



Rent Act 1977

1977 CHAPTER 42

PART III

RENTS UNDER REGULATED TENANCIES

General provisions

59 Adjustment for differences in lengths of rental periods

In ascertaining for the purposes of this Part of this Act whether there is any difference with respect to rents or rates between one rental period and another (whether of the same tenancy or not) or the amount of any such difference, any necessary adjustment shall be made to take account of periods of different lengths; and for the purposes of such an adjustment a period of one month shall be treated as equivalent to one-twelfth of a year and a period of a week as equivalent to one-fifty-second of a year.

60 Regulations

- (1) The Secretary of State may make regulations—
 - (a) prescribing the form of any notice or other document to be given or used in pursuance of this Part of this Act; and
 - (b) prescribing anything required or authorised to be prescribed by this Part of this Act.
- (2) Any such regulations shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

61 Interpretation of Part III

- (1) In this Part of this Act, except where the context otherwise requires—

"contractual period" means a rental period of a regulated tenancy which is a period beginning before the expiry or termination of the protected tenancy ;

Status: This is the original version (as it was originally enacted).

" contractual rent limit " has the meaning assigned to it by section 44(3) of this Act;

" improvement " includes structural alteration, extension or addition and the provision of additional fixtures or fittings, but does not include anything done by way of decoration or repair;

" prescribed " means prescribed by regulations under section 60 of this Act and references to a prescribed form include references to a form substantially to the same effect as the prescribed form ;

" recoverable rent " means rent which, under a regulated tenancy, is or was for the time being recoverable, having regard to the provisions of this Part of this Act;

" rent agreement with a tenant having security of tenure " has the meaning assigned to it by section 51 of this Act;

" statutory period " means any rental period of a regulated tenancy which is not a contractual period.

- (2) References in this Part of this Act to rates, in respect of a dwelling-house, include references to such proportion of any rates in respect of a hereditament of which the dwelling-house forms part as may be agreed in writing between the landlord and the tenant or determined by the county court