. Gradually, the law has provided more and more protection for the tenant, eroding the privileges of the main land owning classes.

This brief book covers the main areas of housing law and all of the requisite Acts. The general nature of tenancies is covered, along with the main obligations of landlord and tenant. Repairing obligations and assignments are covered in depth. Each area is highlighted by key case law.

The main Housing Acts are covered in depth along with business tenancies and agricultural tenancies. So too is the law concerning service charges and also extension of leases and purchase of freeholds.

Although no book covering housing law can be totally comprehensive, as the subject area is vast, this particular book attempts to cover the main areas that both the layperson and the student of law need to know.

Roger Sproston