



# Land Compensation Act 1973

## 1973 CHAPTER 26

### PART III

#### PROVISIONS FOR BENEFIT OF PERSONS DISPLACED FROM LAND

##### *Home loss payments*

#### **29 Right to home loss payment where person displaced from dwelling.**

- (1) Where a person is displaced from a dwelling on any land in consequence of—
- (a) the compulsory acquisition of an interest in the dwelling;
  - [<sup>F1</sup>(b) the making of a housing order in respect of the dwelling;]
  - (c) where the land has been previously acquired by an authority possessing compulsory purchase powers or appropriated by a local authority and is for the time being held by the authority for the purposes for which it was acquired or appropriated, the carrying out of [<sup>F2</sup>any improvement to the dwelling or of] redevelopment on the land,
  - [<sup>F3</sup>(d) the carrying out of any improvement to the dwelling or of redevelopment on the land by a housing association which has previously acquired the land and at the date of the displacement is [<sup>F4</sup>either a private registered provider of social housing or][<sup>F5</sup>a registered social landlord within the meaning of the Housing Act 1985 (see section 5(4) and (5) of that Act)];]
  - [<sup>F6</sup>(e) the making of an order for possession on ground 10 or 10A in Part II of Schedule 2 to the Housing Act 1985;]
  - [<sup>F7</sup>(f) the making of an order for possession of a dwelling subject to a tenancy which is a secure contract on ground A or ground B of the Estate Management Grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1).]

he shall, subject to the provisions of this section and section 32 below, be entitled to receive a payment (hereafter referred to as a “home loss payment”) from

- [<sup>F8</sup>(i) where paragraph (a) above applies, the acquiring authority;

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- (ii) where paragraph (b) above applies, the authority who made <sup>F9</sup>[the housing order;]
  - (iii) where paragraph (c) above applies, the authority carrying out the improvement or redevelopment; <sup>F10</sup> ...
  - (iv) where paragraph (d) above applies, the housing association carrying out the improvement or redevelopment][<sup>F11</sup> and]
  - <sup>F12</sup>(v) where paragraph (e) [<sup>F13</sup> or (f)][<sup>F14</sup> above] applies, the landlord.]
- <sup>F15</sup>(2) A person shall not be entitled to a home loss payment unless the following conditions have been satisfied throughout the period of one year ending with the date of displacement—
- (a) he has been in occupation of the dwelling, or a substantial part of it, as his only or main residence; and
  - (b) he has been in such occupation by virtue of an interest or right to which this section applies,
- but, if those conditions are satisfied on the date of displacement, a payment (referred to in this section and sections 32 and 33 below as a “discretionary payment”) may be made to him of an amount not exceeding the amount to which he would have been entitled if he had satisfied those conditions throughout that period. ]
- (3) For the purposes of this section a person shall not be treated as displaced from a dwelling in consequence of the compulsory acquisition of an interest therein if he gives up his occupation thereof before the date on which the acquiring authority were authorised to acquire that interest, but, subject to that, it shall not be necessary for the acquiring authority to have required him to give up his occupation of the dwelling.
- <sup>F16</sup>(3A) For the purposes of this section a person shall not be treated as displaced from a dwelling in consequence of <sup>F17</sup>[the carrying out of any improvement to the dwelling unless he is permanently displaced from it in consequence of the carrying out of that improvement.]]
- <sup>F18</sup>(3B) For the purposes of this section a person must not be treated as displaced from a dwelling in consequence only of the compulsory acquisition of part of a garden or yard or of an outhouse or appurtenance belonging to or usually enjoyed with the building which is occupied or is intended to be occupied as the dwelling.]
- (4) This section applies to the following interests and rights—
- (a) any interest in the dwelling;
  - <sup>F19</sup>(b) a right to occupy the dwelling—
    - (i) as a statutory tenant within the meaning of the Rent (Agriculture) Act 1976 or the Rent Act 1977, or
    - (ii) under a contract to which section 19 of the Rent Act 1977 (restricted contracts) applies or would apply if the contract or dwelling were not excluded by section 19(3) to (5) or 144 of that Act]
  - <sup>F20</sup>(c) .....
  - (d) a right to occupy the dwelling under a contract of employment.
  - <sup>F21</sup>(e) a right to occupy the dwelling under a licence where—
    - (i) it is a right to occupy as a protected occupier within the meaning of the Rent (Agriculture) Act 1976,
    - (ii) Part IV of the Housing Act 1985 (secure tenancies) applies to the licence, <sup>F22</sup>...

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- (iii) the licence is an assured agricultural occupancy within the meaning of Part I of the Housing Act 1988<sup>[F23]</sup>, <sup>[F24]</sup>or
  - (iv) Chapter 1 of Part V of the Housing Act 1996 (introductory tenancies) applies to the licence,
    - [ the licence is a secure contract, or
  - <sup>F25</sup>(v)
  - (vi) the licence is an introductory standard contract.]]
- <sup>F26</sup>(5) .....
- (6) Where an authority possessing compulsory purchase powers acquire the interest of any person in a dwelling by agreement, then, in relation to any other person who is displaced from the dwelling in consequence of the acquisition, subsections (1) to (4) above shall have effect as if the acquisition were compulsory and the authority (if not authorised to acquire the interest compulsorily) had been so authorised on the date of the agreement.
- <sup>[F27</sup>(7) In this section “ a housing order ” means—
- (a) a prohibition order under section 20 or 21 of the Housing Act 2004, or
  - (b) a demolition order under section 265 of the Housing Act 1985.]
- <sup>[F28</sup>(7A) In this section—
- “improvement” includes alteration and enlargement; and
  - “redevelopment” includes a change of use. ]
- (8) Where an interest in a dwelling is vested in trustees (other than a sole tenant for life within the meaning of the <sup>M1</sup> Settled Land Act 1925) and a person beneficially entitled (whether directly or derivatively) under the trusts is entitled or permitted by reason of his interest to occupy the dwelling, he shall be treated for the purposes of this section as occupying it by virtue of an interest in the dwelling.
- <sup>F29</sup> . . .
- (9) This section applies if the date of displacement is on or after 17th October 1972.

#### Textual Amendments

- F1** S. 29(1)(b) substituted (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5) (f), [Sch. 15 para. 3\(2\)\(a\)](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)
- F2** Words inserted by [Housing Act 1974 \(c. 44\)](#), s. 130, [Sch. 13 para. 38\(1\)\(b\)](#)
- F3** S. 29(1)(d) substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71\)](#), s. 4, [Sch. 2 para. 24\(2\)\(b\)](#)
- F4** Words in s. 29(1)(d) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), [Sch. 2 para. 4](#) (with art. 6, Sch. 3)
- F5** Words in s. 29(1)(d) substituted (1.10.1996) by S. I 1996/2325, art. 5(1), Sch. 2 para. 3(2)
- F6** S. 29(1)(e) inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 9(3) (a)
- F7** S. 29(1)(f) inserted (W.) (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), regs. 1(1), [7\(2\)\(a\)\(i\)](#)
- F8** Paras. (i) to (iv) substituted for words by [Housing Act 1974 \(c. 44\)](#), s. 130, [Sch. 13 para. 38\(1\)\(c\)](#)
- F9** Words in s. 29(1)(ii) substituted (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5)(f), [Sch. 15 para. 3\(2\)\(b\)](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

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- F10** Word following s. 29(1)(iii) repealed (25.09.1991 subject to the restrictions referred to in S.I. 1991/2067 , **art. 4** ) by Planning and Compensation Act 1991 (c. 34, SIF 28:1) , ss. 70 , 84(6) , Sch. 15 para. 22(2)(b) , **Sch. 19 Pt. III** (with s. 84(5) ); S.I. 1991/2067 , **art. 3**
- F11** Word in s. 29(1) inserted (25.09.1991 subject to the restrictions referred to in S.I. 1991/2067 , **art. 4** ) by Planning and Compensation Act 1991 (c. 34, SIF 28:1) , s. 70 , **Sch. 15 para. 22(2)(c)** (with s. 84(5) ); S.I. 1991/2067 , **art. 3** .
- F12** S. 29(1)(v) inserted by Housing and Planning Act 1986 (c. 63, SIF 61) , **s. 9(3) ( b )**
- F13** Words in s. 29(1)(v) inserted (W.) (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **7(2)(a)(ii)**
- F14** Word in s. 29(1)(v) inserted (25.09.1991 subject to the restrictions referred to in S.I. 1991/2067 , **art. 4** ) by Planning and Compensation Act 1991 (c. 34, SIF 28:1) , s. 70 , **Sch. 15 para. 22(2)(d)** (with s. 84(5) ); S.I. 1991/2067 , **art. 3** .
- F15** S. 29(2) substituted (25.09.1991) by Planning and Compensation Act 1991 (c. 34) , **s. 68(1)(9)** (with s. 84(5) ); S.I. 1991/2067 , **art. 3** .
- F16** S. 29(3A) inserted by Housing Act 1974 (c. 44) , s. 130 , **Sch. 13 para. 38(2)**
- F17** Words in s. 29(3A) substituted (6.4.2006 for E., 16.6.2006 for W.) by Housing Act 2004 (c. 34), s. 270(4)(5)(f), **Sch. 15 para. 3(3)**; S.I. 2006/1060, **art. 2(1)(d)** (with Sch.); S.I. 2006/1535, **art. 2(b)** (with Sch.)
- F18** S. 29(3B) inserted (31.10.2004) by Planning and Compulsory Purchase Act 2004 (c. 5) , **Sch. 7 para. 7(2)** (with s. 111 , Sch. 7 para. 7(5) ); S.I. 2004/2593 , art. 2(d)
- F19** S. 29(4)(b) substituted (25.09.1991 subject to the restrictions referred to in S.I. 1991/2067 , **art. 4** ) by Planning and Compensation Act 1991 (c. 34, SIF 28:1) , s. 70 , **Sch. 15 para. 22(4)(a)** (with s. 84(5) ); S.I. 1991/2067 , **art. 3** .
- F20** S. 29(4)(c) repealed by Land Compensation (Scotland) Act 1973 (c. 56) , **Sch. 2 Pt. I**
- F21** S. 29(4)(e) substituted (25.09.1991 subject to the restrictions referred to in S.I. 1991/2067 , **art. 4** ) by Planning and Compensation Act 1991 (c. 34, SIF 28:1) , s. 70 , **Sch. 15 para. 22(4)(b)** (with s. 84(5) ); S.I. 1991/2067 , **art. 3** .
- F22** Word in s. 29(4)(e) omitted (12.2.1997) by virtue of S.I. 1997/74 , art. 2 , **Sch. para. 1**
- F23** S. 29(4)(e)(iv) and word immediately preceding it inserted (12.2.1997) by S.I. 1997/74 , art. 2 , **Sch. para. 1**
- F24** Word in s. 29(4)(e) omitted (W.) (1.12.2022) by virtue of The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **7(2)(b)(i)**
- F25** S. 29(4)(e)(v)(vi) inserted (W.) (1.12.2022) by The Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (S.I. 2022/1166), regs. 1(1), **7(2)(b)(ii)**
- F26** S. 29(5) repealed (25.09.1991) by Planning and Compensation Act 1991 (c. 34), ss. 68(2)(9) , 84(6) , **Sch. 19 Pt. III** (with s. 84(5)); S.I. 1991/2067 , **art. 3**
- F27** S. 29(7) substituted (6.4.2006 for E., 16.6.2006 for W.) by Housing Act 2004 (c. 34), s. 270(4)(5)(f), **Sch. 15 para. 3(4)**; S.I. 2006/1060, **art. 2(1)(d)** (with Sch.); S.I. 2006/1535, **art. 2(b)** (with Sch.)
- F28** S. 29(7A) inserted by Housing Act 1974 (c. 44) , s. 130 , **Sch. 13 para. 38(3)**
- F29** Words repealed by Land Compensation (Scotland) Act 1973 (c. 56), **Sch. 2 Pt. I**

#### Modifications etc. (not altering text)

- C1** References to Rent Act 1968, ss. 70(3)(a) and 71 of that Act, and to a Part VI contract to be construed respectively as references to Rent Act 1977 (c. 42) , **ss. 19** and 144 of that Act, and to a restricted contract: Rent Act 1977 (c. 42) , **Sch. 24 para. 1(8)** and Interpretation Act 1978 (c. 30) , **s. 17(2)(a)** .

#### Marginal Citations

- M1** 1925 c. 18 .

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

- Act applied (with modifications) by [S.I. 2024/174 Sch. 8 para. 12](#)
- Act applied (with modifications) by [S.I. 2024/230 Sch. 9 para. 12](#)
- Act applied (with modifications) by [S.I. 2024/360 Sch. 5 para. 13](#)
- Act applied (with modifications) by [S.I. 2024/393 Sch. 10 para. 12](#)
- Act applied (with modifications) by [S.I. 2024/436 Sch. 9 para. 13](#)
- Act applied (with modifications) by [S.I. 2024/526 Sch. 10 para. 13](#)
- Act applied (with modifications) by [S.I. 2024/564 Sch. 8 para. 13](#)
- Act modified by [S.I. 2020/1297 Sch. 5 para. 3](#) (This amendment not applied to legislation.gov.uk. S.I. 2020/1297 was withdrawn following a request from the Department of Transport dated 9th August 2021 which followed the decision of the High Court of Justice to quash this Order in the judgement dated 2nd August 2021 (High Court of Justice — Planning Court — The Queen (on the application of Save Stonehenge World Heritage Site) v. Secretary of State for Transport — Case No. CO/4844/2020))
- Act modified by [S.I. 2021/51 Sch. 6 para. 3](#) (This amendment not applied to legislation.gov.uk. S.I. 2021/51 removed from the website by request from the Department of Transport dated 12th July 2021 which followed the decision of the High Court of Justice to quash these Regulations in the judgement dated 8th July 2021 (High Court of Justice — Planning Court — The Queen (on the application of Mair Bain) v. Secretary of State for Transport — Case No. CO/642/2021).)

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

- s. 12A(9)(b)(c) substituted for s. 12A(9)(b) by [2002 c. 15 Sch. 8 para. 1\(4\)](#)
- s. 52A(2B) inserted by [2016 c. 22 s. 196\(2\)\(b\)](#)
- s. 52A(2B) words substituted by [2017 c. 20 s. 39](#)