



Rent Act 1977

1977 CHAPTER 42

PART III

RENTS UNDER REGULATED TENANCIES

Phasing of rent increases

55 General provision for phasing of rent increases

- (1) Where the rent of a dwelling-house qualifies for phasing under this section—
 - (a) a notice of increase of the rent for any statutory period, or part of a statutory period, falling within the period of delay imposed by Schedule 8 to this Act may increase it to the extent permitted by that Schedule;
 - (b) the rent for any contractual period, or part of a contractual period, falling within the period of delay shall not exceed the amount to which the rent could have been increased in accordance with Schedule 8 for a corresponding statutory period or part of a statutory period.
- (2) A notice of increase which purports to increase rent which qualifies for phasing under this section further than permitted by Schedule 8 shall have effect to increase it to the extent so permitted but no further.
- (3) The rent of a dwelling-house qualifies for phasing under this section if—
 - (a) a rent is registered for the dwelling-house under Part IV of this Act; and
 - (b) the special phasing provisions of section 89 of, and Schedule 9 to, this Act do not apply to it; and
 - (c) the tenancy is a regulated tenancy which—
 - (i) was subsisting at 10th March 1975 ; or
 - (ii) was subsisting at the date of registration; or
 - (iii) was not subsisting at the date of registration but was granted after that date to a person to whom subsection (4) below applies.

Status: This is the original version (as it was originally enacted). This item of legislation is currently only available in its original format.

- (4) This subsection applies to a person who, at the date when the tenancy was granted, was either—
- (a) the tenant under a previous regulated tenancy of the dwelling-house, or a person who might succeed the tenant as a statutory tenant, or
 - (b) a statutory tenant of a dwelling-house, within the meaning of the Rent (Agriculture) Act 1976, whose rent qualified for phasing under section 15 of that Act, or a person who might succeed such a tenant as a statutory tenant by succession, within the meaning of that Act.
- (5) Nothing in this section or in Schedule 8 shall prevent or limit any increase in rent by virtue of section 71(4) of this Act (variable rents).
- (6) In this section " notice of increase " means a notice under section 45(2) of this Act.

56 Phasing of rent increases after certain improvements

Schedule 9 to this Act shall have effect for securing that, on first registration of a rent after an improvement with respect to which a grant under—

- (a) Part I of the Housing Act 1969, or
- (b) Part VII of the Housing Act 1974,

is payable or has been paid, an increase in rent may, in certain circumstances, be recovered only in stages.