



# Rent Act 1977

## CHAPTER 42

### RENT ACT 1977

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- 1 Paragraph 2 . . . below shall have effect, subject...
- 2 The surviving spouse , or surviving civil partner, (if any)...
- 3 Where paragraph 2 above does not apply, but a person...
- 4 A person who becomes the statutory tenant of a dwelling-house...
- 5 If, immediately before his death, the first successor was still...
- 6 (1) Where a person who— (a) was a member of...
- 7 .....

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- 8 . . . . .
  - 9 Paragraphs 5 to 8 above do not apply where the...
  - 10 (1) Where after a succession the successor becomes the tenant...
  - 11 (1) Paragraphs 5 to 8 above do not apply where—...
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*Payments demanded by statutory tenants as a condition of giving up possession*

- 12 (1) A statutory tenant of a dwelling-house who, as a...

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- 14 (1) Any person who requires the payment of any pecuniary...

SCHEDULE 2 — Resident Landlords

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- 1 In determining whether the condition in section 12(1)(c) of this...
- 2 During any period when— (a) in the interest of the...
- 2A (1) The tenancy referred to in section 12(1) fails within...
- 3 Throughout any period which, by virtue of paragraph 1 above,...
- 4 For the purposes of section 12, a building is a...
- 5 For the purposes of section 12, a person shall be...

Part II — TENANCIES CEASING TO FALL WITHIN SECTION 12

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- 7 If, in a case where a tenancy becomes a protected...

SCHEDULES 3— —

4.....

SCHEDULE 5 — Calculation of Amount of Rates

- 1 For the purposes of this Act, the amount of rates...
- 2 In this Schedule “the relevant rating period”, in relation to...
- 3 The amount of the rates for any rental period which...
- 4 (1) On the making, by the authority levying the rates,...
- 5 If, as a result of the settlement of a proposal,...
- 6 In computing the rates for any rental period for the...

SCHEDULE —

6.....

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*Special rent limit*

- 1 (1) This paragraph applies to a regulated tenancy—
- 2 (1) Where, at 22nd March 1973, Article 10 of the...

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*Adjustment for repairs, services or rates*

- 3 (1) This paragraph applies to a contractual period the rent...
- 4 .....

SCHEDULE —

8.....

SCHEDULE —

9.....

SCHEDULE 10 — Rent Assessment Committees

- 1 The Welsh Ministers shall draw up and from time to...
- 2 The panel shall consist of a number of persons appointed...
- 2A No appointment of a person to the panel by the...
- 3 The Welsh Ministers shall nominate one of the persons appointed...
- 4 Subject to this Schedule, the number of rent assessment committees...
- 5 Subject to paragraphs 5A, 6 and 6A below, each rent...
- 5A A member of the First-tier Tribunal may, at the request...
- 6 The president of the panel may, if he thinks fit,...
- 6A When dealing with an application under section 81A of this...
- 7 There shall be paid to members of the panel such...
- 7A The Welsh Ministers may, . . . , provide for the...
- 8 The President of the panel may appoint, with the approval...
- 9 There shall be paid out of moneys provided by Parliament—...
- 10 Rent Assessment Committees

SCHEDULE 11 — Applications for Registration of Rent

Part I — APPLICATION UNSUPPORTED BY CERTIFICATE OF FAIR RENT

*Procedure on application to rent officer*

- 1 On receiving any application for the registration of a rent,...
- 2 (1) Where the application is made jointly by the landlord...
- [3 (1) In the case of an application which does not...
- [3A If, after service of a notice by the rent officer...
- 4 (1) Where, in response to a notice served by the...
- 5 After considering, in accordance with paragraph 4 above, what rent...
- 5A Where a rent has been registered or confirmed by the...
- 6 (1) If such an objection as is mentioned in paragraph...

*Determination of fair rent by rent assessment committee*

- 7 (1) A rent assessment committee to whom a matter is...
- 8 Where, within the period specified in paragraph 7(1)(b) above, or...
- 8A A rent assessment committee shall make such inquiry, if any,...
- 9 Outcome of determination of fair rent by appropriate tribunal
- 9A Interim registration of rent

*Maximum Fair Rent*

- 9B This Schedule has effect subject to article 2 of the...

Part

II.....



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Part

III. ....

SCHEDULE —

12. ....

SCHEDULE —

13. ....

SCHEDULE 14 — Conversion of Housing Association Tenancies into Regulated Tenancies

- 1 (1) This paragraph applies in any case where—
- 2 (1) If, in a case where either a tenancy has...
- 3 (1) This paragraph applies for the purposes of the application...
- 4 . . . . .
- 5 (1) This paragraph has effect with respect to the application...
- 6 . . . . .
- 7 In the application of section 70 of this Act in...
- 8 In this Schedule “the 1972 Act” means the Housing Finance...

SCHEDULE 15 — Grounds for Possession of Dwelling-Houses Let on or Subject to Protected or Statutory Tenancies

Part I — CASES IN WHICH COURT MAY ORDER POSSESSION

*Case 1*

Where any rent lawfully due from the tenant has not...

*Case 2*

Where the tenant or any person residing or lodging with...

*Case 3*

Where the condition of the dwelling-house has, in the opinion...

*Case 4*

Where the condition of any furniture provided for use under...

*Case 5*

Where the tenant has given notice to quit and, in...

*Case 6*

Where, without the consent of the landlord, the tenant has,...

*Case 7*

Cases in Which Court May Order Possession

*Case 8*

Where the dwelling-house is reasonably required by the landlord for...

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*Case 9*

Where the dwelling-house is reasonably required by the landlord for...

*Case 10*

Where the court is satisfied that the rent charged by...

*Case 10A*

Both of the following conditions are met in relation to...

Condition 1 is that the Secretary of State has given...

Condition 2 is that the person or persons named in...

For the purposes of this case a person (“P”) is...

P does not have a right to rent in relation...

But P is to be treated as having a right...

In this case “relevant national” means—

Part II — CASES IN WHICH COURT MUST ORDER POSSESSION WHERE  
DWELLING-HOUSE SUBJECT TO REGULATED TENANCY

*Case 11*

Where a person (in this Case referred to as “the...

*Case 12*

Where the landlord (in this Case referred to as “the...

*Case 13*

Where the dwelling-house is let under a tenancy for a...

*Case 14*

Where the dwelling-house is let under a tenancy for a...

*Case 15*

Where the dwelling-house is held for the purpose of being...

*Case 16*

Where the dwelling-house was at any time occupied by a...

*Case 17*

Where proposals for amalgamation, approved for the purposes of a...

*Case 18*

Where— (a) the last occupier of the dwelling-house before the...

*Case 19*

Where the dwelling-house was let under a protected shorthold tenancy...

A notice is appropriate for this Case if— it is...

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*Case 20*

Where the dwelling-house was let by a person (in this...  
For the purposes of this Case “regular armed forces of...

Part III — PROVISIONS APPLICABLE TO CASE 9 AND PART II OF THIS  
SCHEDULE

*Provision for Case 9*

- 1 A court shall not make an order for possession of...

*Provision for Part II*

- 2 Any reference in Part II of this Schedule to the...  
Part IV — SUITABLE ALTERNATIVE ACCOMMODATION
- 3 For the purposes of section 98(1)(a) of this Act, a...
- 4 (1) Where no such certificate as is mentioned in paragraph...
- 5 (1) For the purposes of paragraph 4 above, the relevant...
- 6 Accommodation shall not be deemed to be suitable to the...
- 7 Any document purporting to be a certificate of a local...
- 8 In this Part “local housing authority” and “...  
Part V — PROVISIONS APPLYING TO CASES 11, 12 AND 20
- 1 In this Part of this Schedule— “mortgage” includes a charge...
- 2 The conditions referred to in Paragraph (c) in each of...

SCHEDULE 16 — Further Grounds for Possession of Dwelling-Houses let on or  
subject to Tenancies to which Section 99 applies  
— CASE I

*Alternative accommodation not provided or arranged by housing authority*

- 1 The court is satisfied that suitable alternative accommodation is  
available...
- 2 Accommodation shall be deemed suitable in this Case if it...
- 3 (1) The accommodation must be reasonably suitable to the needs...
- 4 Accommodation shall not be deemed to be suitable to the...
- 5 Any document purporting to be a certificate of the local...
- 6 In this Case no account shall be taken of accommodation...
- 7 In this Case and in Case II below “the...  
— CASE II

*Alternative accommodation provided or arranged by housing authority*

- 1 The local housing authority have made an offer in writing...
- 2 The landlord shows that the tenant accepted the offer (by...
- 3 (1) The accommodation offered must in the opinion of the...
- 4 If the accommodation offered is available for a limited period...

SCHEDULE 17 — Converted Tenancies: Modification of Act

- 1 In this Schedule— “converted tenancy” means a tenancy which has...
- 2 In relation to any rental period beginning after the conversion,...
- 3—4 .....
- 5 Section 5(1) of this Act shall not apply to the...
- 6 Section 70 of this Act shall apply in relation to...
- 7 None of the enactments mentioned in section 18A of this...

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- 8 Any court order in any proceedings to which paragraph 7...
- 9 Any right conferred on a tenant by section 38 of,...
- 10—11 .....

SCHEDULE 18 — Allowable Premiums

Part I — PREMIUM ALLOWED ON ASSIGNMENT OF TENANCY WHERE PREMIUM LAWFULLY PAID ON GRANT

- 1 (1) This Part of this Schedule applies where—
- 2 In a case where this Part of this Schedule applies,...
- 3 (1) If, although the registered rent is higher than the...
- 4 Where any rates in respect of the dwelling-house are borne...
- 5 (1) Any reference in this Part of this Schedule to...
  - Part II — PREMIUM ALLOWED UNDER SECTIONS 121 AND 127
  - 6 Where this Part of this Schedule applies to any tenancy...
  - 7 (1) The fraction is X Y where X is the...
  - 8 Where the tenancy was granted on the surrender of a...
  - 9 For the purposes of paragraph 8 above, the surrender value...
  - 10 In determining for the purposes of this Part of this...
  - 11 In this Part of this Schedule “grant” includes continuance and...

SCHEDULE —

19. ....

SCHEDULE 20 — Modification of Act in Relation to Fire Precautions

*Steps mentioned in certain notices under the Fire Precautions Act 1971 to count as improvements for certain purposes of this Act*

- 1 (1) This paragraph applies where a dwelling which is the...
- 2 (1) This paragraph applies in relation to a dwelling-house consisting...

*Cases where rent is increased by virtue of section 28(3)(b) of the Act of 1971*

- 3 (1) This paragraph applies where, in the case of any...
- 4 .....

*Interpretation*

- 5 In this Schedule— “contractual period” means a rental period of...

SCHEDULE —

21. ....

SCHEDULE —

22. ....

SCHEDULE 23 — Consequential Amendments

- 1 .....

*Reserve and Auxiliary Forces (Protection of Civil Interests) Act 1951 (c. 65)*

- 2 In section 4(2) of the Reserve and Auxiliary Forces (Protection...
- 3 In section 15 of the Reserve and Auxiliary Forces (Protection...
- 4 In section 16 of the Reserve and Auxiliary Forces (Protection...
- 5 In section 17 of the Reserve and Auxiliary Forces (Protection...

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- 6 In section 18(1) of the Reserve and Auxiliary Forces (Protection...
- 7 In section 19 of the Reserve and Auxiliary Forces (Protection...
- 8 In section 20 of the Reserve and Auxiliary Forces (Protection...
- 9 In section 22 of the Reserve and Auxiliary Forces (Protection...
- 10 In section 23 of the Reserve and Auxiliary Forces (Protection...
- 11 .....

*Landlord and Tenant Act 1954 (c. 56)*

- 12 In section 2(5) of the Landlord and Tenant Act 1954...
- 13 In section 2 of the Landlord and Tenant Act 1954,...
- 14 In section 10(2) of the Landlord and Tenant Act 1954,...
- 15 In section 12(1)(b) of the Landlord and Tenant Act 1954...
- 16 In section 22(1) of the Landlord and Tenant Act 1954,...
- 17 In section 40(5) of the Landlord and Tenant Act 1954,...
- 18 In section 43(1)(c) of the Landlord and Tenant Act 1954,...
- 19 In paragraph 17 of Schedule 1, and in paragraph 4...
- 20 In Schedule 3 to the Landlord and Tenant Act 1954,...
- 21 .....
- 22—28 .....
- 29, 30 .....
- 31—36 .....
- 37, 38 .....
- 39 .....

*Matrimonial Homes Act 1967 (c. 75)*

- 40 .....
- 41 .....

*Leasehold Reform Act 1967 (c. 88)*

- 42 In sections 1(4) and 4(1)(a) of the Leasehold Reform Act...
- 43 In section 16(1)(d) of the Leasehold Reform Act 1967, for...
- 44 In section 37(6) of the Leasehold Reform Act 1967, for...
- 45 In Schedule 2 to the Leasehold Reform Act 1967, in...
- 46 In Schedule 5 to the Leasehold Reform Act 1967—
- 47, 48 .....

*Fire Precautions Act 1971 (c. 40)*

- 49 In section 28 of the Fire Precautions Act 1971—
- 50 In section 34 of the Fire Precautions Act 1971, for...

*Pensions (Increase) Act 1971 (c. 56)*

- 51 In Schedule 2 to the Pensions (Increase) Act 1971, in...
- 52—54 .....
- 55 .....
- 56, 57 .....

*Agriculture (Miscellaneous Provisions) Act 1972 (c. 62)*

- 58 In section 24 of the Agriculture (Miscellaneous Provisions) Act 1972,...
- 59—66 .....

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*Rent Act 1974 (c. 51)*

- 67 In section 17(6) of the Rent Act 1974, for the...  
68 In Schedule 1 to the Rent Act 1974—  
69, 70 .....  
71 .....

*Rent (Agriculture) Act 1976 (c. 80)*

- 72 In section 4(5) of the Rent (Agriculture) Act 1976, for...  
73 In section 5 of the Rent (Agriculture) Act 1976—  
74 In section 9 of the Rent (Agriculture) Act 1976—  
75 In section 13 of the Rent (Agriculture) Act 1976—  
76 In section 15(4) of the Rent (Agriculture) Act 1976, for...  
77 In sections 19, 27(2) and 33(3), and in the definition...  
78 In paragraph 1 of Schedule 2 to the Rent (Agriculture)...  
79 In paragraph 2 of Schedule 2 to the Rent (Agriculture)...  
80 For paragraph 3 of Schedule 2 to the Rent (Agriculture)...  
81 In paragraph 4 of Schedule 2 to the Rent (Agriculture)...  
82 In Schedule 4 to the Rent (Agriculture) Act 1976—  
83 In Schedule 5 to the Rent (Agriculture) Act 1976, in...  
84 In Schedule 6 to the Rent (Agriculture) Act 1976—

SCHEDULE 24 — Savings and Transitional Provisions

*General transitional provisions*

- 1 (1) In so far as anything done, or having effect...

*Existing statutory tenants*

- 2 (1) If, immediately before the commencement of this Act, a...  
3 (1) A person who, at any time before the commencement...  
4 A statutory tenancy subsisting at the commencement of this Act...

*Tenancies which ended before passing of Counter-Inflation Act 1973 (c. 9)*

- 5 (1) This paragraph applies where the tenancy of a dwelling-house...

*Protected furnished tenancies*

- 6 (1) In any case where— (a) before 14th August 1974...  
7 (1) This paragraph applies where the tenancy of a dwelling-house...  
8 (1) Where, immediately before the commencement of this Act, a...

*Regulated tenancies of formerly requisitioned houses*

- 9 (1) This paragraph applies in relation to a regulated tenancy...

*Miscellaneous*

- 10 Any registration of a rent under Part IV of the...  
11 In the case of a registration of a rent before...  
12 Where, by virtue of section 1(1)(b) of the Rent Act...  
13 If, immediately before the commencement of this Act, a person's...  
14 If, immediately before the commencement of this Act, a person's...  
15 In relation to any time before 1st January 1960, paragraph...

*Status: Point in time view as at 01/12/2016.*

*Changes to legislation: Rent Act 1977 is up to date with all changes known to be in force on or before 13 July 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)*

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- 16 Sections 44(1), 45(2), 57 and 72(7) of this Act shall...
- 17 If, immediately before the revocation of regulation 68CB of the...
- 18 Section 54 of, and paragraph 5 of Schedule 9 to,...
- 19 (1) Until such time as the provisions mentioned in sub-paragraph...
- 20 For the purposes of paragraph 3(3) of Schedule 9 to...
- 21 Subject to the provisions of this Act, any reference in...

*Transitional provisions from Rent Act 1957*

- 22 If the rent recoverable under a controlled tenancy for any...
- 23 If, immediately before the commencement of this Act, an agreement...
- 24 (1) If, immediately before the commencement of this Act, the...
- 25 (1) If, immediately before the commencement of this Act, a...
- 26 Where any increase in the rent recoverable under a controlled...

*Savings*

- 27 (1) Notwithstanding the repeal by this Act of the Rent...
- 28 (1) Section 47 of the Housing Act 1969 (first registration...
- 29 Subsections (2) and (5) of section 48 of this Act...
- 30 Notwithstanding the repeal by this Act of the Rent Act...
- 31 Any registration of a rent made before the commencement of...
- 32 Notwithstanding the repeal by this Act of paragraphs 20 to...

SCHEDULE 25 — Repeals

**Status:**

Point in time view as at 01/12/2016.

**Changes to legislation:**

Rent Act 1977 is up to date with all changes known to be in force on or before 13 July 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.