

Status: This version of this cross heading contains provisions that are prospective.

Changes to legislation: Equality Act 2010, Cross Heading: *The duty in relation to common parts* is up to date with all changes known to be in force on or before 18 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 4

PREMISES: REASONABLE ADJUSTMENTS

PROSPECTIVE

The duty in relation to common parts

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- (1) This paragraph applies where A is a responsible person in relation to common parts.
 - (2) A must comply with the second requirement.
 - (3) For the purposes of this paragraph, the reference in section 20(4) to a physical feature is a reference to a physical feature of the common parts.
 - (4) For those purposes, the reference in section 20(4) to a disabled person is a reference to a disabled person who—
 - (a) is a tenant of the premises,
 - (b) is a unit-holder, or
 - (c) is otherwise entitled to occupy the premises,and uses or intends to use the premises as the person's only or main home.
 - (5) In relation to the second requirement, the relevant matter is the use of the common parts.
 - (6) Sub-paragraph (2) applies only if—
 - (a) A receives a request by or on behalf of a disabled person within sub-paragraph (4) for A to take steps to avoid the disadvantage, and
 - (b) the steps requested are likely to avoid or reduce the disadvantage.

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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](#)