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STATUTORY INSTRUMENTS

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**1986 No. 2181**

**LANDLORD AND TENANT**

The Landlord and Tenant Act 1954, Part II  
(Assured Tenancies) (Notices) Regulations 1986

<i>Made</i>	- - - -	<i>10th December 1986</i>
<i>Laid before Parliament</i>		<i>17th December 1986</i>
<i>Coming into Operation</i>		<i>7th January 1987</i>

The Secretary of State for the Environment, as respects England, and the Secretary of State for Wales, as respects Wales, in exercise of the powers conferred by section 66 of the Landlord and Tenant Act 1954 as applied by section 58(2) of the Housing Act 1980 and now vested in them<sup>(1)</sup> and of all other powers enabling them in that behalf, hereby make the following regulations:—

1. These regulations may be cited as the Landlord and Tenant Act 1954, Part II (Assured Tenancies) (Notices) Regulations 1986 and shall come into operation on 7th January 1987.

**Commencement Information**

**I1** Reg. 1 in force at 7.1.1987, see [reg. 1](#)

2. In these regulations “the Act” means the Landlord and Tenant Act 1954.

**Commencement Information**

**I2** Reg. 2 in force at 7.1.1987, see [reg. 1](#)

3. The forms prescribed for the purposes of the Act in respect of assured tenancies shall be as follows:—

- (i) for a notice by a landlord terminating a tenancy under section 25 of the Act, the form set out as Form A in the Schedule to these regulations;
- (ii) for a notice by a tenant to request a new tenancy under section 26 of the Act, the form set out as Form B in the Schedule to these regulations; and

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(iii) for a notice under section 44 of and paragraph 6(2) of Schedule 6 to the Act, being a notice withdrawing a previous notice terminating a tenancy given under section 25 of the Act, the form set out as Form C in the Schedule to these regulations;

or in each case a form substantially to the like effect.

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**Commencement Information**

**I3** Reg. 3 in force at 7.1.1987, see [reg. 1](#)

4.—(1) The Landlord and Tenant Act 1954, Part II (Assured Tenancies) (Notices) Regulations 1983 are hereby revoked.

(2) Nothing in these regulations shall affect the validity of any notice served before 7th May 1987 if the notice was in the form prescribed by the regulations mentioned in paragraph (1) above or in a form substantially to the like effect.

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**Commencement Information**

**I4** Reg. 4 in force at 7.1.1987, see [reg. 1](#)

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## SCHEDULE

### Commencement Information

**I5** Sch. in force at 7.1.1987, see [reg. 1](#)

FORM ALANDLORD'S NOTICE TO TERMINATE ASSURED TENANCY

FORM ALANDLORD'S NOTICE TO TERMINATE ASSURED TENANCY

FORM ALANDLORD'S NOTICE TO TERMINATE ASSURED TENANCY

FORM ALANDLORD'S NOTICE TO TERMINATE ASSURED TENANCY

FORM BTENANTS REQUEST FOR NEW ASSURED TENANCY

FORM BTENANTS REQUEST FOR NEW ASSURED TENANCY

FORM BTENANTS REQUEST FOR NEW ASSURED TENANCY

FORM BTENANTS REQUEST FOR NEW ASSURED TENANCY

FORM CWITHDRAWAL OF LANDLORD'S NOTICE TO TERMINATE ASSURED TENANCY

FORM CWITHDRAWAL OF LANDLORD'S NOTICE TO TERMINATE ASSURED TENANCY

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## EXPLANATORY NOTE

These regulations prescribe the forms of notice to be used for the purposes of Part II of the Landlord and Tenant Act 1954 in the case of assured tenancies. Assured tenancies may be granted by bodies approved under section 56 of the Housing Act 1980 in respect of dwelling-houses in buildings erected after the passing of that Act or to which qualifying works have been carried out, if certain conditions are fulfilled.

The forms are to be used for the termination of a tenancy by a landlord (Form A in the Schedule); for a tenant's request for a new tenancy (Form B in the Schedule); and for a withdrawal of a notice to terminate a tenancy (Form C in the Schedule).

Regulation 4 of these regulations enables notices served before 7th May 1987 to continue to be served under the Landlord and Tenant Act 1954, Part II (Assured Tenancies) (Notices) Regulations 1983. Those regulations are revoked by regulation 4.

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**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- reg. 1A inserted by [S.I. 2022/907 Sch. 1 para. 6](#)