



Housing Act 1996

1996 CHAPTER 52

PART I

[^{F1}SOCIAL RENTED SECTOR IN WALES]

^{F1}CHAPTER II

DISPOSAL OF LAND AND RELATED MATTERS

Control by [^{F1}Welsh Ministers] of land transactions

[^{F1}11 **Covenant for repayment of discount on disposal**

- (1) Where on a disposal of a house by a registered social landlord, in accordance with a consent given by [^{F2}the Welsh Ministers] under section 9, a discount has been given to the purchaser, and the consent does not provide otherwise, the conveyance, grant or assignment shall contain a covenant binding on the purchaser and his successors in title to the following effect.
- (2) The covenant shall be to pay to the landlord such sum (if any) as the landlord may demand in accordance with subsection (3) on the occasion of the first relevant disposal which is not an exempted disposal and which takes place within the period of five years beginning with the conveyance, grant or assignment.
- (3) The landlord may demand such sum as he considers appropriate, up to and including the maximum amount specified in this section.
- (4) The maximum amount which may be demanded by the landlord is a percentage of the price or premium paid for the first relevant disposal which is equal to the percentage discount given to the purchaser in respect of the disposal of the house by the landlord.
- (5) But for each complete year which has elapsed after the conveyance, grant or assignment and before the first relevant disposal the maximum amount which may be demanded by the landlord is reduced by one-fifth.

Status: Point in time view as at 01/04/2010. This version of this provision has been superseded.

Changes to legislation: Housing Act 1996, Section 11 is up to date with all changes known to be in force on or before 22 August 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)

(6) Subsections (3) to (5) are subject to section 11A.]

Textual Amendments

- F1** Ss. 11-11B substituted for s. 11 (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 199(1)**, 270(3)(a) (with s. 199(3))
- F2** Words in Pt. I substituted (1.4.2010) by [Housing and Regeneration Act 2008 \(c. 17\)](#), **ss. 61(7)**, 325(1); [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Modifications etc. (not altering text)

- C1** Pt. 1: The system of "registered social landlords" under this Part is replaced (8.9.2008 for specified purposes and 1.12.2008, 16.2.2009, 1.4.2009, 7.9.2009 and 1.4.2010 for further purposes) by [Housing and Regeneration Act 2008 \(c. 17\)](#), Pt. 2. This Part continues to apply in relation to Wales with certain provisions applied in relation to England and certain provisions preserved although they apply to England only, see s. 60 of the affecting Act; [S.I. 2008/2358](#), [art. 3](#); [S.I. 2008/3068](#), [art. 3](#) (with arts. 6-13); [S.I. 2009/363](#), [art. 2](#); [S.I. 2009/803](#), [art. 7](#); [S.I. 2009/2096](#), [art. 2\(1\)](#); [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))
- C2** Ss. 11-12 applied (with modifications) (1.4.2010) by [Housing and Regeneration Act 2008 \(c. 17\)](#), **ss. 179**, 325(1) (with s. 189); [S.I. 2010/862](#), [art. 2](#) (with [Sch.](#))

Status:

Point in time view as at 01/04/2010. This version of this provision has been superseded.

Changes to legislation:

Housing Act 1996, Section 11 is up to date with all changes known to be in force on or before 22 August 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.