



# Housing Act 1985

## 1985 CHAPTER 68

### PART I

#### INTRODUCTORY PROVISIONS

##### *Local housing authorities*

#### 1 Local housing authorities.

In this Act “local housing authority” means a district council, a London borough council, the Common Council of the City of London [<sup>F1</sup>a Welsh county council or county borough council]or the Council of the Isles of Scilly.

##### **Textual Amendments**

**F1** Words in s. 1 inserted (1.4.1996) by 1994 c. 19. s. 22(2), Sch. 8 para. 5(1) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch. 1**

#### 2 The district of a local housing authority

- (1) References in this Act to the district of a local housing authority are to the area of the council concerned, that is, to the district, London borough, the City of London [<sup>F2</sup>the Welsh county or county borough,]or the Isles of Scilly, as the case may be.
- (2) References in this Act to “the local housing authority”, in relation to land, are to the local housing authority in whose district the land is situated.

##### **Textual Amendments**

**F2** Words in s. 2(1) inserted (1.4.1996) by 1994 c. 19. s. 22(2), Sch. 8 para. 5(2) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch. 1**

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

C1 S. 2 applied by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 92(1)(d)

**3 Buildings situated in more than one district.**

- (1) Where a building is situated partly in the district of one local housing authority and partly in the district of another, the authorities may agree that—
- (a) the building, or
  - (b) the building, its site and any yard, garden, outhouses and appurtenances belonging to the building or usually enjoyed with it,
- shall be treated for the purposes of the enactments relating to housing as situated in such one of the districts as is specified in the agreement.
- (2) Whilst the agreement is in force the enactments relating to housing have effect accordingly.

*Other authorities and bodies*

**4 Other descriptions of authority.**

[<sup>F3</sup>(1)] In this Act—

- (a) “housing authority” means a local housing authority [<sup>F4</sup>or a new town corporation];
- (b) “new town corporation” means a development corporation or the [<sup>F5</sup>new towns residuary body];
- (c) “development corporation” means a development corporation established by an order made, or having effect as if made, under the <sup>M1</sup>New Towns Act 1981;
- (d) “urban development corporation” means an urban development corporation established under Part XVI of the <sup>M2</sup>Local Government, Planning and Land Act 1980;
- (e) “local authority” means a county, [<sup>F6</sup>county borough,] district or London borough council, the Common Council of the City of London or the Council of the Isles of Scilly [<sup>F7</sup>, in sections 43, 44 and 232 includes the Broads Authority][<sup>F8</sup>, in sections 438, 441, 442, 443 and 458 includes the Broads Authority [<sup>F9</sup>, a joint authority established by Part 4 of the Local Government Act 1985, [<sup>F10</sup>an economic prosperity board, a combined authority]<sup>F11</sup>...][<sup>F12</sup>and the London Fire and Emergency Planning Authority], and in sections 45(2)(b), 50(2), 51(6), 80(1), 157(1), 171(2), <sup>F13</sup>... , 573(1), paragraph 2(1) of Schedule 1, grounds 7 and 12 in Schedule 2, ground 5 in Schedule 3, paragraph 7(1) of Schedule 4, paragraph 5(1)(b) of Schedule 5 and Schedule 16 includes <sup>F14</sup>... [<sup>F15</sup>the Broads Authority][<sup>F8</sup>, a [<sup>F16</sup>police and crime commissioner] Act 1996,]. <sup>F17</sup>... <sup>F18</sup>... <sup>F14</sup>... [<sup>F19</sup>, a joint authority established by Part 4 of the Local Government Act 1985, [<sup>F10</sup>an economic prosperity board, a combined authority,]<sup>F11</sup>... ][<sup>F12</sup>and the London Fire and Emergency Planning Authority].
- [<sup>F20</sup>(f) “ housing action trust ” means a housing action trust established under Part III of the Housing Act 1988 ]
- [<sup>F21</sup>(g) “ new towns residuary body ” means—

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- (i) in relation to England, the Homes and Communities Agency so far as exercising functions in relation to anything transferred (or to be transferred) to it as mentioned in section 52(1)(a) to (d) of the Housing and Regeneration Act 2008<sup>[F22]</sup> or the Greater London Authority so far as exercising its new towns and urban development functions]; and
- (ii) in relation to Wales, the Welsh Ministers so far as exercising functions in relation to anything transferred (or to be transferred) to them as mentioned in section 36(1)(a) (i) to (iii) of the New Towns Act 1981.]

<sup>[F23]</sup>(2) In this section—

“ combined authority ” means a combined authority established under section 103 of the Local Democracy, Economic Development and Construction Act 2009;

“ economic prosperity board ” means an economic prosperity board established under section 88 of that Act;

<sup>F24</sup>  
...]

#### Textual Amendments

- F3** S. 4 renumbered (1.4.2008) as s. 4(1) by virtue of Local Government and Public Involvement in Health Act 2007 (c. 28), ss. 209, 245, **Sch. 13 para. 41(1)**; S.I. 2008/917, **art. 2(o)(p)**
- F4** Words in s. 4(1)(a) substituted (1.10.1998) by 1998 c. 38, s. 129, **Sch. 15 para. 7** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**
- F5** Words in s. 4(1)(b) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), arts. 1(2)(3), 4, **Sch. 1 para. 3(a)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F6** Words in s. 4(1)(e) inserted (1.4.1996) by 1994 c. 19, s. 22(2), Sch. 8 para. 5(3) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch. 1**
- F7** Words in s. 4(1)(e) inserted by Norfolk and Suffolk Broads Act 1988 (c. 4, SIF 81:1), s. 21, **Sch. 6 para. 25(a)**
- F8** Words in s. 4(1)(e) inserted (1.10.1994 for certain purposes only and 1.4.1995 otherwise) by 1994 c. 29, s. 43, **Sch. 4 Pt. II para. 58(a)(c)**; S.I. 1994/2025, **art. 6**; S.I. 1994/3262, art. 4, **Sch.**
- F9** Words in s. 4(1)(e) substituted (1.4.2008) by Local Government and Public Involvement in Health Act 2007 (c. 28), ss. 209, 245, **Sch. 13 para. 41(2)(a)**; S.I. 2008/917, **art. 2(o)(p)**
- F10** Words in s. 4(1)(e) inserted (17.12.2009) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), ss. 119, 146(3), 148(6), **Sch. 6 para. 68(2)**; S.I. 2009/3318, **art. 2**
- F11** Words in s. 4(1)(e) omitted (26.5.2015) by virtue of Deregulation Act 2015 (c. 20), s. 115(7), **Sch. 13 para. 6(19)(a)**; S.I. 2015/994, art. 6(g)
- F12** Words in s. 4(1)(e) inserted (3.7.2000) by 1999 c. 29, s. 328(8), **Sch. 29 Pt. I para. 42** (with Sch. 12 para. 9(1)); S.I. 2000/1094, **art. 4(h)**
- F13** Words in s. 4(1)(e) omitted (1.10.1994 for certain purposes only and 1.4.1995 otherwise) by virtue of 1994 c. 29, s. 43, **Sch. 4 Pt. II para. 58(b)**; S.I. 1994/2025, **art. 6**; S.I. 1994/3262, art. 4, **Sch.**; and repealed (1.4.1995) by 1994 c. 29, s. 93, **Sch. 9 Pt. I**; S.I. 1994/3262, art. 4, **Sch.**
- F14** Words in s. 4(1)(e) repealed by Education Reform Act 1988 (c. 40, SIF 41:1), ss. 231(7), 235(6), 237(2), **Sch. 13 Pt. I**
- F15** Words in s. 4(1)(e) inserted by Norfolk and Suffolk Broads Act 1988 (c. 4, SIF 81:1), s. 21, **Sch. 6 para. 25(b)**
- F16** Words in s. 4(1)(e) substituted (22.11.2012) by Police Reform and Social Responsibility Act 2011 (c. 13), s. 157(1), **Sch. 16 para. 168**; S.I. 2012/2892, art. 2(i)
- F17** Words in s. 4(1)(e) repealed (1.4.2002) by 2001 c. 16, ss. 128, 137, Sch. 6 Pt. 3 para. 67, **Sch. 7 Pt. 5**; S.I. 2002/344, **art. 3(k)(m)** (with transitional provisions in art. 4)

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- F18** Word in s. 4(1)(e) repealed (3.7.2000) by 1999 c. 29, s. 423, **Sch. 34 Pt. VIII** (with Sch. 12 para. 9(1)); S.I. 2000/1094, **art. 4(1)**
- F19** Words in s. 4(1)(e) substituted (1.4.2008) by Local Government and Public Involvement in Health Act 2007 (c. 28), ss. 209, 245, **Sch. 13 para. 41(2)(b)**; S.I. 2008/917, **art. 2(o)(p)**
- F20** S. 4(1)(f) added by Housing Act 1988 (c. 50, SIF 61), **s. 62(7)**
- F21** S. 4(1)(g) inserted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), arts. 1(2)(3), 4, **Sch. 1 para. 3(b)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F22** Words in s. 4(1)(g)(i) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 11**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F23** S. 4(2) substituted (17.12.2009) by Local Democracy, Economic Development and Construction Act 2009 (c. 20), ss. 119, 146(3), 148(6), **Sch. 6 para. 68(3)**; S.I. 2009/3318, **art. 2**
- F24** Words in s. 4(2) omitted (26.5.2015) by virtue of Deregulation Act 2015 (c. 20), s. 115(7), **Sch. 13 para. 6(19)(b)**; S.I. 2015/994, art. 6(g)

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

- C2** S. 4(e) extended by S.I. 1985/1884, art. 10, **Sch. 3 para. 4(x)**

**Marginal Citations**

- M1** 1981 c. 64.  
**M2** 1980 c. 65.

**5 Housing associations.**

- (1) In this Act “housing association” means a society, body of trustees or company—
- (a) which is established for the purpose of, or amongst whose objects or powers are included those of, providing, constructing, improving or managing, or facilitating or encouraging the construction or improvement of, housing accommodation, and
  - (b) which does not trade for profit or whose constitution or rules prohibit the issue of capital with interest or dividend exceeding such rate as may be prescribed by the Treasury, whether with or without differentiation as between share and loan capital.
- (2) In this Act “fully mutual”, in relation to a housing association, means that the rules of the association—
- (a) restrict membership to persons who are tenants or prospective tenants of the association, and
  - (b) preclude the granting or assignment of tenancies to persons other than members;
- and “co-operative housing association” means a fully mutual housing association which is a [<sup>F25</sup>registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014].
- (3) In this Act “self-build society” means a housing association whose object is to provide, for sale to, or occupation by, its members, dwellings built or improved principally with the use of its members’ own labour.
- [<sup>F26</sup>[<sup>F27</sup>(4) In this Act “registered social landlord” means a housing association registered in the register maintained under section 1 of the Housing Act 1996, subject as follows.]

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- (5) References to registered social landlords include, where the context so permits, references to housing associations registered in the register maintained by Scottish Homes under section 3 of the Housing Associations Act 1985 (Scottish registered housing associations).]

#### Textual Amendments

- F25** Words in s. 5(2) substituted (1.8.2014) by [Co-operative and Community Benefit Societies Act 2014](#) (c. 14), s. 154, [Sch. 4 para. 33](#) (with [Sch. 5](#))
- F26** S. 5(4)(5) substituted for s. 5(4) (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), [Sch. 2 para. 14\(2\)](#)
- F27** S. 5(4) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010](#) (S.I. 2010/866), art. 1(2), [Sch. 2 para. 16](#) (with art. 6, [Sch. 3](#))

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

- C3** S. 5(4) modified (1.12.2008) by [The Transfer of Housing Corporation Functions \(Modifications and Transitional Provisions\) Order 2008](#) (S.I. 2008/2839), art. 3, [Sch. para. 2\(1\)](#) (with art. 6); [S.I. 2008/3068](#), arts. 1(2), [2\(1\)\(b\)](#) (with arts. 6-13)

## 6 Housing trusts.

In this Act “housing trust” means a corporation or body of persons which—

- (a) is required by the terms of its constituent instrument to use the whole of its funds, including any surplus which may arise from its operations, for the purpose of providing housing accommodation, or
- (b) is required by the terms of its constituent instrument to devote the whole, or substantially the whole, of its funds for charitable purposes and in fact uses the whole, or substantially the whole, of its funds for the purpose of providing housing accommodation.

### <sup>F28</sup> 6A The Corporation

- (1) In this Act “the <sup>F29</sup>Relevant Authority]” means the <sup>F30</sup>Regulator of Social Housing], <sup>F31</sup>the Secretary of State] or Scottish Homes, subject as follows.
- (2) In relation to a housing association which is—
  - (a) a registered charity which has its address for the purposes of registration by the <sup>F32</sup>Charity Commission] in Wales,
  - (b) a <sup>F33</sup>registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014] which has its registered office for the purposes of that Act in Wales, or
  - (c) a company <sup>F34</sup>registered under the Companies Act 2006] which has its registered office for the purposes of that Act in Wales,“the <sup>F29</sup>Relevant Authority]” means <sup>F31</sup>the Secretary of State].
- (3) In relation to a housing association which is a <sup>F33</sup> registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014] which has its registered office for the purposes of that Act in Scotland, “the <sup>F29</sup>Relevant Authority]” means Scottish Homes.
- (4) In relation to any other housing association which is a registered charity, a <sup>F33</sup>registered society within the meaning of the Co-operative and Community Benefit

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Societies Act 2014] or a company [<sup>F34</sup>registered under the Companies Act 2006], “the [<sup>F29</sup>Relevant Authority]” means the [<sup>F35</sup>Regulator of Social Housing].

<sup>F36</sup>(4A) [ This section is subject to any provision made elsewhere in this Act.]

(5) In this section “registered charity” means a charity which is registered [<sup>F37</sup>in accordance with section 30 of the Charities Act 2011]<sup>F38</sup> . . . .]

#### Textual Amendments

- F28** S. 6A substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(3)**
- F29** Words in s. 6A substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F30** Words in s. 6A(1) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), **Sch. 2 para. 17** (with art. 6, Sch. 3)
- F31** Words in s. 6A(1)(2) substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 7** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F32** Words in s. 6A(2) substituted (27.2.2007) by Charities Act 2006 (c. 50), ss. 75(1), 79(2), **Sch. 8 para. 77(2)**; S.I. 2007/309, **art. 2**, Sch. (subject to arts. 4-13)
- F33** Words in s. 6A(2)(b) substituted (1.8.2014) by Co-operative and Community Benefit Societies Act 2014 (c. 14), s. 154, **Sch. 4 para. 34** (with Sch. 5)
- F34** Words in s. 6A(2)(c)(4) substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order (S.I. 2009/1941), art. 2(1), {Sch. 1 para. 62(2)} (with art. 10)
- F35** Words in s. 6A(4) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), **Sch. 2 para. 17** (with art. 6, Sch. 3)
- F36** S. 6A(4A) inserted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 4** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F37** Words in s. 6A(5) substituted (14.3.2012) by Charities Act 2011 (c. 25), s. 355, **Sch. 7 para. 43** (with s. 20(2), Sch. 8)
- F38** Words in s. 6A(5) repealed (31.1.2009) by Charities Act 2006 (c. 50), ss. 75(1)(2), 79(2), Sch. 8 para. 77(3)(b), **Sch. 9**; S.I. 2008/3267, **art. 2**, Sch. (with arts. 3-17) (as amended (29.9.2009) by S.I. 2009/2648, **art. 3**)

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

- C4** S. 6A modified (1.12.2008) by The Transfer of Housing Corporation Functions (Modifications and Transitional Provisions) Order 2008 (S.I. 2008/2839), art. 3, **Sch. para. 2(1)** (with art. 6); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

### *Supplementary provisions*

## 7 Index of defined expressions: Part I.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

district (of a local housing authority)	section 2(1)
local housing authority	section 1, 2(2)

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tenancy and tenant

section 621

## PART II

### PROVISION OF HOUSING ACCOMMODATION

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

- C5** Pt. II (ss. 8–57): power to apply certain functions conferred by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. [65\(2\)\(a\)\(4\)](#)
- C6** Pt. II (ss. 8–57) restricted (19.8.1996) by [1996 c. 49, s. 9\(4\)\(a\)](#); S.I. 1996/2127, art. 2, [Sch. Pt. I](#)

#### *Main powers and duties of local housing authorities*

### 8 Periodical review of housing needs.

- (1) Every local housing authority shall consider housing conditions in their district and the needs of the district with respect to the provision of further housing accommodation.
- (2) For that purpose the authority shall review any information which has been brought to their notice, including in particular information brought to their notice as a result of [<sup>F39</sup>the consideration of the housing conditions in their district under [<sup>F40</sup>section 3 of the Housing Act 2004]].

#### Textual Amendments

- F39** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 62](#)
- F40** Words in s. 8(2) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 11](#); S.I. 2006/1060, {art. (2)(1)(d)} (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with art. 3, Sch.)

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

- C7** S. 8(1) functions made exercisable concurrently (1.4.2011) by [The Greater Manchester Combined Authority Order 2011 \(S.I. 2011/908\)](#), arts. 1, 10, [Sch. 3 para. 2](#)
- C8** S. 8(1) functions made exercisable concurrently (1.4.2014) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority Order 2014 \(S.I. 2014/863\)](#), art. 1, [Sch. 2 para. 3](#)
- C9** S. 8(1) functions made exercisable concurrently (1.4.2014) by [The Halton, Knowsley, Liverpool, St Helens, Sefton and Wirral Combined Authority Order 2014 \(S.I. 2014/865\)](#), art. 1, [Sch. 2 para. 5](#) (with art. 8(4))

### 9 Provisions of housing accommodation.

- (1) A local housing authority may provide housing accommodation—
  - (a) by erecting houses, or converting buildings into houses, on land acquired by them for the purposes of this Part, or
  - (b) by acquiring houses.

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- (2) The authority may alter, enlarge, repair or improve a house so erected, converted or acquired.
- (3) These powers may equally be exercised in relation to land acquired for the purpose—
  - (a) of disposing of houses provided, or to be provided, on the land, or
  - (b) of disposing of the land to a person who intends to provide housing accommodation on it.
- (4) A local housing authority may not under this Part provide a cottage with a garden of more than one acre.
- [<sup>F41</sup>(5) Nothing in this Act shall be taken to require (or to have at any time required) a local housing authority itself to acquire or hold any houses or other land for the purposes of this Part.]

#### Textual Amendments

**F41** S. 9(5) added by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 161\(1\)](#)

## 10 Provision of furnishings and fittings.

- (1) A local housing authority may fit out, furnish and supply a house provided by them under this Part with all requisite furniture, fittings and conveniences.
- (2) A local housing authority may sell, or supply under a hire-purchase agreement or a conditional sale agreement, furniture to the occupants of houses so provided, and may for that purpose buy furniture.
- (3) In subsection (2) “conditional sale agreement” and “hire-purchase agreement” have the same meaning as in the <sup>M3</sup>Consumer Credit Act 1974.

#### Marginal Citations

**M3** 1974 c. 39.

## 11 Provision of board and laundry facilities.

- (1) A local housing authority may provide in connection with the provision of housing accommodation by them under this Part—
  - (a) facilities for obtaining meals and refreshments, and
  - (b) facilities for doing laundry and laundry services,
 such as accord with the needs of the persons for whom the housing accommodation is provided.
- (2) The authority may make reasonable charges for meals and refreshments provided by virtue of this section and for the use of laundry facilities or laundry services so provided.
- [<sup>F42</sup>(3) Where a premises licence under Part 3 of the Licensing Act 2003 authorises the sale by retail of alcohol in connection with the provision of facilities of the kind mentioned in subsection (1)(a), then, notwithstanding the terms of that licence, it does not have



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effect so as to authorise the sale by retail of alcohol for consumption otherwise than with a meal.]

- (4) A local housing authority in carrying on activities under this section is subject to all relevant enactments and rules of law, including enactments relating to the sale of intoxicating liquor [<sup>F43</sup>“or the sale by retail of alcohol”], in the same manner as other persons carrying on such activities.

[<sup>F44</sup>(5) An expression used in this section and in the Licensing Act 2003 has the same meaning in this section as in that Act.]

#### Textual Amendments

- F42** S. 11(3) substituted (24.11.2005) by Licensing Act 2003 (c. 17), ss. 198, 201, **Sch. 6 para. 103(a)** (with ss. 2(3), 15(2), 195); S.I. 2005/3056, **art. 2**
- F43** Words in s. 11(4) inserted (24.11.2005) by Licensing Act 2003 (c. 17), ss. 198, 201, **Sch. 6 para. 103(b)** (with ss. 2(3), 15(2), 195); S.I. 2005/3056, **art. 2(1)**
- F44** S. 11(5) inserted (24.11.2005) by Licensing Act 2003 (c. 17), ss. 198, 201, **Sch. 6 para. 103(c)** (with ss. 2(3), 15(2), 195); S.I. 2005/3056, **art. 2(1)**

#### [<sup>F45</sup>11A Provision of welfare services.

- (1) A local housing authority may provide in connection with the provision of housing accommodation by them (whether or not under this Part) such welfare services, that is to say, services for promoting the welfare of the persons for whom the accommodation is so provided, as accord with the needs of those persons.
- (2) The authority may make reasonable charges for welfare services provided by virtue of this section.
- (3) In this section “welfare services” does not include the repair, maintenance, supervision or management of houses or other property.

[<sup>F46</sup>(4) . . . . .]

#### Textual Amendments

- F45** S. 11A inserted (*retrospectively to 1.4.1990*) by 1993 c. 28, **s. 126**
- F46** S. 11A(4) repealed (18.10.2000 with application in relation to England only and otherwise 9.4.2001) by 2000 c. 22, s. 107, **Sch. 6**; S.I. 2000/2836, **art. 2(b)(iii)**; S.I. 2001/1471, **art. 2**

## 12 Provision of shops, recreation grounds, etc.

- (1) A local housing authority may, with the consent of the Secretary of State, provide and maintain in connection with housing accommodation provided by them under this Part—
- buildings adapted for use as shops,
  - recreation grounds, and
  - other buildings or land which, in the opinion of the Secretary of State, will serve a beneficial purpose in connection with the requirements of the persons for whom the housing accommodation is provided.

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- (2) The Secretary of State may, in giving his consent, by order apply, with any necessary modifications, any statutory provisions which would have been applicable if the land or buildings had been provided under any enactment giving a local authority powers for the purpose.
- (3) The power conferred by subsection (1) may be exercised either by the local housing authority themselves or jointly with another person.
- [<sup>F47</sup>(4) The Secretary of State shall consult the Regulator of Social Housing before deciding whether to consent under this section to anything within the Regulator’s remit.]

#### Textual Amendments

- F47** S. 12(4) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 2 para. 4](#)

### 13 Provision of streets, roads and open spaces and development generally.

- (1) A local housing authority may lay out and construct public streets or roads and open spaces on land acquired by them for the purposes of this Part.
- (2) Where they dispose of land to a person who intends to provide housing accommodation on it, they may contribute towards the expenses of the development of the land and the laying out and construction of streets on it, subject to the condition that the streets are dedicated to the public.

### 14 Exercise of powers by authority outside district.

- (1) A local housing authority may, for supplying the needs of their district, exercise outside their district the powers conferred by sections 9 to 13 (provision of housing accommodation and related powers).
- (2) A district council shall before doing so give notice of their intention—
  - (a) to the council of the county in which their district is situated, and
  - (b) if they propose to exercise the power outside that county [<sup>F48</sup>but in England], to the council of the county in which they propose to exercise the power;
 but failure to give notice does not invalidate the exercise of the power.
- [<sup>F49</sup>(2A) Where a Welsh county council or county borough council propose to exercise the power in England they shall before doing so give notice of their intention to the council of the county in which they propose to exercise the power, but failure to give notice does not invalidate the exercise of the power.]
- (3) Where housing operations under this Part are being carried out by a local housing authority outside their own district, the authority’s power to execute works necessary for the purposes of, or incidental to the carrying out of, the operations, is subject to entering into an agreement with the council of the county, [<sup>F50</sup>county borough,] London borough or district in which the operations are being carried out, as to the terms and conditions on which the works are to be executed.
- (4) Where housing operations under this Part have been carried out by a local housing authority outside their own district, and for the purposes of the operations public streets or roads have been constructed and completed by the authority, the liability to maintain

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the streets or roads vests in the council which is the local highway authority for the area in which the operations were carried out unless that council are satisfied that the streets or roads have not been properly constructed.

- (5) Where a local housing authority carry out housing operations outside their own district, any difference arising between that authority and any authority in whose area the operations are carried out may be referred by either authority to the Secretary of State whose decision shall be final and binding on them.

#### Textual Amendments

- F48** Words in s. 14(2)(b) inserted (1.4.1996) by 1994 c. 19. s. 22(2), Sch. 8 para. 5(4) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, Sch. 1
- F49** S. 14(2A) inserted (1.4.1996) by 1994 c. 19. s. 22(2), Sch. 8 para. 5(4) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, Sch. 1
- F50** Words in s. 14(3) inserted (1.4.1996) by 1994 c. 19. s. 22(2), Sch. 8 para. 5(4) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, Sch. 1

### *Powers of authorities in London*

#### **15 Additional powers of authorities in London.**

- (1) A London borough council may provide and maintain in connection with housing accommodation provided by them under this Part buildings or parts of buildings adapted for use for any commercial purpose.
- (2) A local housing authority in Greater London may make arrangements for the rehousing of any person by another such authority; and the arrangements may include provision for the payment of contributions by the former authority to the latter.
- (3) The council of an Inner London borough and the Common Council of the City of London may, for the purpose of facilitating the erection of houses in their district, suspend, alter or relax the provisions of any enactment or byelaw relating to the formation or laying out of new streets or the construction of sewers or of buildings intended for human habitation.
- (4) The powers conferred by subsections (1) and (3) are exercisable only with the consent of the Secretary of State.

<sup>F51</sup>**16** .....

#### Textual Amendments

- F51** S. 16 repealed (1.10.1996) by 1996 c. 52, ss. 222, 227, Sch. 18 Pt. IV para. 20, Sch. 19 Pt. XII; S.I. 1996/2402, art. 3 (subject to transitional provisions in Sch.)

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*Acquisition of land, etc.*

**17 Acquisition of land for housing purposes.**

- (1) A local housing authority may for the purposes of this Part—
  - (a) acquire land as a site for the erection of houses,
  - (b) acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings,
  - (c) acquire land proposed to be used for any purpose authorised by sections 11, 12 and 15(1) (facilities provided in connection with housing accommodation), and
  - (d) acquire land in order to carry out on it works for the purpose of, or connected with, the alteration, enlarging, repair or improvement of an adjoining house.
- (2) The power conferred by subsection (1) includes power to acquire land for the purpose of disposing of houses provided, or to be provided, on the land or of disposing of the land to a person who intends to provide housing accommodation on it <sup>F52</sup>or facilities which serve a beneficial purpose in connection with the requirements of persons for whom housing accommodation is provided].
- (3) Land may be acquired by a local housing authority for the purposes of this Part by agreement, or they may be authorised by the Secretary of State to acquire it compulsorily.
- (4) A local housing authority may, with the consent of, and subject to any conditions imposed by, the Secretary of State, acquire land for the purposes of this Part notwithstanding that the land is not immediately required for those purposes; but an authority shall not be so authorised to acquire land compulsorily unless it appears to the Secretary of State that the land is likely to be required for those purposes within ten years from the date on which he confirms the compulsory purchase order.

**Textual Amendments**

**F52** Words in s. 17(2) inserted (24.9.1996) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 Pt. IV para. 24(1)**

**18 Duties with respect to buildings acquired for housing purposes.**

- (1) Where a local housing authority acquire a building which may be made suitable as a house, they shall forthwith proceed to secure that the building is so made suitable either by themselves executing any necessary works or by leasing it or selling it to some person subject to conditions for securing that he will so make it suitable.
- (2) Where a local housing authority—
  - (a) acquire a house, or
  - (b) acquire a building which may be made suitable as a house and themselves carry out any necessary work as mentioned in subsection (1),
 they shall, as soon as practicable after the acquisition or, as the case may be, after the completion of the necessary works, secure that the house or building is used as housing accommodation.

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## 19 Appropriation of land.

- (1) A local housing authority may appropriate for the purposes of this Part any land for the time being vested in them or at their disposal; and the authority have the same powers in relation to land so appropriated as they have in relation to land acquired by them for the purposes of this Part.
- (2) Where a local housing authority have acquired or appropriated land for the purposes of this Part, they shall not, without the consent of the Secretary of State, appropriate any part of the land consisting of a house or part of a house for any other purpose.
- (3) The Secretary of State's consent may be given—
  - (a) either generally to all local housing authorities or to a particular authority or description of authority, and
  - (b) either in relation to particular land or in relation to land of a particular description;and it may be given subject to conditions.
- [<sup>F53</sup>(4) The Secretary of State shall consult the Regulator of Social Housing before deciding whether to consent under this section to anything within the Regulator's remit.]

### Textual Amendments

- F53** S. 19(4) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 5**

## *Housing management*

## 20 Application of housing management provisions.

- (1) The following provisions of this Part [<sup>F54</sup>down to [<sup>F55</sup>section 27BA]] (general provisions on housing management matters) apply in relation to all houses held by a local housing authority for housing purposes.
- (2) References in those provisions to an authority's houses shall be construed accordingly.

### Textual Amendments

- F54** Words substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt II para. 21**
- F55** Words in s. 20(1) substituted (1.10.1996) by [1996 c. 52, s. 222, Sch. 18 Pt. I para. 3\(3\)](#); S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)

## 21 General powers of management.

- (1) The general management, regulation and control of a local housing authority's houses is vested in and shall be exercised by the authority and the houses shall at all times be open to inspection by the authority.
- (2) Subsection (1) has effect subject to section 27 [<sup>F56</sup>(management agreements)] [<sup>F57</sup>and to any requirement imposed on the authority under Part 2 of the Housing and Regeneration Act 2008].

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#### Textual Amendments

- F56** Words in s. 21(2) substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 22**
- F57** Words in s. 21(2) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 6**

<sup>F58</sup>**22** .....

#### Textual Amendments

- F58** [S. 22](#) repealed (1.4.1997) by [1996 c. 52, s. 227](#), **Sch. 19 Pt. VII**; [S.I. 1996/2959](#), **art. 3** (subject to transitional provision in [Sch. para. 2](#))

### 23 Byelaws.

- (1) A local housing authority may make byelaws for the management, use and regulation of their houses.
- (2) A local housing authority may make byelaws with respect to the use of land held by them by virtue of section 12 (recreation grounds and other land provided in connection with housing), excluding land covered by buildings or included in the curtilage of a building or forming part of a highway.
- (3) A local housing authority shall as respects their lodging-houses by byelaws make sufficient provision for the following purposes—
  - (a) for securing that the lodging-houses are under the management and control of persons appointed or employed by them for the purpose,
  - (b) for securing the due separation at night of men and boys above eight years old from women and girls,
  - (c) for preventing damage, disturbance, interruption and indecent and offensive language and behaviour and nuisances, and
  - (d) for determining the duties of the persons appointed by them;

and a printed copy or a sufficient abstract of the byelaws relating to lodging-houses shall be put up and at all times kept in every room in the lodging-houses.

- [<sup>F59</sup>(4) Byelaws made under this section by a local housing authority in England are to be read subject to any requirement imposed on the authority under Part 2 of the Housing and Regeneration Act 2008.]

#### Textual Amendments

- F59** [S. 23\(4\)](#) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 7**

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## 24 Rents.

- (1) A local housing authority may make such reasonable charges as they may determine for the tenancy or occupation of their houses.
- (2) The authority shall from time to time review rents and make such changes, either of rents generally or of particular rents, as circumstances may require.
- <sup>F60</sup>(3) .....
- <sup>F60</sup>(4) .....
- [<sup>F61</sup>(5) In exercising their functions under this section, a local housing authority in England shall have regard in particular to any relevant standards set for them under section 193 of the Housing and Regeneration Act 2008.]
- [<sup>F62</sup>(6) In exercising its functions under this section, a local housing authority in Wales must—
  - (a) comply with any standards relating to rent or service charges which are set for it under section 111 of the Housing (Wales) Act 2014, and
  - (b) have regard to any guidance relating to rent or service charges which is issued under section 112 of that Act.]

### Textual Amendments

- F60** S. 24(3)(4) omitted (1.12.2014) by virtue of [Housing \(Wales\) Act 2014 \(anaw 7\)](#), s. 145(3), [Sch. 3 para. 27\(a\)](#); S.I. 2014/3127, art. 2(a), Sch. Pt. 1
- F61** S. 24(5) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), [Sch. 2 para. 8](#)
- F62** S. 24(6) inserted (1.12.2014) by [Housing \(Wales\) Act 2014 \(anaw 7\)](#), s. 145(3), [Sch. 3 para. 27\(b\)](#); S.I. 2014/3127, art. 2(a), Sch. Pt. 1

## 25 Increase of rent where tenancy not secure.

- (1) This section applies where a house is let by a local housing authority on a weekly or other periodic tenancy which is not a secure tenancy [<sup>F63</sup>or an introductory tenancy].
- (2) The rent payable under the tenancy may, without the tenancy being terminated, be increased with effect from the beginning of a rental period by a written notice of increase given by the authority to the tenant.
- (3) The notice is not effective unless—
  - (a) it is given at least four weeks before the beginning of the rental period, or any earlier day on which the payment of rent in respect of that period falls to be made,
  - (b) it tells the tenant of his right to terminate the tenancy and of the steps to be taken by him if he wishes to do so, and
  - (c) it gives him the dates by which, if in accordance with subsection (4) the increase is not to be effective, a notice to quit must be received by the authority and the tenancy be made to terminate.
- (4) Where the notice is given for the beginning of a rental period and the tenancy continues into that period, the notice shall not have effect if—
  - (a) the tenancy is terminated by notice to quit given by the tenant in accordance with the provisions (express or implied) of the tenancy,

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- (b) the notice to quit is given before the end of the period of two weeks following the date on which the notice of increase is given, or such longer period as may be allowed by the notice of increase, and
  - (c) the date on which the tenancy is made to terminate is not later than the earliest day on which the tenancy could be terminated by a notice to quit given by the tenant on the last day of that period.
- (5) In this section “rental period” means a period in respect of which a payment of rent falls to be made.

#### Textual Amendments

**F63** Words in s. 25(1) inserted (12.2.1997) by S.I. 1997/74, art. 2, Sch. para. 3(b)

## 26 Financial assistance towards tenants’ removal expenses.

- (1) Where a tenant of one of the houses of a local authority moves to another house (whether or not that house is also one of theirs), the authority may—
  - (a) pay any expenses of the removal, and
  - (b) where the tenant is purchasing the house, pay any expenses incurred by him in connection with the purchase, other than the purchase price.
- (2) If the house belongs to the same authority subsection (1)(b) only applies if the house has never been let and was built expressly with a view to sale or for letting.
- (3) The Secretary of State may give directions to authorities in general or to any particular authority—
  - (a) as to the expenses which may be treated (whether generally or in any particular case) as incurred in connection with the purchase of a house, and
  - (b) limiting the amount which they may pay in respect of such expenses.
- (4) An authority may make their payment of expenses subject to conditions.

### *[<sup>F64</sup> Management agreements*

#### Textual Amendments

**F64** Ss. 27, 27A, 27B and heading substituted for s. 27 and heading by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 10

## [<sup>F65</sup>27 Management agreements.

- (1) A local housing authority may agree that another person shall exercise in relation to—
  - (a) such of the authority’s houses as are specified in the agreement, and
  - (b) any other land so specified which is held for a related purpose, such of the authority’s management functions as are so specified.
- (2) In this Act—
  - (a) “management agreement” means an agreement under subsection (1) or a sub-agreement, and



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- (b) “manager”, in relation to a management agreement, means a person by whom management functions are exercisable under the agreement.
- (3) A management agreement shall set out the terms on which the authority’s functions are exercisable by a manager.
- (4) An agreement under subsection (1) shall contain such provisions as may be prescribed by regulations made by the [F66 appropriate Minister].
- (5) A management agreement may—
- (a) include provision authorising a manager, with the consent of the authority, to agree that another person shall exercise any management function exercisable by the manager under the agreement;
  - (b) where a body or association is a manager, provide that the management functions of the body or association under the agreement may be performed by a committee, sub-committee, officer or employee of the body or association.
- (6) Subject to subsection (7), the approval of the [F67 appropriate authority] shall be required to—
- (a) the making of any management agreement;
  - (b) the variation of a provision of a management agreement, if the provision is specified, or is of a description specified, by the [F67 appropriate authority] in giving approval to the making of a management agreement.
- (7) The [F68 appropriate authority] may, in giving approval to the making of an agreement under subsection (1)—
- (a) specify a moratorium period and the circumstances in which it is to apply;
  - (b) specify circumstances in which [F69 the appropriate authority’s approval] is not required to the making of a sub-agreement under the agreement.
- (8) If a moratorium period applies in relation to a management agreement—
- (a) during the moratorium period the approval of the [F70 appropriate authority] is not required to the making of a sub-agreement under the agreement;
  - (b) any sub-agreement made under the agreement during the moratorium period without the approval of the [F70 appropriate authority] is not valid unless it is approved by the [F70 appropriate authority] immediately after the end of the moratorium period.
- (9) A moratorium period specified under subsection (7) must not exceed 6 months.
- (10) Where a sub-agreement has been made during a moratorium period without [F71 the approval of the appropriate authority, the appropriate authority may extend the moratorium period if it is satisfied that it will not give its approval] to that sub-agreement immediately after the end of that period; and this subsection may apply more than once.
- (11) The approval of the [F72 appropriate authority] to the making of an agreement under subsection (1) or to the variation of such an agreement may be given generally or to a particular local housing authority or description of local housing authority.
- (12) The approval of the [F73 appropriate authority] under this section may be given—
- (a) in relation to a particular case or description of case;
  - (b) unconditionally or subject to conditions.
- ( 13 ) Subject to subsection (15)—

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- (a) anything done, or not done, by a manager in connection with the exercise (or purported exercise) of a relevant function shall be treated as done, or not done, by the authority;
  - (b) anything done, or not done, in relation to a manager in connection with the exercise (or purported exercise) of a relevant function shall be treated as done, or not done, in relation to the authority.
- (14) In subsection (13) “relevant function” means a management function of the authority exercisable by the manager under a management agreement.
- (15) Subsection (13) shall not apply—
- (a) to the extent that a management agreement provides otherwise as between the parties to it; or
  - (b) for the purposes of any criminal proceedings brought in respect of anything done or not done by the manager.
- (16) References in subsection (1) to the management functions of a local housing authority in relation to houses or land—
- (a) do not include such functions as may be prescribed by regulations made by the [<sup>F74</sup>appropriate Minister], but
  - (b) subject to that, include functions conferred by any statutory provision and the powers and duties of the authority as holder of an estate or interest in the houses or land in question.
- (17) Regulations under this section—
- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas,
  - (b) may contain such incidental, supplementary or transitional provisions as appear to the Secretary of State to be necessary or expedient, and
  - [<sup>F75</sup>(c) shall be made by statutory instrument which shall be subject to annulment in pursuance of—
    - (i) in the case of regulations made by the Secretary of State, a resolution of either House of Parliament;
    - (ii) in the case of regulations made by the Welsh Ministers, a resolution of the National Assembly for Wales.]
- [<sup>F76</sup>(18) In this section—
- “sub-agreement” means an agreement made by a manager and another person pursuant to a provision included in an agreement by virtue of subsection (5)(a);
  - “the appropriate authority” means—
    - (a) in relation to a local housing authority in England which is a registered provider of social housing, the Regulator of Social Housing;
    - (b) in relation to any other local housing authority in England, the Secretary of State;
    - (c) in relation to a local housing authority in Wales, the Welsh Ministers;
  - “the appropriate Minister” means—
    - (a) in relation to a local housing authority in England, the Secretary of State;
    - (b) in relation to a local housing authority in Wales, the Welsh Ministers.]]

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**Textual Amendments**

- F65** S. 27 substituted (28.3.2003) by [S.I. 2003/940](#), **art. 2**
- F66** Words in s. 27(4) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(2)** (with Sch. 2 para. 10)
- F67** Words in s. 27(6) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(3)** (with Sch. 2 para. 10)
- F68** Words in s. 27(7) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(4)(a)** (with Sch. 2 para. 10)
- F69** Words in s. 27(7) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(4)(b)** (with Sch. 2 para. 10)
- F70** Words in s. 27(8) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(5)** (with Sch. 2 para. 10)
- F71** Words in s. 27(10) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(6)** (with Sch. 2 para. 10)
- F72** Words in s. 27(11) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(7)** (with Sch. 2 para. 10)
- F73** Words in s. 27(12) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(8)** (with Sch. 2 para. 10)
- F74** Words in s. 27(16) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(9)** (with Sch. 2 para. 10)
- F75** S. 27(17)(c) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(10)** (with Sch. 2 para. 10)
- F76** S. 27(18) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 9(11)** (with Sch. 2 para. 10)

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

- C10** S. 27(13) applied by 2008 c. 17, s. 250A(5)(b) (as inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 67**)
- C11** S. 27(15) applied by 2008 c. 17, s. 250A(5)(b) (as inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 1 para. 67**)

<sup>F77</sup>**27A** .....

**Textual Amendments**

- F77** [Ss. 27A, 27AA](#) repealed (1.10.1996) by 1996 c. 52, s. 227, **Sch. 19 Pt. X**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)

<sup>F78</sup>**27AA** .....

**Textual Amendments**

- F78** [Ss. 27A, 27AA](#) repealed (1.10.1996) by 1996 c. 52, s. 227, **Sch. 19 Pt. X**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)

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## **Management agreements with tenant management organisations.**

**27AB**

- (1) The Secretary of State may make regulations for imposing requirements on a local housing authority in any case where a tenant management organisation serves written notice on the authority proposing that the authority should enter into a management agreement with that organisation.
- (2) The regulations may make provision requiring the authority—
- (a) to provide or finance the provision of such office accommodation and facilities, and such training, as the organisation reasonably requires for the purpose of pursuing the proposal;
  - (b) to arrange for such feasibility studies with respect to the proposal as may be determined by or under the regulations to be conducted by such persons as may be so determined;
  - <sup>F80</sup> [ to provide to the organisation such information or descriptions of information, (ba) in connection with the proposal, as may be prescribed in the regulations; (bb) to take, in circumstances prescribed in the regulations, such other steps as may be so prescribed to co-operate with the organisation in connection with the proposal;]
  - (c) to arrange for such ballots or polls with respect to the proposal as may be determined by or under the regulations to be conducted of such persons as may be so determined; and
  - (d) in such circumstances as may be prescribed by the regulations (which shall include the organisation becoming registered if it has not already done so), to enter into a management agreement with the organisation.
- (3) The regulations may make provision with respect to any management agreement which is to be entered into in pursuance of the regulations—
- (a) for determining the houses and land to which the agreement should relate, and the amounts which should be paid under the agreement to the organisation;
  - (b) requiring the agreement to be in such form as may be approved by the Secretary of State and to contain such provisions as may be prescribed by the regulations;
  - (c) requiring the agreement to take effect immediately after the expiry or other determination of any previous agreement; and
  - (d) where any previous agreement contains provisions for its determination by the authority, requiring the authority to determine it as soon as may be after the agreement is entered into.
- (4) The regulations may also make such procedural, incidental, supplementary and transitional provisions as may appear to the Secretary of State necessary or expedient, and may in particular make provision—
- (a) for particular questions arising under the regulations to be determined by the authority [<sup>F81</sup> or the person making the regulations];
  - (b) for other questions so arising to be determined by an arbitrator agreed to by the parties or, in default of agreement, appointed by the Secretary of State;
  - <sup>F82</sup> [ setting time-limits for the carrying out of requirements under the regulations;] (ba)
  - (c) requiring any person exercising functions under the regulations to act in accordance with any guidance [<sup>F83</sup> or directions] given by the Secretary of State; and

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- (d) for enabling the authority, if invited to do so by the organisation concerned, to nominate one or more persons to be directors or other officers of any tenant management organisation with whom the authority have entered into, or propose to enter into, a management agreement.
- (5) Nothing in subsections (2) to (4) above shall be taken as prejudicing the generality of subsection (1).
- (6) Regulations under this section—
  - (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (7) Except as otherwise provided by regulations under this section—
  - (a) a local housing authority shall not enter into a management agreement with a tenant management organisation otherwise than in pursuance of the regulations; and
  - (b) the provisions of the regulations shall apply in relation to the entering into of such an agreement with such an organisation in place of—
    - (i) the provisions of [F84regulations under section 27BA (consultation with respect to management)]
    - (ii) in the case of secure tenants, the provisions of section 105 (consultation on matters of housing management), F85 . . .
    - (iii) F86 . . . [F87 and
    - (iv) in the case of introductory tenants, the provisions of section 137 of the Housing Act 1996 (consultation on matters of housing management).]
- (8) In this section—
  - “ arbitrator ” means a member of a panel approved for the purposes of the regulations by the Secretary of State;  
F88 . . . . .
  - “ previous agreement ”, in relation to an agreement entered into in pursuance of the regulations, means a management agreement [F89 , or a section 247 or 249 arrangement, ] previously entered into in relation to the same houses and land;
  - “ registered ” means registered under [F90the Co-operative and Community Benefit Societies Act 2014] or [F91 the Companies Act 2006 ] ;  
[F92“section 247 or 249 arrangement” has the meaning given by section 250A(6) of the Housing and Regeneration Act 2008;]
  - “ tenant management organisation ” means a body which satisfies such conditions as may be determined by or under the regulations. ]

**Textual Amendments**

**F79** S. 27AB inserted (10.11.1993 so far as confers power on Secretary of State to make regulations and 1.4.1994 otherwise) by 1993 c. 28, s. 132(1); S.I. 1993/2762, art. 3; S.I. 1994/935, art. 3 (with transitional provisions in art. 3)

**F80** S. 27AB(2)(ba)(bb) inserted (1.12.2008 for E. and otherwise prosp.) by Housing and Regeneration Act 2008 (c. 17), ss. 295(2), 325; S.I. 2008/3068, art. 4(1)(a) (with arts. 6-13)

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- F81** Words in s. 27AB(4)(a) inserted (1.12.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 295\(3\)\(a\), 325; S.I. 2008/3068, arts. 1\(2\), 4\(1\)\(a\)](#) (with arts. 6-13)
- F82** S. 27AB(4)(ba) inserted (1.12.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 295\(3\)\(b\), 325; S.I. 2008/3068, arts. 1\(2\), 4\(1\)\(a\)](#) (with arts. 6-13)
- F83** Words s. 27AB(4)(c) inserted (1.12.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 295\(3\)\(c\), 325; S.I. 2008/3068, arts. 1\(2\), 4\(1\)\(a\)](#) (with arts. 6-13)
- F84** Words in s. 27AB(7)(b)(i) inserted (1.10.1996) by 1996 c. 52, s. 222, [Sch. 18 Pt. 1 para. 3\(5\)](#); S.I. 1996/2402, [art. 3](#) (subject to transitional provisions and savings in Sch.)
- F85** Word in s. 27AB(7)(b)(ii) omitted (12.2.1997) by virtue of S.I. 1997/74, [art. 2, Sch. para. 3\(c\)](#)
- F86** Words in s. 27AB(7)(b)(iii) repealed (18.11.2003 for E. and 27.11.2003 for W.) by [Local Government Act 2003 \(c. 26\), ss. 127\(2\), 128\(5\)\(6\), Sch. 8 Pt. 1](#); S.I. 2003/2938, [art. 3\(i\)\(i\)](#) (subject to art. 8, Sch.); S.I. 2003/3034, [art. 2, Sch. 1 Pt. 1](#)
- F87** S. 27AB(7)(b)(iv) and word preceding it inserted (12.2.1997) by S.I. 1997/74, [art. 2, Sch. para. 3\(c\)](#)
- F88** S. 27AB(8): definition of “associated” repealed (18.11.2003 for E. and 27.11.2003 for W.) by [Local Government Act 2003 \(c. 26\), ss. 127\(2\), 128\(6\), Sch. 8 Pt. 1](#); S.I. 2003/2938, [art. 3](#) (subject to art. 8, Sch.); S.I. 2003/3034, [art. 2\(1\), Sch. 1 Pt. 1](#)
- F89** Words in definition of “previous agreement” in s. 27AB(8) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\), art. 1\(2\), Sch. 2 para. 11\(a\)](#)
- F90** S. 27AB(8): words in definition of “registered” substituted (1.8.2014) by [Co-operative and Community Benefit Societies Act 2014 \(c. 14\), s. 154, Sch. 4 para. 35](#) (with Sch. 5)
- F91** S. 27AB(8): words in definition of “registered” substituted (1.10.2009) by [The Companies Act 2006 \(Consequential Amendments, Transitional Provisions and Savings\) Order \(S.I. 2009/1941\), art. 2\(1\), {Sch. 1 para. 62\(3\)}](#) (with art. 10)
- F92** Definition “section 247 or 249 arrangement” in s. 27AB(8) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\), art. 1\(2\), Sch. 2 para. 11\(b\)](#)

## **27B Agreements with housing co-operatives under superseded provisions.**

- (1) In this section “housing co-operative” means a society, company or body of trustees with which a housing co-operative agreement was made, that is to say—
- (a) an agreement to which paragraph 9 of Schedule 1 to the Housing Rents and Subsidies Act 1975 or Schedule 20 to the Housing Act 1980 applied or,
  - (b) an agreement made under section 27 above before the commencement of section 10 of the Housing and Planning Act 1986 (which substituted the present section 27).
- (2) A housing co-operative agreement made with a local housing authority which is in force immediately before the commencement of section 10 of the Housing and Planning Act 1986 has effect as if made under the present section 27, so that, in particular, any terms of the agreement providing for the letting of land to the housing co-operative no longer have effect except in relation to lettings made before commencement.
- (3) A housing co-operative agreement made with a new town corporation<sup>F93</sup> . . . which is in force immediately before the commencement of section 10 of the Housing and Planning Act 1986 remains in force notwithstanding that the present section 27 does not apply to such authorities.
- (4) In this Act (except in section 27) the expressions “management agreement” and “manager”, in relation to such an agreement, include a housing co-operative agreement

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to which subsection (2) or (3) applies and the housing co-operative with whom the agreement is made.]

#### Textual Amendments

**F93** Words in s. 27B(3) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**

#### *[<sup>F94</sup> Consultation with respect to housing management]*

#### Textual Amendments

**F94** S. 27BA and cross-heading inserted (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. I para. 3(2)**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)

#### *[<sup>F95</sup> 27BA* Consultation with respect to management.

- (1) The Secretary of State may make regulations for imposing requirements on a local housing authority to consult tenants, or to consider representations made to them by tenants, with respect to the exercise of their management functions (including proposals as to the exercise of those functions), in relation to any of the authority's houses or other land held for a related purpose.
- (2) The regulations may include provision requiring a local housing authority to consult tenants, or consider representations made by tenants, with respect to—
  - (a) the terms of a written specification to be prepared by the authority of functions proposed to be exercised by the authority or another person;
  - (b) a proposal of the authority to exercise management functions themselves;
  - (c) any person whom the authority propose to invite to submit a bid to exercise any of their management functions;
  - (d) the standards of service for the time being achieved by the authority or (as the case may be) the person with whom they have entered into a management agreement;
  - (e) a proposal to enforce the standards of service required by a management agreement.
- (3) The requirements imposed on a local housing authority by the regulations may include provision with respect to—
  - (a) the tenants to be consulted or whose representations are to be considered;
  - (b) the means by which consultation is to be effected (including the arrangements to be made for tenants to consider the matters on which they have been consulted);
  - (c) the arrangements to be made for tenants to make representations to the authority;
  - (d) the action to be taken by the authority where representations are made.
- (4) The regulations may include provision requiring a local housing authority to consult representatives of tenants, or to consider representations made to them by such representatives, as well as (or instead of) the tenants themselves; and accordingly,

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references in subsections (1) to (3) above to tenants include references to such representatives.

- (5) The regulations may include provision for particular questions arising under them to be determined by a local housing authority on whom they impose requirements.
- (6) Nothing in subsections (2) to (5) above shall be taken as prejudicing the generality of subsection (1).
- (7) Regulations under this section—
  - (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas,
  - (b) may contain such incidental, supplementary or transitional provisions as appear to the Secretary of State to be necessary or expedient, and
  - (c) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (8) Except as otherwise provided by the regulations, in the case of secure tenants, the provisions of the regulations shall apply in place of the provisions of section 105 (consultation on matters of housing management).
- (9) Except as otherwise provided by the regulations, in the case of introductory tenants, the provisions of the regulations shall apply in place of the provisions of section 137 of the Housing Act 1996 (consultation on matters of housing management).
- (10) References in this section to the management functions of a local housing authority in relation to houses or land shall be construed in the same way as references to any such functions in section 27.]

**Textual Amendments**  
**F95** S. 27BA and cross-heading inserted (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. I para. 3(2)**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in **Sch.**)

*[<sup>F96</sup> Proposals for co-operative management or ownership*

**Textual Amendments**  
**F96** S. 27C and cross-heading inserted by **Housing and Planning Act 1986 (c. 63, SIF 61), s. 11**

<sup>F97</sup>**27C** .....

**Textual Amendments**  
**F97** S. 27C repealed (1.4.1994) by 1993 c. 28, ss. 132(2), 187(2), **Sch. 22**; S.I. 1994/935, **art. 3** (with transitional provisions in **art. 3**)



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### *Powers of county councils*

## **28 Reserve powers to provide housing accommodation.**

- (1) County councils [<sup>F98</sup>in England] have the following reserve powers in relation to the provision of housing accommodation.
- (2) They may undertake any activity for the purposes of, or incidental to, establishing the needs of the whole or a part of the county with respect to the provision of housing accommodation.
- (3) If requested to do so by one or more local housing authorities for districts within the county, they may, with the consent of the Secretary of State, undertake on behalf of the authority or authorities the provision of housing accommodation in any manner in which they might do so.
- (4) With the approval of the Secretary of State given on an application made by them, they may undertake the provision of housing accommodation in any manner in which a local housing authority for a district within the county might do so.
- (5) The Secretary of State shall not give his consent under subsection (3) or his approval under subsection (4) except after consultation with the local housing authorities who appear to him to be concerned; and his consent or approval may be made subject to such conditions and restrictions as he may from time to time specify and, in particular, may include conditions with respect to—
  - (a) the transfer of the ownership and management of housing accommodation provided by the county council to the local housing authority, and
  - (b) the recovery by the county council from local housing authorities of expenditure incurred by the county council in providing accommodation.
- (6) Before a county council by virtue of subsection (3) or (4) exercise outside the county any power under this Part they shall give notice to the council of the county in which they propose to exercise the power; but failure to give notice does not invalidate the exercise of the power.

#### **Textual Amendments**

**F98** Words in s. 28(1) inserted (1.4.1996) by 1994 c. 19, s. 22(2), Sch. 8 para. 5(6) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); S.I. 1996/396, art. 3, Sch. 1

## **29 Provision of accommodation for employees of county councils.**

- (1) A county council may provide houses for persons employed or paid by, or by a statutory committee of, the council.
- (2) For that purpose the council may acquire or appropriate land in the same way as a local housing authority may acquire or appropriate land for the purposes of this Part; and land so acquired or appropriated may be disposed of by them in the same way as land held for the purposes of this Part.

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*Miscellaneous powers of other authorities and bodies*

**30 Application of provisions to [F99development] corporations, etc.**

- (1) The following provisions apply in relation to a [F100development] corporation as they apply in relation to a local housing authority—  
     section 25 (increase of rent where tenancy not secure), and  
     section 26 (financial assistance towards tenants’ removal expenses).

[F101(1A) Section 25 also applies in relation to the new towns residuary body as it applies in relation to a local housing authority.]

[F102(2) . . . . .]

**Textual Amendments**

**F99** Words in s. 30 heading substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 5(4)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F100** Words in s. 30(1) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 5(2)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F101** S. 30(1A) inserted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 5(3)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F102** S. 30(2) repealed by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2)(3), Sch. 5 para. 23, **Sch. 12 Pt. I**

**31 Power of bodies corporate to sell or let land for housing purposes.**

A body corporate holding land may sell, exchange or lease the land for the purpose of providing housing of any description at such price, or for such consideration, or for such rent, as having regard to all the circumstances of the case is the best that can reasonably be obtained, notwithstanding that a higher price, consideration or rent might have been obtained if the land were sold, exchanged or leased for the purpose of providing housing of another description or for a purpose other than the provision of housing.

*Disposal of land held for housing purposes*

**32 Power to dispose of land held for purposes of this Part.**

- (1) Without prejudice to the provisions of Part V (the right to buy) <sup>F103</sup>. . . , a local authority have power by this section, and not otherwise, to dispose of land held by them for the purposes of this Part.
- (2) A disposal under this section may be effected in any manner but, subject to subsection (3), shall not be made without the consent of the Secretary of State.
- (3) No consent is required for the letting of land under a secure tenancy [F104or an introductory tenancy]or under what would be a secure tenancy but for any

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of paragraphs 2 to 12 of Schedule 1 (tenancies, other than long leases [<sup>F104</sup>and introductory tenancies], which are not secure).

(4) For the purposes of this section the grant of an option to purchase the freehold of, or any other interest in, land is a disposal and a consent given to such a disposal extends to a disposal made in pursuance of the option.

(5) Sections 128 to 132 of the <sup>M4</sup>Lands Clauses Consolidation Act 1845 (which require surplus land first to be offered to the original owner and to adjoining land-owners) do not apply to the sale by a local authority of land held by them for the purposes of this Part.

[<sup>F105</sup>(6) The Secretary of State shall consult the Regulator of Social Housing before deciding whether to consent under this section to anything within the Regulator’s remit.]

#### Textual Amendments

**F103** Words in s. 32(1) repealed (1.10.1996) by 1996 c. 52, s. 227, **Sch. 19 Pt. IX**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)

**F104** Words in s. 33(2) inserted (12.2.1997) by S.I. 1997/74, art. 2, **Sch. para. 3(d)**

**F105** S. 32(6) inserted (1.4.2010) by **The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844)**, art. 1(2), **Sch. 2 para. 12**

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

**C12** S. 32 extended (1.11.1993) by 1993 c. 28, s. 37, **Sch. 10 para. 1(2)(a)** (with ss. 56(6), 94(2), 95); S.I. 1993/2134, **arts. 2, 5(a)**.

**C13** S. 32(2) excluded by **Local Government Act 1988 (c. 9, SIF 81:1)**, **s. 26(5)(c)**

**C14** S. 32(4) applied by **Housing Act 1988 (c. 50, SIF 61)**, **s. 133(4)**

#### Marginal Citations

**M4** 1845 c. 18.

### 33 Covenants and conditions which may be imposed.

(1) On a disposal under section 32 the local authority may impose such covenants and conditions as they think fit.

(2) But [<sup>F106</sup>, subject to sections 36A and 37,] a condition of any of the following kinds may be imposed only with the consent of the Secretary of State—

- (a) a condition limiting the price or premium which may be obtained on a further disposal of a house;
- (b) in the case of a sale, a condition reserving a right of pre-emption;
- (c) in the case of a lease, a condition precluding the lessee from assigning the lease or granting a sub-lease.

(3) In subsection (2)(b) a condition reserving a right of pre-emption means a condition precluding the purchaser from selling or leasing the land unless—

- (a) he first notifies the authority of the proposed sale or lease and offers to sell or lease the land to them, and
- (b) the authority refuse the offer or fail to accept it within one month after it is made.

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- (4) References in this section to the purchaser or lessee include references to his successors in title and any person deriving title under him or his successors in title.
- [<sup>F107</sup>(5) The Secretary of State shall consult the Regulator of Social Housing before deciding whether to consent under this section to anything within the Regulator’s remit.]

#### Textual Amendments

**F106** Words in s. 33(2) inserted (18.1.2005) by Housing Act 2004 (c. 34), ss.197(2)(5), 270(3)(a)

**F107** S. 33(5) inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), Sch. 2 para. 13

### 34 Consents under ss. 32 and 33.

- (1) This section applies in relation to the giving of the [<sup>F108</sup>appropriate national body's] consent under section 32 or 33.
- (2) Consent may be given—
- (a) either generally to all local authorities or to a particular authority or description of authority;
  - (b) either in relation to particular land or in relation to land of a particular description.
- (3) Consent may be given subject to conditions.
- (4) Consent may, in particular, be given subject to conditions as to the price, premium or rent to be obtained on the disposal including conditions as to the amount by which on the disposal of a house by way of sale or by the grant or assignment of a lease at a premium, the price or premium is to be, or may be, discounted by the local authority.
- [<sup>F109</sup>(4A) The matters to which the [<sup>F110</sup>appropriate national body] may have regard in determining whether to give consent and, if so, to what conditions consent should be subject shall include—
- (a) the extent (if any) to which the person to whom the proposed disposals is to be made (in this subsection referred to as “the intending purchaser” is, or is likely to be, dependent upon, controlled by or subject to influence from the local authority making the disposal or any members or officers of that authority;
  - (b) the extent (if any) to which the proposed disposal would result in the intending purchaser becoming the predominant or a substantial owner in any area of housing accommodation let on tenancies or subject to licences;
  - (c) the terms of the proposed disposal;
  - [<sup>F111</sup>(ca) in the case of a proposed large scale disposal, the appropriate national body's estimate of the exchequer costs of the large scale disposal;] and
  - (d) any other matters whatsoever which [<sup>F112</sup>the appropriate national body] considers relevant.
- [ The estimate mentioned in subsection (4A)(ca) is to be based on such assumptions
- [<sup>F113</sup>(4AA) (including as to the period during which housing subsidies may be payable) as the appropriate national body may determine, regardless of whether those assumptions are, or are likely to be, borne out by events.
- (4AB) In this section—

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“appropriate national body”—

(a) in relation to England, means the Secretary of State; and

(b) in relation to Wales, means the Welsh Ministers;

“dwelling-house” has the same meaning as in Part 5 of this Act except that it does not include a hostel or any part of a hostel;

“the exchequer costs”, in relation to a large scale disposal, means any increase which is or may be attributable to the disposal in the aggregate of any housing subsidies;

“housing subsidies” means any subsidies payable under—

(a) section 140A of the Social Security Administration Act 1992 (subsidy);  
or

(b) section 79 of the Local Government and Housing Act 1989 (Housing Revenue Account subsidy);

“large scale disposal” means a disposal of one or more dwelling-houses by a local authority to a person where—

(a) the number of dwelling-houses included in the disposal; and

(b) the number of dwelling-houses which, in the relevant period, have previously been disposed of by the authority to that person, or that person and any of the person's associates taken together,

exceeds 499 or, if the appropriate national body by order so provides, such other number as may be specified in the order;

“long lease” means a lease for a term of years certain exceeding 21 years other than a lease which is terminable before the end of that term by notice given by or to the landlord;

“the relevant period”, in relation to a large scale disposal means—

(a) the period of 5 years ending with the date of the disposal; or

(b) if the appropriate national body by order so provides, such other period ending with that date as may be specified in the order;

“subsidiary” has the same meaning as in section 61 of the Housing Act 1996 but as if references in subsection (2) of that section and section 60 of that Act to registered social landlords and landlords were references to housing associations (within the meaning of the Housing Associations Act 1985).

(4AC) For the purposes of this section—

(a) a disposal of any dwelling-house is to be disregarded if at the time of the disposal the local authority's interest in the dwelling-house is or was subject to a long lease;

(b) two persons are associates of each other if—

(i) one of them is a subsidiary of the other;

(ii) they are both subsidiaries of some other person; or

(iii) there exists between them such relationship or other connection as may be specified in a determination made by the appropriate national body; and

(c) a description of an authority may be framed by reference to any circumstances whatever.

(4AD) An order made by the appropriate national body under this section—

(a) is to be made by statutory instrument which—

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- (i) in the case of an order made by the Secretary of State, is subject to annulment in pursuance of a resolution of either House of Parliament; and
  - (ii) in the case of an order made by the Welsh Ministers, is subject to annulment in pursuance of a resolution of the National Assembly for Wales;
  - (b) may make different provision for different cases or descriptions of case, or for different authorities or descriptions of authority; and
  - (c) may contain such transitional and supplementary provisions as appear to the appropriate national body to be necessary or expedient.
- (4AE) A determination under this section—
- (a) may make different provision for different cases or descriptions of case, or for different authorities or descriptions of authority; and
  - (b) may be varied or revoked by a subsequent determination.]

<sup>F114</sup>(4B) . . . . . ]

#### Textual Amendments

- F108** Words in s. 34(1) substituted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(2\)\(a\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)
- F109** S. 34(4A)(4B) inserted (*retrospectively* 9.6.1988) by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. [132\(1\)\(2\)\(8\)](#)
- F110** Words in s. 34(4A) substituted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(2\)\(b\)\(i\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)
- F111** S. 34(4A)(ca) inserted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(2\)\(b\)\(ii\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)
- F112** Words in s. 34(4A)(d) substituted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(2\)\(b\)\(iii\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)
- F113** S. 34(4AA)-(4AE) inserted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(2\)\(c\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)
- F114** S. 34(4B) repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(2), [Sch. 12 Pt. I](#)

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

- C15** S. 34(2)(b)(3) extended by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. [133\(3\)\(a\)](#)
- C16** S. 34(4A) extended by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. [133\(3\)\(a\)](#)
- C17** S. 34(4A) modified by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. [133\(3\)\(c\)](#)

#### <sup>F115</sup>34A Requirements to co-operate in relation to certain disposals

- (1) The appropriate person may make regulations for imposing requirements on a local housing authority in any case where a tenant group serves written notice on the authority proposing that the authority should dispose of particular land held by them for the purposes of this Part, or a particular description of such land, to a relevant housing provider.
- (2) The regulations may make provision requiring the authority—
  - (a) to provide, or finance the provision of, such office accommodation and facilities, and such training, as the tenant group reasonably requires for the purpose of pursuing the proposal;

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- (b) to arrange for such feasibility studies with respect to the proposal as may be determined by or under the regulations to be conducted by such persons as may be so determined;
  - (c) to provide to the tenant group such information or descriptions of information, in connection with the proposal, as may be prescribed in the regulations;
  - (d) to take, in circumstances prescribed in the regulations, such other steps as may be so prescribed to co-operate with the tenant group in connection with the proposal;
  - (e) to arrange for such ballots or polls with respect to the proposal as may be determined by or under the regulations to be conducted by such persons as may be so determined; and
  - (f) in such circumstances as may be prescribed by the regulations, to enter into an agreement for the disposal.
- (3) The regulations may make provision—
- (a) for determining the houses and other land to which the disposal should relate, and the amounts which should be paid in respect of the disposal;
  - (b) requiring the agreement for the disposal to be in such form as may be approved by the appropriate person and to contain such provisions as may be prescribed by the regulations.
- (4) The regulations may make such procedural, incidental, supplementary and transitional provisions as may appear to the appropriate person necessary or expedient, and may in particular make provision—
- (a) for particular questions arising under the regulations to be determined by the authority or the appropriate person;
  - (b) setting time-limits for the carrying out of requirements under the regulations;
  - (c) requiring any person exercising functions under the regulations to act in accordance with any guidance or directions given by the appropriate person.
- (5) Nothing in subsections (2) to (4) is to be taken as prejudicing the generality of subsection (1).
- (6) Any regulations which provide for the appropriate person to approve a proposal for a local housing authority to dispose of land must ensure that the authority has the opportunity to make representations to the appropriate person before the appropriate person decides whether or not to approve the proposal.
- (7) This section does not affect any requirement under section 32 or 33 for the consent of the Secretary of State or the Welsh Ministers.
- (8) Regulations under this section—
- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas; and
  - (b) are to be made by statutory instrument which—
    - (i) in the case of an instrument made by the Secretary of State, is subject to annulment in pursuance of a resolution of either House of Parliament; and
    - (ii) in the case of an instrument made by the Welsh Ministers, is subject to annulment in pursuance of a resolution of the National Assembly for Wales.
- (9) In this section—

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- “ appropriate person ” means—
- (a) in relation to England, the Secretary of State; and
  - (b) in relation to Wales, the Welsh Ministers;
- “ relevant housing provider ” means—
- (a) in relation to England, a [<sup>F116</sup>private registered provider] of social housing; and
  - (b) in relation to Wales, a registered social landlord; and
- “ tenant group ” means a body or other person which satisfies such conditions as may be determined by or under the regulations. ]

#### Textual Amendments

- F115** S. 34A inserted (1.12.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008](#) (c. 17), **ss. 296, 325**; S.I. 2008/3068, arts. 1(2), **4(1)(b)** (with arts. 6-13)
- F116** Words in s. 34A(9)(a) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010](#) (S.I. 2010/844), art. 1(2), **Sch. 2 para. 14**

### 35 Repayment of discount on early disposal.

- (1) This section applies where, on a disposal of a house under section 32, a discount is given to the purchaser by the local authority in accordance with a consent given by the Secretary of State under subsection (2) of that section; but this section does not apply in any such case if the consent so provides.
- (2) On the disposal the conveyance, grant or assignment shall contain a covenant binding on the purchaser and his successors in title [<sup>F117</sup>to the following effect.]
- [<sup>F118</sup>(3) The covenant shall be to pay to the authority such sum (if any) as the authority may demand in accordance with subsection (4) on the occasion of the first relevant disposal (other than an exempted disposal) which takes place within the period of five years beginning with the conveyance, grant or assignment.
- (4) The authority may demand such sum as they consider appropriate, up to and including the maximum amount specified in this section.
- (5) The maximum amount which may be demanded by the authority is a percentage of the price or premium paid for the first relevant disposal which is equal to the percentage discount given to the purchaser in respect of the disposal of the house under section 32.
- (6) But for each complete year which has elapsed after the conveyance, grant or assignment and before the first relevant disposal the maximum amount which may be demanded by the landlord is reduced by one-fifth.
- (7) Subsections (4) to (6) are subject to section 35A.]

#### Textual Amendments

- F117** Words in s. 35(2) substituted (18.1.2005) by [Housing Act 2004](#) (c. 34), **ss. 195(2)(4), 270(3)(a)**
- F118** S. 35(3)-(7) inserted (18.1.2005) by [Housing Act 2004](#) (c. 34), **ss. 195(1)(3), 270(3)(a)**

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

- C18** S. 35(2) modified (18.1.2005) by [Housing Act 2004](#) (c. 34), **s. 195(4)(5)(6)(a)**



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### [<sup>F119</sup>35A Increase in value of house attributable to home improvements

- (1) In calculating the maximum amount which may be demanded by the authority under section 35, such amount (if any) of the price or premium paid for the first relevant disposal which is attributable to improvements made to the house—
  - (a) by the person by whom the disposal is, or is to be, made, and
  - (b) after the conveyance, grant or assignment and before the disposal,shall be disregarded.
- (2) The amount to be disregarded under this section shall be such amount as may be agreed between the parties or determined by the district valuer.
- (3) The district valuer shall not be required by virtue of this section to make a determination for the purposes of this section unless—
  - (a) it is reasonably practicable for him to do so; and
  - (b) his reasonable costs in making the determination are paid by the person by whom the disposal is, or is to be, made.
- (4) If the district valuer does not make a determination for the purposes of this section (and in default of an agreement), no amount is required to be disregarded under this section.]

#### Textual Amendments

**F119** S. 35A inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 196, 270(3)(a)**

### 36 Liability to repay is a charge on the premises.

- (1) The liability that may arise under the covenant required by section 35 is a charge on the house, taking effect as if it had been created by deed expressed to be by way of legal mortgage.
- [<sup>F120</sup>(2) Subject to subsections (2A) and (2B), the charge has priority immediately after any legal charge securing an amount—
  - (a) left outstanding by the purchaser, or
  - (b) advanced to him by an approved lending institution for the purpose of enabling him to acquire the interest disposed of on the first disposal.
- (2A) The following, namely—
  - (a) any advance which is made otherwise than for the purpose mentioned in subsection (2)(b) and is secured by a legal charge having priority to the charge taking effect by virtue of this section, and
  - (b) any further advance which is so secured,shall rank in priority to that charge if, and only if, the local authority by written notice served on the institution concerned gives their consent; and the local authority shall so give their consent if the purpose of the advance or further advance is an approved purpose.
- (2B) The local authority may at any time by written notice served on an approved lending institution postpone the charge taking effect by virtue of this section to any advance or further advance which—
  - (a) is made to the purchaser by that institution, and

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- (b) is secured by a legal charge not having priority to that charge;  
and the local authority shall serve such a notice if the purpose of the advance or further advance is an approved purpose.]
- (3) <sup>F121</sup> .....
- [<sup>F122</sup>(3A) The covenant required by section 35 (covenant for repayment of discount) does not, by virtue of its binding successors in title of the purchaser, bind a person exercising rights under a charge having priority over the charge taking effect by virtue of this section, or a person deriving title under him; and a provision of the conveyance, grant or assignment, or of a collateral agreement, is void in so far as it purports to authorise a forfeiture, or to impose a penalty or disability, in the event of any such person failing to comply with the covenant.]
- (4) The approved lending institutions for the purposes of this section are—  
    [<sup>F123</sup>an authorised deposit taker  
    an authorised insurer]  
    [<sup>F124</sup>an authorised mortgage lender.]
- [<sup>F125</sup>(5) The approved purposes for the purposes of this section are—
- (a) to enable the purchaser to defray, or to defray on his behalf, any of the following—
- (i) the cost of any works to the house,  
(ii) any service charge payable in respect of the house for works, whether or not to the house, and  
(iii) any service charge or other amount payable in respect of the house for insurance, whether or not of the house, and
- (b) to enable the purchaser to discharge, or to discharge on his behalf, any of the following—
- (i) so much as is still outstanding of any advance or further advance which ranks in priority to the charge taking effect by virtue of this section,  
(ii) any arrears of interest on such an advance or further advance, and  
(iii) any costs and expenses incurred in enforcing payment of any such interest, or repayment (in whole or in part) of any such advance or further advance.
- (6) Where different parts of an advance or further advance are made for different purposes, each of those parts shall be regarded as a separate advance or further advance for the purposes of this section.]

#### Textual Amendments

- F120** S. 36(2),(2A),(2B) substituted (11.10.1993) for s. 36(2) by 1993 c. 28, s. 133(1); S.I. 1993/2134, arts. 2, 4(b) (with Sch. 1 para. 7).
- F121** S. 36(3) repealed (13.10.2003) by 2002 c. 9, ss. 135, 136(2), Sch. 13 (with s. 129, Sch. 12 para. 1); S.I. 2003/1725, art. 2(1)
- F122** S. 36(3A) inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(1)(a), Sch. 5 Pt. I para. 1(1)(5)
- F123** Words in s. 36(4) substituted (1.12.2001) by S.I. 2001/3649, arts. 1, 299(2)
- F124** Words in s. 36(4) substituted (22.9.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 307(4), 325(2)(a)

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**F125** S. 36(5)(6) inserted (11.10.1993) by 1993 c. 28, s. 133(2); S.I. 1993/2134, arts. 2, 4(b) (with Sch. 1 para. 7).

### **[<sup>F126</sup>36A Right of first refusal for local authority**

- (1) This section applies where, on a disposal of a house under section 32, a discount is given to the purchaser by the local authority in accordance with a consent given by the Secretary of State under subsection (2) of that section; but this section does not apply in any such case if the consent so provides.
- (2) On the disposal the conveyance, grant or assignment shall contain the following covenant, which shall be binding on the purchaser and his successors in title.
- (3) The covenant shall be to the effect that, until the end of the period of ten years beginning with the conveyance, grant or assignment, there will be no relevant disposal which is not an exempted disposal, unless the prescribed conditions have been satisfied in relation to that or a previous such disposal.
- (4) In subsection (3) “the prescribed conditions” means such conditions as are prescribed by regulations under this section at the time when the conveyance, grant or assignment is made.
- (5) The Secretary of State may by regulations prescribe such conditions as he considers appropriate for and in connection with conferring on—
  - (a) a local authority which have made a disposal as mentioned in subsection (1), or
  - (b) such other person as is determined in accordance with the regulations,a right of first refusal to have a disposal within subsection (6) made to them or him for such consideration as is mentioned in section 36B.
- (6) The disposals within this subsection are—
  - (a) a reconveyance or conveyance of the house; and
  - (b) a surrender or assignment of the lease.
- (7) Regulations under this section may, in particular, make provision—
  - (a) for the purchaser to offer to make such a disposal to such person or persons as may be prescribed;
  - (b) for a prescribed recipient of such an offer to be able either to accept the offer or to nominate some other person as the person by whom the offer may be accepted;
  - (c) for the person who may be so nominated to be either a person of a prescribed description or a person whom the prescribed recipient considers, having regard to any prescribed matters, to be a more appropriate person to accept the offer;
  - (d) for a prescribed recipient making such a nomination to give a notification of the nomination to the person nominated, the purchaser and any other prescribed person;
  - (e) for authorising a nominated person to accept the offer and for determining which acceptance is to be effective where the offer is accepted by more than one person;
  - (f) for the period within which the offer may be accepted or within which any other prescribed step is to be, or may be, taken;

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- (g) for the circumstances in which the right of first refusal lapses (whether following the service of a notice to complete or otherwise) with the result that the purchaser is able to make a disposal on the open market;
  - (h) for the manner in which any offer, acceptance or notification is to be communicated.
- (8) In subsection (7) any reference to the purchaser is a reference to the purchaser or his successor in title.
- Nothing in that subsection affects the generality of subsection (5).
- (9) Regulations under this section—
- (a) may make different provision with respect to different cases or descriptions of case; and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (10) The limitation imposed by a covenant within subsection (3) is a local land charge.
- (11) The Chief Land Registrar must enter in the register of title a restriction reflecting the limitation imposed by any such covenant.

#### Textual Amendments

**F126** Ss. 36A, 36B inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), ss. 197(1)(5), 270(3)(a)

### 36B Consideration payable for disposal under section 36A

- (1) The consideration for a disposal made in respect of a right of first refusal as mentioned in section 36A(5) shall be such amount as may be agreed between the parties, or determined by the district valuer, as being the amount which is to be taken to be the value of the house at the time when the offer is made (as determined in accordance with regulations under that section).
- (2) That value shall be taken to be the price which, at that time, the interest to be reconveyed, conveyed, surrendered or assigned would realise if sold on the open market by a willing vendor, on the assumption that any liability under the covenant required by section 35 (repayment of discount on early disposal) would be discharged by the vendor.
- (3) If the offer is accepted in accordance with regulations under section 36A, no payment shall be required in pursuance of any such covenant as is mentioned in subsection (2), but the consideration shall be reduced, subject to subsection (4), by such amount (if any) as, on a disposal made at the time the offer was made, being a relevant disposal which is not an exempted disposal, would fall to be paid under that covenant.
- (4) Where there is a charge on the house having priority over the charge to secure payment of the sum due under the covenant mentioned in subsection (2), the consideration shall not be reduced under subsection (3) below the amount necessary to discharge the outstanding sum secured by the first-mentioned charge at the date of the offer (as determined in accordance with regulations under section 36A).]

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### Textual Amendments

**F126** Ss. 36A, 36B inserted (18.1.2005) by Housing Act 2004 (c. 34), ss. 197(1)(5), 270(3)(a)

## 37 Restriction on disposal of dwelling-houses in National Parks, etc.

(1) Where a conveyance, grant or assignment executed under section 32 is of a house situated in—

- (a) a National Park.
- (b) an area designated under <sup>F127</sup>section 82 of the Countryside and Rights of Way Act 2000] as an area of outstanding natural beauty, or
- (c) an area designated as a rural area by order under section 157 (which makes provision in relation to disposals in pursuance of the right to buy corresponding to that made by this section),

the conveyance, grant or assignment may (unless it contains a condition of a kind mentioned in section 33(2)(b) or (c) (right of pre-emption or restriction on assignment) <sup>F128</sup>or a covenant as mentioned in section 36A(3)(right of first refusal for local authority)) contain a covenant limiting the freedom of the purchaser (including any successor in title of his and any person deriving title under him or such a successor) to dispose of the house in the manner specified below.

(2) The limitation is that until such time (if any) as may be notified in writing by the local authority to the purchaser or a successor in title of his

- <sup>F129</sup>(a) , there will be no relevant disposal which is not an exempted disposal without the written consent of the authority; but that consent shall not be withheld if the disposal is to a person satisfying the condition stated in subsection (3)]<sup>F130</sup>and
- (b) there will be no disposal by way of tenancy or licence without the written consent of the authority unless the disposal is to a person satisfying that condition or by a person whose only or principal home is and, throughout the duration of the tenancy or licence,remains the house].

(3) The condition is that the person to whom the disposal is made (or, if it is made to more than one person, at least one of them) has, throughout the period of three years immediately preceding the application for consent <sup>F131</sup>or, in the case of a disposal by way of tenancy or licence, preceding the disposal]—

- (a) had his place of work in a region designated by order under section 157(3) which, or part of which, is comprised in the National Park or area, or
- (b) had his only or principal home in such a region;

or has had the one in part or parts of that period and the other in the remainder; but the region need not have been the same throughout the period.

(4) A disposal in breach of such a covenant as is mentioned in subsection (1) is void <sup>F132</sup>and, so far as it relates to disposals by way of tenancy or licence, such a covenant may be enforced by the local authority as if—

- (a) the authority were possessed of land adjacent to the house concerned; and
- (b) the covenant were expressed to be made for the benefit of such adjacent land].

<sup>F133</sup>(4A) Any reference in the preceding provisions of this section to a disposal by way of tenancy or licence does not include a reference to a relevant disposal or an exempted disposal.]

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- (5) The limitation imposed by such a covenant is a local land charge.
- [<sup>F134</sup>(5A) Where the Chief Land Registrar approves an application for registration of—
- (a) a disposition of registered land, or
  - (b) the donee's title under a disposition of unregistered land,
- and the instrument effecting the disposition contains a covenant of the kind mentioned in subsection (1), he must enter in the register a restriction reflecting the limitation imposed by the covenant]
- (6) In this section “purchaser” means the person acquiring the interest disposed of by the first disposal.

#### Textual Amendments

- F127** Words in s. 37(1)(b) substituted (1.4.2001 for E. and 1.5.2001 for W.) by 2000 c. 37, s. 93, **Sch. 15 Pt. I para. 8** (with s. 84(4)-(6)), S.I. 2001/114, **art. 2(2)(e)**; S.I. 2001/1410, **art. 2(g)**
- F128** Words in s. 37(1) inserted (18.1.2005) by Housing Act 2004 (c. 34), **ss. 197(3)(5)**, 270(3)(a)
- F129** “(a)” inserted by Housing Act 1988 (c. 50, SIF 61), **s. 125(2)(6)**
- F130** Word “and” and s. 37(2)(b) added by Housing Act 1988 (c. 50, SIF 61), **s. 125(2)(6)**
- F131** Words inserted by Housing Act 1988 (c. 50, SIF 61), **s. 125(3)(6)**
- F132** Words and s. 37(4)(a)(b) added by Housing Act 1988 (c. 50, SIF 61), **s. 125(4)(6)**
- F133** S. 37(4A) inserted by Housing Act 1988 (c. 50, SIF 61), **s. 125(5)(6)**
- F134** S. 37(5A) substituted (13.10.2003) for words in s. 37(5) by 2002 c. 9, **ss. 133**, 136(2), **Sch. 11 para. 18(2)** (with s. 129); S.I. 2003/1725, **art. 2(1)**

### 38 Relevant disposals.

- (1) A disposal, whether of the whole or part of the house, is a relevant disposal for the purposes of this Part if it is—
- (a) a conveyance of the freehold or an assignment of the lease, or
  - (b) the grant of a lease of sub-lease (other than a mortgage term) for a term of more than 21 years otherwise than at a rack rent.
- (2) For the purposes of subsection (1)(b) it shall be assumed—
- (a) that any option to renew or extend a lease or sub-lease, whether or not forming part of a series of options, is exercised, and
  - (b) that any option to terminate a lease or sub-lease is not exercised.

### 39 Exempted disposals.

- (1) A disposal is an exempted disposal for the purposes of this Part if—
- (a) it is a disposal of the whole of the house and a conveyance of the freehold or an assignment of the lease and the person or each of the persons to whom it is made is a qualifying person (as defined in subsection (2));
  - (b) it is a vesting of the whole of the house in a person taking under a will or on an intestacy;
  - [<sup>F135</sup>(c) it is a disposal of the whole of the house in pursuance of any such order as is mentioned in subsection (3);]
  - (d) it is a compulsory disposal; or

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- (e) the property disposed of is property included with the house by virtue of the definition of “house” in section 56 (yard, garden, outhouses, &c.).
- (2) For the purposes of subsection (1)(a), a person is a qualifying person in relation to a disposal if—
- (a) he is the person or one of the persons by whom the disposal is made,
  - (b) he is the spouse or a former spouse <sup>F136</sup>, or the civil partner or a former civil partner,] of that person or one of those persons, or
  - (c) he is a member of the family of that person or one of those persons and has resided with him throughout the period of twelve months ending with the disposal.
- <sup>F137</sup>(3) The orders referred to in subsection (1)(c) are orders under—
- (a) section 24 or 24A of the Matrimonial Causes Act 1973 (property adjustment orders or orders for the sale of property in connection with matrimonial proceedings),
  - (b) section 2 of the Inheritance (Provision for Family and Dependants) Act 1975 (orders as to financial provision to be made from estate),
  - (c) section 17 of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders or orders for the sale of property after overseas divorce, &c.), <sup>F138</sup> . . .
  - (d) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents) <sup>F139</sup>, or
  - (e) Part 2 or 3 of Schedule 5, or paragraph 9 of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders, or orders for the sale of property, in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc.).]]

#### Textual Amendments

- F135** S. 39(1)(c) substituted (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. I para. 8(2)**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in **Sch.**)
- F136** Words in s. 39(2)(b) inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 81, 263(2), **Sch. 8 para. 18**; S.I. 2005/3175, **art. 2(1)**, **Sch. 1**
- F137** S. 39(3) added (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. I para. 8(3)**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in **Sch.**)
- F138** Word in s. 39(3)(c) repealed (5.12.2005) by Civil Partnership Act 2005 (c. 33), ss. 261(4), 263(10), **Sch. 30**; S.I. 2005/3175, **art. 2(6)**
- F139** S. 39(3)(e) and preceding word inserted (5.12.2005) by Civil Partnership Act 2005 (c. 33), ss. 81, 263(2), **Sch. 8 para. 19**; S.I. 2005/3175, **art. 2(1)**, **Sch. 1**

#### <sup>F140</sup>39A Treatment of deferred resale agreements for purposes of section 35

- (1) If a purchaser or his successor in title enters into an agreement within subsection (3), any liability arising under the covenant required by section 35 shall be determined as if a relevant disposal which is not an exempted disposal had occurred at the appropriate time.
- (2) In subsection (1) “the appropriate time” means—
  - (a) the time when the agreement is entered into, or

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- (b) if it was made before the beginning of the discount repayment period, immediately after the beginning of that period.
- (3) An agreement is within this subsection if it is an agreement between the purchaser or his successor in title and any other person—
  - (a) which is made (expressly or impliedly) in contemplation of, or in connection with, a disposal to be made, or made, under section 32,
  - (b) which is made before the end of the discount repayment period, and
  - (c) under which a relevant disposal (other than an exempted disposal) is or may be required to be made to any person after the end of that period.
- (4) Such an agreement is within subsection (3)—
  - (a) whether or not the date on which the relevant disposal is to take place is specified in the agreement, and
  - (b) whether or not any requirement to make that disposal is or may be made subject to the fulfilment of any condition.
- (5) The Secretary of State may by order provide—
  - (a) for subsection (1) to apply to agreements of any description specified in the order in addition to those within subsection (3);
  - (b) for subsection (1) not to apply to agreements of any description so specified to which it would otherwise apply.
- (6) An order under subsection (5)—
  - (a) may make different provision with respect to different cases or descriptions of case; and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (7) In this section—
  - “agreement” includes arrangement;
  - “the discount repayment period” means the period of 3 years that applies for the purposes of section 35(2) or the period of five years that applies for the purposes of section 35(3)(depending on whether an offer such as is mentioned in section 195(4) of the Housing Act 2004 was made before or on or after the coming into force of that section).]

#### Textual Amendments

**F140** S. 39A inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), ss. **198(1)(2)**, 270(3)

## 40 Meaning of “compulsory disposal”.

In this Part a “compulsory disposal” means a disposal of property which is acquired compulsorily, or is acquired by a person who has made or would have made, or for whom another person has made or would have made, a compulsory purchase order authorising its compulsory purchase for the purposes for which it is acquired.



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#### **41 Exempted disposals which end liability under covenants.**

Where there is a relevant disposal which is an exempted disposal by virtue of section 39(1)(d) or (e) (compulsory disposal or disposal of yard, garden, &c.)—

- (a) the covenant required by section 35 (repayment of discount on early disposal) is not binding on the person to whom the disposal is made or any successor in title of his, and that covenant and the charge taking effect by virtue of section 36 (liability to repay a charge on the premises) cease to apply in relation to the property disposed of, and
- [<sup>F141</sup>(aa) the covenant required by section 36A (right of first refusal for local authority) is not binding on the person to whom the disposal is made or any successor in title of his, and that covenant ceases to apply in relation to the property disposed of, and]
- (b) any such covenant as is mentioned in section 37 (restriction on disposal of houses in National Parks, etc.) ceases to apply in relation to the property disposed of.

#### **Textual Amendments**

**F141** S. 41(aa) inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), ss. **197(4)(5)**, 270(3)

#### **42 Treatment of options.**

- (1) For the purposes of this Part the grant of an option enabling a person to call for a relevant disposal which is not an exempted disposal shall be treated as such a disposal made to him.
- (2) For the purposes of section 37(2) (requirement of consent to disposal of house in National Park etc.) a consent to such a grant shall be treated as a consent to a disposal made in pursuance of the option.

#### **43 Consent required for certain disposals not within s. 32.**

- (1) The consent of the [<sup>F142</sup>appropriate national body] is required for the disposal by a local authority, otherwise than in pursuance of Part V (the right to buy) <sup>F143</sup> . . . , of a house belonging to the authority—
  - (a) which is let on a secure tenancy [<sup>F144</sup>or an introductory tenancy], or
  - (b) of which a lease has been granted in pursuance of Part V,but which has not been acquired or appropriated by the authority for the purposes of this Part.
- (2) Consent may be given—
  - (a) either generally to all local authorities or to any particular local authority or description of authority, and
  - (b) either generally in relation to all houses or in relation to any particular house or description of house.
- (3) Consent may be given subject to conditions.
- (4) Consent may, in particular, be given subject to conditions as to the price, premium or rent to be obtained on a disposal of the house, including conditions as to the amount by which, on a disposal of the house by way of sale or by the grant or assignment

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of a lease at a premium, the price or premium is to be, or may be, discounted by the local authority.

<sup>F145</sup>(4A) The matters to which the [<sup>F146</sup>appropriate national body] may have regard in determining whether to give consent and, if so, to what conditions consent should be subject shall include—

- (a) the extent (if any) to which the person to whom the proposed disposal is to be made (in this subsection referred to as “the intending purchaser”) is, or is likely to be, dependent upon, controlled by or subject to influence from the local authority making the disposal or any members or officers of that authority;
- (b) the extent (if any) to which the proposed disposal would result in the intending purchaser becoming the predominant or a substantial owner in any area of housing accommodation let on tenancies or subject to licences;
- (c) the terms of the proposed disposal;
- <sup>F147</sup>(ca) [ in the case of a proposed disposal which is part of a proposed large scale disposal, the appropriate national body's estimate of the exchequer costs of the large scale disposal;] and
- (d) any other matters whatsoever which [<sup>F148</sup>the appropriate national body] considers relevant.

<sup>F149</sup>(4AA) [ The estimate mentioned in subsection (4A)(ca) is to be based on such assumptions (including as to the period during which housing subsidies may be payable) as the appropriate national body may determine, regardless of whether those assumptions are, or are likely to be, borne out by events.

(4AB) Subsections (4AB) to (4AE) of section 34 apply for the purposes of this section as they apply for the purposes of that section.]

<sup>F150</sup>(4B) . . . . .]

(5) For the purposes of this section the grant of an option to purchase the freehold of, or any other interest in, a house to which this section applies is a disposal and a consent given under this section to such a disposal extends to a disposal made in pursuance of the option.

<sup>F151</sup>[(5A) References in this section [<sup>F152</sup>(other than in subsection (4A)(ca) and in subsections (4AB) to (4AE) of section 34 as applied for the purposes of this section)] and in section 44 to a local authority shall include references to a National Park authority.]

<sup>F153</sup>(6) The Secretary of State shall consult the Regulator of Social Housing before deciding whether to consent under this section to anything within the Regulator’s remit.]

#### Textual Amendments

**F142** Words in s. 43(1) substituted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(3\)\(a\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)

**F143** Words in s. 43(1) repealed (1.10.1996) by 1996 c. 52, s. 227, [Sch. 19 Pt. IX](#); S.I. 1996/2402, [art. 3](#) (subject to transitional provisions and savings in [Sch.](#))

**F144** Words in s. 43(1)(a) inserted (12.2.1997) by S.I. 1997/74, [art. 2](#), [Sch. para. 3\(e\)](#)

**F145** S. 43(4A)(4B) inserted (*retrospectively* 9.6.1988) by [Housing Act 1988 \(c. 50, SIF 61\)](#), [s. 132\(1\)\(2\)\(8\)](#)

**F146** Words in s. 43(4A) substituted (1.12.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 311, 325, [Sch. 14 para. 1\(3\)\(b\)\(i\)](#); S.I. 2008/3068, arts. 1(2), [4\(1\)\(c\)](#) (with arts. 6-13)

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- F147** S. 43(4A)(ca) inserted (1.12.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 311, 325, **Sch. 14 para. 1(3)(b)(ii)**; S.I. 2008/3068, arts. 1(2), **4(1)(c)** (with arts. 6-13)
- F148** Words in s. 43(4A)(d) substituted (1.12.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 311, 325, **Sch. 14 para. 1(3)(b)(iii)**; S.I. 2008/3068, arts. 1(2), **4(1)(c)** (with arts. 6-13)
- F149** S. 43(4AA)(4AB) inserted (1.12.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 311, 325, **Sch. 14 para. 1(3)(c)**; S.I. 2008/3068, arts. 1(2), **4(1)(c)** (with arts. 6-13)
- F150** S. 43(4B) repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(2), **Sch. 12 Pt. I**
- F151** S. 43(5A) inserted (23.11.1995) by 1995 c. 25, s. 78, **Sch. 10 para. 24(1)** (with ss. 7(6), 115, 117, Sch. 8 para. 7); S.I. 1995/2950, **art. 2**
- F152** Words in s. 43(5A) inserted (1.12.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 311, 325, **Sch. 14 para. 1(3)(d)**; S.I. 2008/3068, arts. 1(2), **4(1)(c)** (with arts. 6-13)
- F153** S. 43(6) inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 2 para. 15**

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

- C19** Ss. 43, 44, 45 amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**
- C20** S. 43 extended (1.11.1993) by 1993 c. 28, s. 37, **Sch. 10 para. 1(2)(a)** (with ss. 56(6), 94(2), 95); S.I. 1993/2134, **arts. 2, 5(a)**.  
Ss. 43, 44 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 21(a)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))
- C21** Ss. 43, 44 modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(a)**
- C22** S. 43(1) excluded by Local Government Act 1988 (c. 9, SIF 81:1), **s. 26(5)(c)**
- C23** S. 43(2)(b)(3) extended by Housing Act 1988 (c. 50, SIF 61), **s. 133(3)(b)**
- C24** S. 43(4A) extended by Housing Act 1988 (c. 50, SIF 81:1), **s. 133(3)(b)**
- C25** S. 43(4A) modified by Housing Act 1988 (c. 50, SIF 61), **s. 133(c)**
- C26** S. 43(5) applied by Housing Act 1988 (c. 50, SIF 61), **s. 133(4)**

#### **44 Avoidance of certain disposals of houses without consent.**

- (1) A disposal of a house by a local authority made without the consent required by section 32 or 43 is void, unless—
- the disposal is to an individual (or to two or more individuals), and
  - the disposal does not extend to any other house.
- (2) Subsection (1) has effect notwithstanding section 29 of the <sup>M5</sup>Town and Country Planning Act 1959 and section 128(2) of the <sup>M6</sup>Local Government Act 1972 (protection of purchasers dealing with authority).
- (3) In this section “house” does not have the extended meaning applicable by virtue of the definition of “housing accommodation” in section 56, but includes a flat.

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

- C27** Ss. 43, 44, 45 amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**
- C28** Ss. 43, 44 extended (5.7.1994) by 1994 c. 19, ss. 39, 66(2)(b), **Sch. 13 para. 21(a)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))
- C29** Ss. 43, 44 modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(a)**

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**Marginal Citations**

- M5** 1959 c. 53.
- M6** 1972 c. 70.

*Restriction on service charges*

**[<sup>F154</sup> 45 Disposals in relation to which ss. 46 to 51 apply, etc. payable after disposal of house**

(1) The following provisions of this Part down to section 51 (restrictions on, and provision of information about, services charges) apply where—

- <sup>F155</sup>(a) [ the freehold of a house has been conveyed by a public sector authority; and
- (b) the conveyance enabled the vendor to recover from the purchaser a service charge.]

( 2 ) In subsection (1)(a)—

<sup>F156</sup> .....  
<sup>F156</sup> .....

“ public sector authority ” means—

- a local authority,
- [<sup>F157</sup> a National Park authority]
- a [<sup>F158</sup> development] corporation,
- an urban development corporation,
- [<sup>F159</sup> a Mayoral development corporation,]
- [<sup>F160</sup> the Homes and Communities Agency,]
- [<sup>F161</sup> the Greater London Authority so far as exercising its housing or regeneration functions or its new towns and urban development functions,]
- [<sup>F160</sup> the Welsh Ministers so far as exercising functions in relation to anything transferred (or to be transferred) to them as mentioned in section 36(1)(a) (i) to (iii) of the New Towns Act 1981,
- [<sup>F162</sup> a housing action trust]
- <sup>F163</sup> .....
- [<sup>F164</sup> [<sup>F165</sup> Regulator of Social Housing] or Scottish Homes]
- [<sup>F166</sup> a non-profit registered provider of social housing,]
- a [<sup>F167</sup> registered social landlord].

<sup>F168</sup> [ In subsection (1)(a) “ public sector authority ” also includes the [<sup>F169</sup> Welsh Ministers ( 2A ) if the freehold has been conveyed by them (or by the Assembly constituted by the Government for Wales Act 1998, the Secretary of State ] or Housing for Wales) under section 90 of the <sup>M7</sup> Housing Associations Act 1985. ]

<sup>F170</sup> [ In subsection (1)(a) “public sector authority” also includes a profit-making registered (2B) provider of social housing in respect of any house which, before the conveyance, was social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008.]

(3) The following provisions—

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section 170 (power of Secretary of State to give assistance in connection with legal proceedings), and  
section 181 (jurisdiction of county court),  
apply to proceedings and questions arising under this section and sections 46 to 51 as they apply to proceedings and questions arising under Part V (the right to buy).]]

### Textual Amendments

- F154** Ss. 45, 47, 48, 50, 51 repealed in relation to dwellings let on long leases by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. **41(2)**
- F155** S. 45(1)(a)(b) substituted for s. 45(1)(a)–(c) by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. 61(1), **Sch. 4 para. 4(a)**
- F156** Words repealed by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. 61(1)(2), **Sch. 4 para. 4(b)**, **Sch. 5**
- F157** Words in s. 45(2)(b) inserted (23.11.1995) by [1995 c. 25, s. 78](#), **Sch. 10 para. 24(2)**, (with ss. 7(6), 115, 117, **Sch. 8 para. 7**); [S.I. 1995/2950](#), **art. 2(1)**
- F158** Words in s. 45(2) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 6(2)(a)** (with **Sch. 2**); [S.I. 2008/3068](#), arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F159** Words in s. 45(2) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(l), **Sch. 22 para. 10**
- F160** Words in s. 45(2) inserted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 6(2)(b)** (with **Sch. 2**); [S.I. 2008/3068](#), arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F161** Words in s. 45(2) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), **Sch. 19 para. 12**; [S.I. 2012/628](#), art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F162** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. **79(11)**
- F163** Words in s. 45(2) repealed (1.10.1998) by [1998 c. 38, s. 152](#), **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); [S.I. 1998/2244](#), **art. 4**
- F164** Words in s. 45(2) substituted (1.11.1998) by [1998 c. 38, s. 140](#), **Sch. 16 para. 8(2)** (with ss. 139(2), 141(1), 143(2)); [S.I. 1998/2244](#), **art. 5**
- F165** Words in s. 45(2) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), **Sch. 2 para. 18(a)(i)** (with art. 6, **Sch. 3**)
- F166** Words in s. 45(2) 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. 18(a)(ii)** (with art. 6, **Sch. 3**)
- F167** Words in s. 45(2) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(4)**
- F168** S. 45(2A) inserted (1.11.1998) by [1998 c. 38, s. 140](#), **Sch. 16 para. 8(3)** (with ss. 139(2), 141(1), 143(2)); [S.I. 1998/2244](#), **art. 5**
- F169** Words in s. 45(2A) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 6(3)** (with **Sch. 2**); [S.I. 2008/3068](#), arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F170** S. 45(2B) 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. 18(b)** (with art. 6, **Sch. 3**)

### Modifications etc. (not altering text)

- C30** Ss. 45-51 extended (5.7.1994) by [1994 c. 19, s. 39](#), **Sch. 13 para. 21(b)** (with ss. 54(5)(7), 55(5), **Sch. 17 paras. 22(1), 23(2)**)
- C31** Ss. 43, 44, 45 amended by [Local Government Act 1985 \(c. 51, SIF 81:1\)](#), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 5(1), **Sch. 3 para. 5(3)**
- C32** Ss. 45-51 modified (1.4.1995) by [S.I. 1995/401](#), art. 18, **Sch. para. 8(b)**
- C33** S. 45(2) (previously 45(2)(b)) explained by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 5(1), **Sch. 3 para. 5(3)**

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**C34** S. 45(2) modified (1.12.2008) by [The Transfer of Housing Corporation Functions \(Modifications and Transitional Provisions\) Order 2008 \(S.I. 2008/2839\)](#), art. 3, **Sch. para. 2(1)** (with art. 6); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

#### Marginal Citations

**M7** [1985 c. 69](#).

<sup>F171</sup>**46** .....

#### Textual Amendments

**F171** S. 46 repealed by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2)(3), Sch. 5 Pt. II para. 24, **Sch. 12 Pt. I**, and by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. **41(2)**

#### [<sup>F172</sup>**47** **Limitation of service charges.**

- (1) Relevant costs shall be taken into account in determining the amount of a service charge payable for a period—
  - (a) only to the extent that they are reasonably incurred, and
  - (b) where they are incurred on the provision of services or the carrying out of works, only if the services or works are of a reasonable standard;
 and the amount payable shall be limited accordingly.
- (2) Where the service charge is payable before the relevant costs are incurred, no greater amount than is reasonable is so payable and after the relevant costs have been incurred any necessary adjustment shall be made by repayment, reduction of subsequent charges or otherwise.
- (3) An agreement by the payer (other than an arbitration agreement within the meaning of [<sup>F173</sup>Part I of the Arbitration Act 1996]) is void in so far as it purports to provide for a determination in a particular manner or on particular evidence of any question—
  - (a) whether an amount payable before costs for services, repairs, maintenance, insurance or management are incurred is reasonable,
  - (b) whether such costs were reasonably incurred, or
  - (c) whether services or works for which costs were incurred are of a reasonable standard.

[<sup>F174</sup>(4) Where relevant costs are incurred or to be incurred on the carrying out of works in respect of which a grant has been or is to be paid under [<sup>F175</sup>section 523 of the Housing Act 1985 (assistance for provision of separate service pipe for water supply) or any provision of Part I of the Housing Grants, Construction and Regeneration Act 1996 (grants, &c. for renewal of private sector housing) or any corresponding earlier enactment], the amount of the grant shall be deducted from the costs and the amount of the service charge payable shall be reduced accordingly.]]

#### Textual Amendments

**F172** Ss. 45, 47, 48, 50, 51 repealed in relation to dwellings let on long leases by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. **41(2)**

*Status: Point in time view as at 06/04/2016.*

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**F173** Words in s. 47(3) substituted (31.1.1997) by 1996 c. 23, s. 107(1), **Sch. 3 para. 42** (with s. 81(2)); S.I. 1996/3146, **arts. 2, 4** (with transitional provisions in Sch. 2)

**F174** S. 47(4) inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(1), **Sch. 5 Pt. I para. 9(3)**

**F175** Words in s. 47(4) substituted (17.12.1996) by 1996 c. 53, s. 103, **Sch. 1 para. 2**; S.I. 1996/2842, **art. 3**

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

**C35** S. 47, 48, 50, 51, Pt. IV(ss. 79–117) amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**

**C36** Ss. 45–51 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 21(b)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))

**C37** Ss. 45–51 modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(b)**

[<sup>F176</sup>**48** **Information as to relevant costs.**

- (1) The payer may require the payee in writing to supply him with a written summary of the costs incurred—
  - (a) if the relevant accounts are made up for periods of twelve months, in the last such period ending not later than the date of the request, or
  - (b) if the accounts are not so made up, in the period of twelve months ending with the date of the request,

and which are relevant to the service charges payable or demanded as payable in that or any other period.

- (2) The payee shall comply with the request within one month of the request or within six months of the end of the period referred to in subsection (1)(a) or (b), whichever is the later.
- (3) The summary shall set out those costs in a way showing how they are or will be reflected in demands for service charges and must be certified by a qualified accountant as in his opinion a fair summary complying with this requirement and as being sufficiently supported by accounts, receipts and other documents which have been produced to him.

[ The summary shall also state whether any of the costs relate to works in respect <sup>F177</sup>(3A) of which a grant has been or is to be paid under [<sup>F178</sup>section 523 of the Housing Act 1985 (assistance for provision of separate service pipe for water supply) or any provision of Chapter I of Part I of the Housing Grants, Construction and Regeneration Act 1996 (grants for renewal of private sector housing) or any corresponding earlier enactment].]

- (4) Where the payer has obtained such a summary as is referred to in subsection (1) (whether in pursuance of this section or otherwise, he may within six months of obtaining it require the payee in writing to afford him reasonable facilities—
  - (a) for inspecting the accounts, receipts and other documents supporting the summary, and
  - (b) for taking copies of extracts from them,and the payee shall then make such facilities available to the payer for a period of two months beginning not later than one month after the request is made.

- (5) A request under this section shall be deemed to be served on the payee if it is served on a person who receives the service charge on behalf of the payee; and a person on whom a request is so served shall forward it as soon as possible to the payee.

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- (6) A disposal of the house by the payer does not affect the validity of a request made under this section before the disposal; but a person is not obliged to provide a summary or make the facilities available more than once for the same house and for the same period.]

#### Textual Amendments

- F176** Ss. 45, 47, 48, 50, 51 repealed in relation to dwellings let on long leases by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. 41(2)
- F177** S. 48(3A) inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(1), [Sch. 5 Pt. I para. 9\(4\)](#)
- F178** Words in s. 48(3A) substituted (17.12.1996) by [1996 c. 53, s. 103, Sch. 1 para. 3](#); S.I. 1996/2842, [art. 3](#)

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

- C38** S. 47, 48, 50, 51, Pt. IV(ss. 79–117) amended by [Local Government Act 1985 \(c. 51, SIF 81:1\)](#), s. 57(7), [Sch. 13 paras. 22](#) and 23 as substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 4, [Sch. 2 para. 61](#)
- C39** Ss. 45–51 extended (5.7.1994) by [1994 c. 19, s. 39, Sch. 13 para. 21\(b\)](#) (with ss. 54(5)(7), 55(5), [Sch. 17 paras. 22\(1\), 23\(2\)](#))
- C40** Ss. 45–51 modified (1.4.1995) by [S.I. 1995/401, art. 18, Sch. para. 8\(b\)](#)

**F179** 49 .....

#### Textual Amendments

- F179** S. 49 repealed by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), ss. 41(2), 61(1)(2), [Sch. 4 para. 5, Sch. 5](#)

#### [<sup>F180</sup>50 Offences.

- (1) If a person fails without reasonable excuse to perform a duty imposed on him by section 48 . . . <sup>F181</sup> (provision of information, &c.), he commits a summary offence and is liable on conviction to a fine not exceeding level 4 on the standard scale.
- (2) Subsection (1) does not apply where the payee is—
- a local authority <sup>F182</sup> . . . ,
- a [<sup>F183</sup>development] corporation, <sup>F184</sup> . . .
- [<sup>F185</sup>or
- the Welsh Ministers]]
- <sup>F184</sup> . . .

#### Textual Amendments

- F180** Ss. 45, 47, 48, 50, 51 repealed in relation to dwellings let on long leases by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. 41(2)
- F181** Words repealed by [Landlord and Tenant Act 1987 \(c. 31, SIF 75:1\)](#), s. 61(1)(2), [Sch. 4 para. 6, Sch. 5](#)



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- F182** Word in s. 50(2) repealed (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), arts. 4, 6, Sch. 1 para. 7(a), **Sch. 3** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F183** Words in s. 50(2) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), arts. 4, 6, **Sch. 1 para. 7(b)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F184** Words in s. 50(2) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**
- F185** Words in s. 50(2) inserted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), arts. 4, 6, **Sch. 1 para. 7(c)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

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

- C41** Ss. 47, 48, 50, 51, Pt. IV(ss. 79–117) amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**
- C42** Ss. 45-51 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 21(b)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))
- C43** Ss. 45-51 modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(b)**

**[<sup>F186</sup>51 Meaning of “qualified accountant”.**

- (1) The reference to a “qualified accountant” in section 48(3) (certification of summary of information about relevant costs) is to a person who, in accordance with the following provisions, has the necessary qualification and is not disqualified from acting.

[ a person has the necessary qualification only if he is eligible for appointment as a <sup>F187</sup>(2) [<sup>F188</sup>statutory auditor under Part 42 of the Companies Act 2006].]

- (4) The following are disqualified from acting—

- [ where the payee is a company, the payee or any associated company of the <sup>F189</sup>(a) payee;]
- (b) an officer or employee of the payee or, where the payee is a company, of an associated company;
- (c) a person who is a partner or employee of any such officer or employee.

- (5) For the purposes of [<sup>F190</sup>subsection (4)(a) and (b).] a company is associated with the payee company if it is (within the meaning of [<sup>F191</sup>section 1159 of the Companies Act 2006]) the payee’s holding company or subsidiary or is a subsidiary of the payee’s holding company.

- (6) Where the payee is a local authority [<sup>F192</sup>or a [<sup>F193</sup>development] corporation]—
- (a) the persons who have the necessary qualification include members of the Chartered Institute of Public Finance and Accountancy, and
- (b) subsection (4)(b) (disqualification of officers and employees) does not apply.]

**Textual Amendments**

- F186** Ss. 45, 47, 48, 50, 51 repealed in relation to dwellings let on long leases by Landlord and Tenant Act 1987 (c. 31, SIF 75:1), s. 41(2)
- F187** S. 51(2) substituted (1.10.1991) for s. 51(2)(3) by S.I. 1991/1997, reg. 2, **Sch. para. 58(a)**

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- F188** Words in s. 51(2) substituted (6.4.2008) by The Companies Act 2006 (Consequential Amendments etc) Order 2008 (S.I. 2008/948), art. 3(1), **Sch. 1 para. 1(hh)** (with arts. 6, 11, 12)
- F189** S. 51(4)(a) substituted (1.10.1991) by S.I. 1991/1997, reg. 2, **Sch. para. 58(b)**
- F190** Words in s. 51(5) substituted (1.10.1991) by S.I. 1991/1997, reg. 2, **Sch. para. 58(c)**
- F191** Words in s. 51(5) substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order (S.I. 2009/1941), art. 2(1), {Sch. 1 para. 62(4)} (with art. 10)
- F192** Words in s. 51(6) substituted (1.10.1998) by 1998 c. 38, s. 129, **Sch. 15 para. 9** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**
- F193** Words in s. 51(6) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 8** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

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

- C44** Ss. 45-51 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 21(b)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))
- C45** Ss. 45-51 modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(b)**
- C46** S. 47, 48, 50, 51, Pt. IV(ss. 79-117) amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**

*Miscellaneous*

**52 Compliance with minimum standards in erection of houses.**

A local housing authority by whom a house is erected under the enactments relating to housing, whether with or without financial assistance from the government, shall secure—

- <sup>F194</sup>(a) .....
- (b) that, in except in so far as the Secretary of State may, in a particular case, dispense with the observance of this paragraph, the house is provided with a fixed bath in a bathroom.

**Textual Amendments**

- F194** S. 52(a) repealed by Local Government Act 1988 (c. 9, SIF 81:1), ss. 19(11)(a), 23, 41, **Sch. 7 Pt. I**

**53 Prefabs deemed to be houses provided under this Part.**

- (1) This section applies to prefabs, that is to say structures made available to a local authority under section 1 of the <sup>M8</sup>Housing (Temporary Accommodation) Act 1944 (“the 1944 Act”).
- (2) For the purposes of this Act prefabs shall be deemed to be houses provided by the local housing authority under this Part.
- (3) A prefab and the land on which it is situated may, if immediately before the repeal of the 1944 Act (on 25th August 1972) it was deemed to be land acquired for the purposes of Part V of the <sup>M9</sup>Housing Act 1957, be appropriated or disposed of by the local housing authority in the same way as any other land acquired or deemed to be acquired for the purposes of this Part.

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- (4) The provisions of this section do not affect any obligation of a local housing authority to another person as respects the removal or demolition of a prefab.
- (5) References in this section to a prefab include fittings forming part of it.

#### Marginal Citations

- M8** 1944 c. 36.  
**M9** 1957 c. 56.

### Supplementary provisions

#### 54 Powers of entry.

- (1) A person authorised by a local housing authority or the Secretary of State may, at any reasonable time, on giving 24 hours' notice of his intention to the occupier, and to the owner if the owner is known, enter premises for the purpose of survey and examination—
  - (a) where it appears to the authority or Secretary of State that survey or examination is necessary in order to determine whether any powers under this Part should be exercised in respect of the premises, or
  - (b) in the case of premises which the authority are authorised by this Part to purchase compulsorily.
- (2) An authorisation for the purposes of this section shall be in writing stating the particular purpose or purposes for which the entry is authorised [<sup>F195</sup>and shall, if so required, be produced for inspection by the occupier or anyone acting on his behalf].

#### Textual Amendments

- F195** Words added by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 64](#)

#### 55 Penalty for obstruction.

- (1) It is a summary offence [<sup>F196</sup>intentionally] to obstruct an officer of the local housing authority, or of the Secretary of State, or any person authorised to enter premises in pursuance of this Part, in the performance of anything which he is by this Part required or authorised to do.
- (2) A person who commits such an offence is liable on conviction to a fine not exceeding [<sup>F197</sup>level 3] on the standard scale.

#### Textual Amendments

- F196** Word inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 65\(1\)](#)
- F197** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 65\(2\)](#)

*Status: Point in time view as at 06/04/2016.*

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## 56 Minor definitions.

[<sup>F198</sup>(1)] In this Part—

“house” includes any yard, garden, outhouses and appurtenances belonging to the house or usually enjoyed with it;

“housing accommodation” includes flats, lodging-houses and hostels, and “house” shall be similarly construed;

[<sup>F199</sup>“introductory tenancy” has the same meaning as in Chapter I of Part V of the Housing Act 1996;]

“lodging-houses” means houses not occupied as separate dwellings;

“member of family” in relation to a person, has the same meaning as in Part V (the right to buy);

“owner”, in relation to premises—

- (a) means a person (other than a mortgagee not in possession) who is for the time being entitled to dispose of the fee simple in the premises, whether in possession or in reversion, and
- (b) includes also a person holding or entitled to the rents and profits of the premises under a lease of which the unexpired term exceeds three years.

[<sup>F200</sup>“social housing” has the same meaning as in Part 2 of the Housing and Regeneration Act 2008.]

[<sup>F201</sup>(2) For the purposes of this Part, something is within the remit of the Regulator of Social Housing if it is related to or affects the provision of social housing by a local housing authority, or county council, in England.]

### Textual Amendments

**F198** S. 56(1): s. 56 renumbered as s. 56(1) (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 16(a)**

**F199** Definition “introductory tenancy” in s. 56 inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, **Sch. para. 3(f)**

**F200** Definition “social housing” in s. 56(1) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 16(b)**

**F201** S. 56(2) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\)](#), art. 1(2), **Sch. 2 para. 16(c)**

## 57 Index of defined expressions: Part II.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

bank	section 622
building society	section 622
compulsory disposal	section 40
<sup>F202</sup>	<sup>F202</sup>
...	...
development corporation	section 4(c)
district (of a local housing authority)	section 2(1)

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exempted disposal	section 39
family (member of)	sections 56 and 186
friendly society	section 622
hostel	section 622
house	section 56
housing accommodation	section 56
housing association	section 5(1)
Housing Revenue Account	section 417
insurance company	section 622
[ <sup>F203</sup> introductory tenancy]	[ <sup>F203</sup> section 56]
lease	section 621
local authority	section 4(e)
local housing authority	sections 1, 2(2)
local housing authority's houses	section 20
lodging-houses	section 56
[ <sup>F204</sup> new towns residuary body]	section 4(1)(g)]
owner	section 56
payee and payer (in relation to a service charge)	[ <sup>F205</sup> section 621A]
qualified accountant (for the purposes of section 48(3))	section 51
[ <sup>F206</sup> registered social landlord]	[ <sup>F206</sup> section 5(4) and (5).]
relevant costs (in relation to a service charge)	[ <sup>F205</sup> section 621A] (2), (3)
relevant disposal	section 38 (and see section 452(3))
secure tenancy	section 79
service charge	[ <sup>F205</sup> section 621A] (1)
shared ownership lease	section 622
standard scale (in reference to the maximum fine on summary conviction)	section 622
street	section 622
tenancy and tenant	section 621
trustee savings bank	section 622
urban development corporation	section 4(d)

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#### Textual Amendments

- F202** Entry in s. 57 repealed (1.11.1998) by 1998 c. 38, ss. 140, 152, Sch. 16 para. 9, **Sch. 18 Pt. VI** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F203** Entry in s. 57 inserted (12.2.1997) by S.I. 1997/74, art. 2, **Sch. para. 3(g)**
- F204** Words in s. 57 substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 9** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F205** Words substituted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(2), **Sch. 5 Pt. II para. 25**
- F206** Entry in s. 57 substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(5)**

### F207 PART III

#### Textual Amendments

- F207** Pt. III (ss. 58-78) repealed (20.1.1997) by 1996 c. 52, s. 227, **Sch. 19 Pt. VIII**; S.I. 1996/2959, **art. 2** (subject to transitional provision in **Sch. para. 1**)

### PART IV

#### SECURE TENANCIES AND RIGHTS OF SECURE TENANTS

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

- C51** S. 47, 48, 50, 51, Pt. IV(ss. 79–117) amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**
- C52** Pt. IV (ss. 79-117) modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(c)**
- C53** Pt. IV (ss. 79-117) extended (1.10.1997) by 1996 c. 27, ss. 53, 63(4), **Sch. 7 Pt. II para. 7(3)(6)** (with **Sch. 9 paras. 8-10**); S.I. 1997/1892, **art. 3** (subject to transitional provisions in art. 4(b)(c))

#### *Security of tenure*

#### 79 Secure tenancies.

- (1) A tenancy under which a dwelling-house is let as a separate dwelling is a secure tenancy at any time when the conditions described in sections 80 and 81 as the landlord condition and the tenant condition are satisfied.
- (2) Subsection (1) has effect subject to—
  - (a) the exceptions in Schedule 1 (tenancies which are not secure tenancies),
  - (b) sections 89(3) and (4) and 90(3) and (4) (tenancies ceasing to be secure after death of tenant), and

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- (c) sections 91(2) and 93(2) (tenancies ceasing to be secure in consequence of assignment of subletting).
- (3) The provisions of this Part apply in relation to a licence to occupy a dwelling-house (whether or not granted for a consideration) as they apply in relation to a tenancy.
- (4) Subsection (3) does not apply to a licence granted as a temporary expedient to a person who entered the dwelling-house or any other land as a trespasser (whether or not, before the grant of that licence, another licence to occupy that or another dwelling-house had been granted to him).

## 80 The landlord condition.

- (1) The landlord condition is that the interest of the landlord belongs to one of the following authorities or bodies—
- a local authority,
  - a [<sup>F219</sup>development] corporation,
  - [<sup>F220</sup>a housing action trust]
  - [<sup>F221</sup>a Mayoral development corporation, ]
  - an urban development corporation, [<sup>F222</sup>in the case of a tenancy falling within subsections (2A) to (2E), the Homes and Communities Agency [<sup>F223</sup>, the Greater London Authority] or the Welsh Ministers (as the case may be), ]
  - <sup>F224</sup> . . . .
  - <sup>F225</sup> . . . . .
  - <sup>F225</sup> . . . . .
  - <sup>F226</sup> . . . . . housing co-operative to which this section applies.

<sup>F227</sup>(2) . . . . .

- [<sup>F228</sup>(2A) A tenancy falls within this subsection if the interest of the landlord is transferred to—
- (a) the Homes and Communities Agency as mentioned in section 52(1)(a) to (d) of the Housing and Regeneration Act 2008,
  - [<sup>F229</sup>(aa) the Greater London Authority as mentioned in section 333ZI(2)(a) to (d) of the Greater London Authority Act 1999, or]
  - (b) the Welsh Ministers as mentioned in section 36(1)(a)(i) to (iii) of the New Towns Act 1981.
- (2B) A tenancy falls within this subsection if it is entered into pursuant to a contract under which the rights and liabilities of the prospective landlord are transferred to the Homes and Communities Agency [<sup>F230</sup>, the Greater London Authority] or the Welsh Ministers as mentioned in subsection (2A)(a)[<sup>F231</sup>, (aa) ] or (b) (as the case may be).
- (2C) A tenancy falls within this subsection if it is granted by the Homes and Communities Agency [<sup>F232</sup>, the Greater London Authority] or the Welsh Ministers to a person (alone or jointly with others) who, immediately before it was entered into, was a secure tenant of the Homes and Communities Agency [<sup>F232</sup>, the Greater London Authority] or the Welsh Ministers (as the case may be).
- (2D) A tenancy falls within this subsection if—
- (a) it is granted by the Homes and Communities Agency [<sup>F233</sup>, the Greater London Authority] or the Welsh Ministers to a person (alone or jointly with others),

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- (b) before the grant of the tenancy, an order for possession of a dwelling-house let under a secure tenancy was made against the person (alone or jointly with others) and in favour of the Homes and Communities Agency [<sup>F233</sup>, the Greater London Authority] or the Welsh Ministers (as the case may be) on the court being satisfied as mentioned in section 84(2)(b) or (c), and
- (c) the tenancy is of the premises which constitute the suitable accommodation as to which the court was so satisfied.
- (2E) A tenancy falls within this subsection if it is granted by the Homes and Communities Agency [<sup>F234</sup>, the Greater London Authority] or the Welsh Ministers pursuant to an obligation under section 554(2A).]
- (3) If a co-operative housing association ceases to be [<sup>F235</sup> a private registered provider of social housing or] [<sup>F236</sup> a registered social landlord], it shall, within the period of 21 days beginning with the date on which it ceases to be [<sup>F236</sup> [<sup>F237</sup> such a body]], notify each of its tenants who thereby becomes a secure tenant, in writing, that he has become a secure tenant.
- [<sup>F238</sup>(4) This section applies to a housing co-operative within the meaning of section 27B (agreements under certain superseded provisions) where the dwelling-house is comprised in a housing co-operative agreement within the meaning of that section.]
- [<sup>F239</sup>(5) In this Act and in any provision made under this Act, or made by or under any other enactment, a reference to—
- (a) a person within section 80 or 80(1) of this Act, or
- (b) a person who satisfies the landlord condition under this section,
- includes a reference to the Homes and Communities Agency [<sup>F240</sup>, to the Greater London Authority] or to the Welsh Ministers so far as acting in their capacity as landlord (or, in the case of disposals, former landlord) in respect of a tenancy which falls within subsections (2A) to (2E) above but, subject to this, does not include the Homes and Communities Agency [<sup>F241</sup>, the Greater London Authority] or the Welsh Ministers.
- (6) Subsection (5)—
- (a) applies whether the person is described as an authority, body or landlord or in any other way and whether the reference is otherwise expressed in a different way, and
- (b) is subject to any provision to the contrary.]

#### Textual Amendments

- F219** Words in s. 80(1) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 10(2)(a)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F220** Words in s. 80(1) inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. **83(2)**
- F221** Words in s. 80(1) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(l), **Sch. 22 para. 11**
- F222** Words in s. 80(1) inserted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 10(2)(b)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F223** Words in s. 80(1) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(2), **Sch. 19 para. 13(2)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F224** Words in s. 80(1) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**



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- F225** Words repealed by virtue of Housing Act 1988 (c.50, SIF 61), s. 140(1)(2), Sch. 17 Pt. I para. 106, **Sch. 18**, note 4
- F226** Words in s. 80(1) repealed by Housing Act 1988 (c.50, SIF 61), s. 140(2), **Sch. 18**, note 4
- F227** S. 80(2) repealed by Housing Act 1988 (c. 50, SIF 61), s. 140(2), **Sch. 18**, note 4 and s. 80(2) as so saved amended (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(8)(a)**
- F228** S. 80(2A)-(2E) inserted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 10(3)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F229** S. 80(2A)(aa) substituted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(3)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F230** Words in s. 80(2B) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(4)(a)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F231** Words in s. 80(2B) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(4)(b)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F232** Words in s. 80(2C) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(5)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F233** Words in s. 80(2D) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(6)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F234** Words in s. 80(2E) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(7)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F235** Words in s. 80(3) 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. 19(4)(a)** (with art. 6, Sch. 3)
- F236** Words in s. 80(3) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(8)(b)**
- F237** Words in s. 80(3) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), **Sch. 2 para. 19(4)(b)** (with art. 6, Sch. 3)
- F238** S. 80(4) substituted by Housing and Planning Act 1986 (c.63, SIF 61), s. 24(2), **Sch. 5 Pt. II para. 26**
- F239** S. 80(5)(6) inserted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 10(4)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F240** Words in s. 80(5) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(8)(a)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F241** Words in s. 80(5) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 13(8)(b)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)

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

- C54** S. 80 modified (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 132, 270, **Sch. 7 para. 12(6)(a)(9)**; S.I. 2006/1060, **art. 2(1)(a)** (with Sch.); S.I. 2006/1535, **art. 2(a)** (with Sch.)
- C55** S. 80 modified (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 132, 270, **Sch. 7 para. 4(6)(a)**; S.I. 2006/1060, **art. 2(1)(a)** (with Sch.); S.I. 2006/1535, **art. 2(a)** (with Sch.)
- C56** S. 80 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 21(c)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))

## **81 The tenant condition.**

The tenant condition is that the tenant is an individual and occupies the dwelling-house as his only or principal home; or, where the tenancy is a joint tenancy, that each of the joint tenants is an individual and at least one of them occupies the dwelling-house as his only or principal home.

## **82 Security of tenure.**

- (1) A secure tenancy which is either—

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- (a) a weekly or other periodic tenancy, or
  - (b) a tenancy for a term certain but subject to termination by the landlord,
- cannot be brought to an end by the landlord except [<sup>F242</sup>as][<sup>F243</sup>mentioned in subsection (1A)] .

[<sup>F244</sup>(1A) The tenancy may be brought to an end by the landlord—

- (a) obtaining—
    - (i) an order of the court for the possession of the dwelling-house, and
    - (ii) the execution of the order,
  - (b) obtaining an order under subsection (3), or
  - (c) obtaining a demotion order under section 82A.
- (2) In the case mentioned in subsection (1A)(a), the tenancy ends when the order is executed.]
- (3) Where a secure tenancy is a tenancy for a term certain but with a provision for re-entry or forfeiture, the court shall not order possession of the dwelling-house in pursuance of that provision, but in a case where the court would have made such an order it shall instead make an order terminating the tenancy on a date specified in the order and section 86 (periodic tenancy arising on termination of fixed term) shall apply.
- (4) Section 146 of the <sup>M14</sup>Law of Property Act 1925 (restriction on and relief against forfeiture), except subsection (4) (vesting in under-lessee), and any other enactment or rule of law relating to forfeiture, shall apply in relation to proceedings for an order under subsection (3) of this section as if they were proceedings to enforce a right of re-entry or forfeiture.

#### Textual Amendments

- F242** Words in s. 82(1) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 299, 325, [Sch. 11 para. 2\(2\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, [arts. 2, 3](#)
- F243** Words in s. 82(1) substituted (30.6.2004 for E. and 30.9.2004 for specified purposes for W. and otherwise 30.4.2005 for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), [ss. 14\(1\), 93](#); S.I. 2004/1502, [art. 2\(a\)\(iii\)](#) (subject to [Sch.](#)); S.I. 2004/2557, [art. 2\(a\)\(ii\)](#) (subject to [Sch.](#)); S.I. 2005/1225, [art. 2\(b\)](#)
- F244** S. 82(1A)(2) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 299, 325, [Sch. 11 para. 2\(3\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, [arts. 2, 3](#)

#### Marginal Citations

- M14** 1925 c. 20.

### [<sup>F245</sup>82A Demotion because of anti-social behaviour

- (1) This section applies to a secure tenancy if the landlord is—
- (a) a local housing authority;
  - (b) a housing action trust;
  - [ a private registered provider of social housing;]
- <sup>F246</sup>(ba)
- (c) a registered social landlord.
- (2) The landlord may apply to [<sup>F247</sup>the county court ] for a demotion order.
- (3) A demotion order has the following effect—

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- (a) the secure tenancy is terminated with effect from the date specified in the order;
  - (b) if the tenant remains in occupation of the dwelling-house after that date a demoted tenancy is created with effect from that date;
  - (c) it is a term of the demoted tenancy that any arrears of rent payable at the termination of the secure tenancy become payable under the demoted tenancy;
  - (d) it is also a term of the demoted tenancy that any rent paid in advance or overpaid at the termination of the secure tenancy is credited to the tenant's liability to pay rent under the demoted tenancy.
- (4) The court must not make a demotion order unless it is satisfied—
- (a) that the tenant or a person residing in or visiting the dwelling-house has engaged or has threatened to [<sup>F248</sup> engage in—
    - [<sup>F249</sup>(i) conduct that is capable of causing nuisance or annoyance to some person (who need not be a particular identified person) and that directly or indirectly relates to or affects the landlord's housing management functions, or
    - (ii) conduct that consists of or involves using housing accommodation owned or managed by the landlord for an unlawful purpose, and]]
  - (b) that it is reasonable to make the order.
- (5) Each of the following has effect in respect of a demoted tenancy at the time it is created by virtue of an order under this section as it has effect in relation to the secure tenancy at the time it is terminated by virtue of the order—
- (a) the parties to the tenancy;
  - (b) the period of the tenancy;
  - (c) the amount of the rent;
  - (d) the dates on which the rent is payable.
- (6) Subsection (5)(b) does not apply if the secure tenancy was for a fixed term and in such a case the demoted tenancy is a weekly periodic tenancy.
- (7) If the landlord of the demoted tenancy serves on the tenant a statement of any other express terms of the secure tenancy which are to apply to the demoted tenancy such terms are also terms of the demoted tenancy.
- [<sup>F250</sup>(7A) In subsection (4)(a)(ii) “housing accommodation” includes—
- (a) flats, lodging-houses and hostels;
  - (b) any yard, garden, outhouses and appurtenances belonging to the accommodation or usually enjoyed with it;
  - (c) any common areas used in connection with the accommodation.]
- (8) For the purposes of this section a demoted tenancy is—
- (a) a tenancy to which section 143A of the Housing Act 1996 applies if the landlord of the secure tenancy is a local housing authority or a housing action trust;
  - (b) a tenancy to which section 20B of the Housing Act 1988 applies if the landlord of the secure tenancy is [<sup>F251</sup>a private registered provider of social housing or] a registered social landlord.]

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### Textual Amendments

- F245** S. 82A inserted (30.6.2004 for E. and 30.9.2004 for specified purposes for W. and otherwise 30.4.2005 for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), [ss. 14\(2\)](#), [93\(2\)](#); S.I. 2004/1502, [s. 2\(a\)\(iii\)](#) (subject to [Sch.](#)); S.I. 2004/2557, [art. 2\(a\)\(ii\)](#) (subject to [Sch.](#)); S.I. 2005/1225, [art. 2\(b\)](#)
- F246** S. 82A(1)(ba) 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. 20\(2\)](#) (with [art. 6](#), [Sch. 3](#))
- F247** Words in s. 82A(2) substituted (22.4.2014) by [Crime and Courts Act 2013 \(c. 22\)](#), [s. 61\(3\)](#), [Sch. 9 para. 52](#); S.I. 2014/954, [art. 2\(c\)](#) (with [art. 3](#)) (with transitional provisions and savings in S.I. 2014/956, [arts. 3-11](#))
- F248** S. 82A(4)(a): [paras. \(i\)\(ii\)](#) and preceding words substituted (6.4.2007 for E. and otherwise *prosp.*) for words by [Police and Justice Act 2006 \(c. 48\)](#), [ss. 52, 53](#), [Sch. 14 para. 12\(2\)](#); S.I. 2007/709, [art. 4\(c\)\(d\)](#) (subject to [art. 8](#))
- F249** S. 82A(4)(a)(i)(ii) substituted (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), [s. 185\(1\)](#), [Sch. 11 para. 6\(2\)](#) (with [ss. 21, 33, 42, 58, 75, 93](#)); S.I. 2015/373, [art. 4\(f\)\(ii\)](#)
- F250** S. 82A(7A) substituted (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), [s. 185\(1\)](#), [Sch. 11 para. 6\(3\)](#) (with [ss. 21, 33, 42, 58, 75, 93](#)); S.I. 2015/373, [art. 4\(f\)\(ii\)](#)
- F251** Words in s. 82A(8)(b) 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. 20\(3\)](#) (with [art. 6](#), [Sch. 3](#))

### [<sup>F254</sup>83 <sup>F252F253</sup> Proceedings for possession or termination:<sup>F253</sup>general] notice requirements.

- (1) The court shall not entertain [<sup>F255</sup>proceedings to which this section applies ] unless—
- (a) the landlord has served a notice on the tenant complying with the provisions of this section, or
  - (b) the court considers it just and equitable to dispense with the requirement of such a notice.

[ This section applies in relation to proceedings for an order mentioned in <sup>F256</sup>(A1) section 82(1A) other than—

- (a) proceedings for possession of a dwelling-house under section 84A (absolute ground for possession for anti-social behaviour), including proceedings where possession is also sought on one or more of the grounds set out in Schedule 2, or
  - (b) proceedings for possession of a dwelling-house under section 107D (recovery of possession on expiry of flexible tenancy).]
- (2) A notice under this section shall—
- (a) be in a form prescribed by regulations made by the Secretary of State,
  - (b) specify the ground on which the court will be asked to make [<sup>F257</sup>the order] and
  - (c) give particulars of that ground.
- (3) Where the tenancy is a periodic tenancy and the ground or one of the grounds specified in the notice is Ground 2 in Schedule 2 (nuisance or other anti-social behaviour), the notice—
- (a) shall also—
    - (i) state that proceedings for the possession of the dwelling-house may be begun immediately, and
    - (ii) specify the date sought by the landlord as the date on which the tenant is to give up possession of the dwelling-house, and

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- (b) ceases to be in force twelve months after the date so specified.
- (4) Where the tenancy is a periodic tenancy and Ground 2 in Schedule 2 is not specified in the notice, the notice—
- (a) shall also specify the date after which proceedings for the possession of the dwelling-house may be begun, and
- (b) ceases to be in force twelve months after the date so specified.
- [ If the proceedings are for a demotion order under section 82A the notice—
- <sup>F258</sup>(4A) (a) must specify the date after which the proceedings may be begun;
- (b) ceases to be in force twelve months after the date so specified.]
- (5) The date specified in accordance with subsection (3) [<sup>F259</sup>(4) or (4A)] must not be earlier than the date on which the tenancy could, apart from this Part, be brought to an end by notice to quit given by the landlord on the same date as the notice under this section.
- (6) Where a notice under this section is served with respect to a secure tenancy for a term certain, it has effect also with respect to any periodic tenancy arising on the termination of that tenancy by virtue of section 86; and subsections (3) to (5) of this section do not apply to the notice.
- (7) Regulations under this section shall be made by statutory instrument and may make different provision with respect to different cases or descriptions of case, including different provision for different areas.]

#### Textual Amendments

- F252** Words in s. 85A heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), [Sch. 11 para. 10](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(v\)](#)
- F253** Word in s. 83 heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), [Sch. 11 para. 7\(2\)](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(ii\)](#)
- F254** Ss. 83, 83A substituted for s. 83 (1.10.1996 for specified purposes and 4.2.1997 otherwise) by 1996 c. 52, [s. 147\(1\)](#); S.I. 1996/2402, [art. 4](#); S.I. 1997/66, [art. 2](#) (subject to savings in Sch.)
- F255** Words in s. 83(1) substituted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), [Sch. 11 para. 7\(4\)](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(ii\)](#)
- F256** S. 83(A1) inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), [Sch. 11 para. 7\(3\)](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(ii\)](#)
- F257** Words in s. 83(2)(b) substituted (30.6.2004 for E. and 30.9.2004 for specified purposes for W. and otherwise 30.4.2005 for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), [ss. 14\(1\)](#), 93; S.I. 2004/1502, [art. 2\(a\)\(iii\)](#) (subject to Sch.); S.I. 2004/2557, [art. 2\(a\)\(ii\)](#) (subject to Sch.); S.I. 2005/1225, [art. 2\(b\)](#)
- F258** S. 83(4A) substituted (30.6.2004 for E. and 30.9.2004 for specified purposes for W. and otherwise 30.4.2005 for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), [ss. 14\(1\)](#), 93; S.I. 2004/1502, [art. 2\(a\)\(iii\)](#) (subject to Sch.); S.I. 2004/2557, [art. 2\(a\)\(ii\)](#) (subject to Sch.); S.I. 2005/1225, [art. 2\(b\)](#)
- F259** Words in s. 83(5) substituted (30.6.2004 for E. and 30.9.2004 for specified purposes for W. and otherwise 30.4.2005 for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), [ss. 14\(1\)](#), 93; S.I. 2004/1502, [art. 2\(a\)\(iii\)](#) (subject to Sch.); S.I. 2004/2557, [art. 2\(a\)\(ii\)](#) (subject to Sch.); S.I. 2005/1225, [art. 2\(b\)](#)

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### **83ZA Notice requirements in relation to proceedings for possession on absolute ground for anti-social behaviour**

- (1) This section applies in relation to proceedings for possession of a dwelling-house under section 84A (absolute ground for possession for anti-social behaviour), including proceedings where possession is also sought on one or more of the grounds set out in Schedule 2.
- (2) The court must not entertain the proceedings unless the landlord has served on the tenant a notice under this section.
- (3) The notice must—
  - (a) state that the court will be asked to make an order under section 84A for the possession of the dwelling-house,
  - (b) set out the reasons for the landlord's decision to apply for the order (including the condition or conditions in section 84A on which the landlord proposes to rely), and
  - (c) inform the tenant of any right that the tenant may have under section 85ZA to request a review of the landlord's decision and of the time within which the request must be made.
- (4) In a case where possession is also sought on one or more of the grounds set out in Schedule 2, the notice must also—
  - (a) specify the ground on which the court will be asked to make the order, and
  - (b) give particulars of that ground.
- (5) A notice which states that the landlord proposes to rely upon condition 1, 3 or 5 in section 84A—
  - (a) must also state the conviction on which the landlord proposes to rely, and
  - (b) must be served on the tenant within—
    - (i) the period of 12 months beginning with the day of the conviction, or
    - (ii) if there is an appeal against the conviction, the period of 12 months beginning with the day on which the appeal is finally determined or abandoned.
- (6) A notice which states that the landlord proposes to rely upon condition 2 in section 84A—
  - (a) must also state the finding on which the landlord proposes to rely, and
  - (b) must be served on the tenant within—
    - (i) the period of 12 months beginning with the day on which the court has made the finding, or
    - (ii) if there is an appeal against the finding, the period of 12 months beginning with the day on which the appeal is finally determined, abandoned or withdrawn.
- (7) A notice which states that the landlord proposes to rely upon condition 4 in section 84A—
  - (a) must also state the closure order concerned, and
  - (b) must be served on the tenant within—
    - (i) the period of 3 months beginning with the day on which the closure order was made, or

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- (ii) if there is an appeal against the making of the order, the period of 3 months beginning with the day on which the appeal is finally determined, abandoned or withdrawn.
- (8) A notice under this section must also inform the tenant that, if the tenant needs help or advice about the notice and what to do about it, the tenant should take it immediately to a Citizens' Advice Bureau, a housing aid centre, a law centre or a solicitor.
- (9) The notice—
- (a) must also specify the date after which proceedings for the possession of the dwelling-house may be begun, and
  - (b) ceases to be in force 12 months after the date so specified.
- (10) The date specified in accordance with subsection (9)(a) must not be earlier than—
- (a) in the case of a periodic tenancy, the date on which the tenancy could, apart from this Part, be brought to an end by notice to quit given by the landlord on the same day as the notice under this section;
  - (b) in the case of a secure tenancy for a term certain, one month after the date of the service of the notice.
- (11) Where a notice under this section is served with respect to a secure tenancy for a term certain, it has effect also with respect to any periodic tenancy arising on the termination of that tenancy by virtue of section 86; and subsection (10)(a) does not apply to the notice.]

#### Textual Amendments

- F252** Words in s. 85A heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\), s. 185\(1\)\(2\)\(c\)\(3\)\(c\), Sch. 11 para. 10](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(v\)](#)
- F253** Word in s. 83 heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\), s. 185\(1\)\(2\)\(c\)\(3\)\(c\), Sch. 11 para. 7\(2\)](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(ii\)](#)
- F260** S. 83ZA inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\), ss. 95, 185\(1\)\(2\)\(c\)\(3\)\(a\)](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(b\)](#); S.I. 2014/2590, [art. 2\(b\)\(a\)](#)

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

- C57** S. 83ZA excluded by 1980 c. 51, [Sch. 9 para. 5](#) (as amended (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\), s. 185\(1\)\(2\)\(c\)\(3\)\(c\), Sch. 11 para. 2](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, [art. 2\(h\)](#); S.I. 2014/2830, [art. 2\(g\)\(i\)](#))

#### [<sup>F261</sup>83A Additional requirements in relation to certain proceedings for possession.

- (1) Where a notice under section 83 has been served on a tenant containing the information mentioned in subsection (3)(a) of that section, the court shall not entertain proceedings for the possession of the dwelling-house unless they are begun at a time when the notice is still in force.
- (2) Where—
- (a) a notice under section 83 [<sup>F262</sup>or 83ZA] has been served on a tenant, and

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- (b) a date after which proceedings may be begun has been specified in the notice in accordance with [<sup>F263</sup>section 83(4)(a) or section 83ZA(9)(a)],

the court shall not entertain proceedings for the possession of the dwelling-house unless they are begun after the date so specified and at a time when the notice is still in force.

- (3) Where—

- (a) the ground or one of the grounds specified in a notice under section 83 [<sup>F264</sup>or 83ZA] is Ground 2A in Schedule 2 (domestic violence), and  
(b) the partner who has left the dwelling-house as mentioned in that ground is not a tenant of the dwelling-house,

the court shall not entertain proceedings for the possession of the dwelling-house unless it is satisfied that the landlord has served a copy of the notice on the partner who has left or has taken all reasonable steps to serve a copy of the notice on that partner.

This subsection has effect subject to subsection (5).

- (4) Where—

- (a) Ground 2A in Schedule 2 is added to a notice under section 83 [<sup>F265</sup>or 83ZA] with the leave of the court after proceedings for possession are begun, and  
(b) the partner who has left the dwelling-house as mentioned in that ground is not a party to the proceedings,

the court shall not continue to entertain the proceedings unless it is satisfied that the landlord has served a notice under subsection (6) on the partner who has left or has taken all reasonable steps to serve such a notice on that partner.

This subsection has effect subject to subsection (5).

- (5) Where subsection (3) or (4) applies and Ground 2 in Schedule 2 (nuisance or other anti-social behaviour) is also specified in [<sup>F266</sup>a notice] under section 83 [<sup>F267</sup>or a notice is served under section 83ZA], the court may dispense with the requirements as to service in relation to the partner who has left the dwelling-house if it considers it just and equitable to do so.

- (6) A notice under this subsection shall—

- (a) state that proceedings for the possession of the dwelling-house have begun,  
(b) specify the ground or grounds on which possession is being sought, and  
(c) give particulars of the ground or grounds.]

#### Textual Amendments

- F261** Ss. 83, 83A substituted for s. 83 (1.10.1996 for specified purposes and 4.2.1997 otherwise) by 1996 c. 52, s. 147(1); S.I. 1996/2402, art. 4; S.I. 1997/66, art. 2 (subject to savings in Sch.)
- F262** Words in s. 83A(2)(a) inserted (20.10.2014 for E., 21.10.2014 for W.) by *Anti-social Behaviour, Crime and Policing Act 2014* (c. 12), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 8(2)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, art. 2(h); S.I. 2014/2830, art. 2(g)(iii)
- F263** Words in s. 83A(2)(b) substituted (20.10.2014 for E., 21.10.2014 for W.) by *Anti-social Behaviour, Crime and Policing Act 2014* (c. 12), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 8(3)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, art. 2(h); S.I. 2014/2830, art. 2(g)(iii)
- F264** Words in s. 83A(3)(a) inserted (20.10.2014 for E., 21.10.2014 for W.) by *Anti-social Behaviour, Crime and Policing Act 2014* (c. 12), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 8(4)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, art. 2(h); S.I. 2014/2830, art. 2(g)(iii)



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- F265** Words in s. 83A(4)(a) inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 8(5)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iii)**
- F266** Words in s. 83A(5) substituted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 8(6)(a)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iii)**
- F267** Words in s. 83A(5) inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 8(6)(b)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iii)**

## 84 Grounds and orders for possession.

- (1) The court shall not make an order for the possession of a dwelling-house let under a secure tenancy except on one or more of the grounds set out in Schedule 2 [<sup>F268</sup> or in accordance with [<sup>F269</sup> section 84A (absolute ground for possession for anti-social behaviour) or] section 107D (recovery of possession on expiry of flexible tenancy)].
- (2) The court shall not make an order for possession—
- (a) on the grounds set out in Part I of [<sup>F270</sup> Schedule 2] (grounds 1 to 8), unless it considers it reasonable to make the order,
  - (b) on the grounds set out in Part II of that Schedule (grounds 9 to 11), unless it is satisfied that suitable accommodation will be available for the tenant when the order takes effect,
  - (c) on the grounds set out in Part III of that Schedule (grounds 12 to 16), unless it both considers it reasonable to make the order and is satisfied that suitable accommodation will be available for the tenant when the order takes effect; and Part IV of that Schedule has effect for determining whether suitable accommodation will be available for a tenant.
- [<sup>F271</sup>(3) Where a notice under section 83 [<sup>F272</sup> or 83ZA ] has been served on the tenant, the court shall not make [<sup>F273</sup> an order on any of the grounds mentioned in subsection (2)] unless the ground is specified in the notice; but the grounds so specified may be altered or added to with the leave of the court.
- (4) Where a date is specified in a notice under section 83 in accordance with subsection (3) of that section, the court shall not make an order which requires the tenant to give up possession of the dwelling-house in question before the date so specified.]

### Textual Amendments

- F268** Words in s. 84(1) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 155(2), 240(2)**; S.I. 2012/628, **art. 6(a)** (with arts. 9, 11, 14, 15, 17)
- F269** Words in s. 84(1) inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 9(2)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iv)**
- F270** Words in s. 84(2)(a) substituted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 9(3)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iv)**
- F271** S. 84(3)(4) substituted for s. 84(3) (1.10.1996 for specified purposes and 4.2.1997 otherwise) by 1996 c. 52, **s. 147(2)**; S.I. 1996/2402, **art. 4**; S.I. 1997/66, **art. 2** (with savings in Sch.)

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- F272** Words in s. 84(3) inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 9(4)(a)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iv)**
- F273** Words in s. 84(3) substituted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 9(4)(b)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(iv)**

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### **84A Absolute ground for possession for anti-social behaviour**

- (1) If the court is satisfied that any of the following conditions is met, it must make an order for the possession of a dwelling-house let under a secure tenancy.

This is subject to subsection (2) (and to any available defence based on the tenant's Convention rights, within the meaning of the Human Rights Act 1998).

- (2) Subsection (1) applies only where the landlord has complied with any obligations it has under section 85ZA (review of decision to seek possession).
- (3) Condition 1 is that—
- (a) the tenant, or a person residing in or visiting the dwelling-house, has been convicted of a serious offence, and
  - (b) the serious offence—
    - (i) was committed (wholly or partly) in, or in the locality of, the dwelling-house,
    - (ii) was committed elsewhere against a person with a right (of whatever description) to reside in, or occupy housing accommodation in the locality of, the dwelling-house, or
    - (iii) was committed elsewhere against the landlord of the dwelling-house, or a person employed (whether or not by the landlord) in connection with the exercise of the landlord's housing management functions, and directly or indirectly related to or affected those functions.
- (4) Condition 2 is that a court has found in relevant proceedings that the tenant, or a person residing in or visiting the dwelling-house, has breached a provision of an injunction under section 1 of the Anti-social Behaviour, Crime and Policing Act 2014, other than a provision requiring a person to participate in a particular activity, and—
- (a) the breach occurred in, or in the locality of, the dwelling-house, or
  - (b) the breach occurred elsewhere and the provision breached was a provision intended to prevent—
    - (i) conduct that is capable of causing nuisance or annoyance to a person with a right (of whatever description) to reside in, or occupy housing accommodation in the locality of, the dwelling-house, or
    - (ii) conduct that is capable of causing nuisance or annoyance to the landlord of the dwelling-house, or a person employed (whether or not by the landlord) in connection with the exercise of the landlord's housing management functions, and that is directly or indirectly related to or affects those functions.
- (5) Condition 3 is that the tenant, or a person residing in or visiting the dwelling-house, has been convicted of an offence under section 30 of the Anti-social Behaviour, Crime and Policing Act 2014 consisting of a breach of a provision of a criminal behaviour

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order prohibiting a person from doing anything described in the order, and the offence involved—

- (a) a breach that occurred in, or in the locality of, the dwelling-house, or
  - (b) a breach that occurred elsewhere of a provision intended to prevent—
    - (i) behaviour that causes or is likely to cause harassment, alarm or distress to a person with a right (of whatever description) to reside in, or occupy housing accommodation in the locality of, the dwelling-house, or
    - (ii) behaviour that causes or is likely to cause harassment, alarm or distress to the landlord of the dwelling-house, or a person employed (whether or not by the landlord) in connection with the exercise of the landlord's housing management functions, and that is directly or indirectly related to or affects those functions.
- (6) Condition 4 is that—
- (a) the dwelling-house is or has been subject to a closure order under section 80 of the Anti-social Behaviour, Crime and Policing Act 2014, and
  - (b) access to the dwelling-house has been prohibited (under the closure order or under a closure notice issued under section 76 of that Act) for a continuous period of more than 48 hours.
- (7) Condition 5 is that—
- (a) the tenant, or a person residing in or visiting the dwelling-house, has been convicted of an offence under—
    - (i) section 80(4) of the Environmental Protection Act 1990 (breach of abatement notice in relation to statutory nuisance), or
    - (ii) section 82(8) of that Act (breach of court order to abate statutory nuisance etc. ), and
  - (b) the nuisance concerned was noise emitted from the dwelling-house which was a statutory nuisance for the purposes of Part 3 of that Act by virtue of section 79(1)(g) of that Act (noise emitted from premises so as to be prejudicial to health or a nuisance).
- (8) Condition 1, 2, 3, 4 or 5 is not met if—
- (a) there is an appeal against the conviction, finding or order concerned which has not been finally determined, abandoned or withdrawn, or
  - (b) the final determination of the appeal results in the conviction, finding or order being overturned.
- (9) In this section—
- “ relevant proceedings ” means proceedings for contempt of court or proceedings under Schedule 2 to the Anti-social Behaviour, Crime and Policing Act 2014;
  - “ serious offence ” means an offence which—
    - (a) was committed on or after the day on which subsection (3) comes into force,
    - (b) is specified, or falls within a description specified, in Schedule 2A at the time the offence was committed and at the time the court is considering the matter, and

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- (c) is not an offence that is triable only summarily by virtue of section 22 of the Magistrates' Courts Act 1980 (either-way offences where value involved is small).
- (10) The Secretary of State may by order amend Schedule 2A as it applies in relation to dwelling-houses in England by—
- (a) adding an indictable offence;
  - (b) removing an offence.
- (11) The Welsh Ministers may by order amend Schedule 2A as it applies in relation to dwelling-houses in Wales by—
- (a) adding an indictable offence;
  - (b) removing an offence.
- (12) An order under subsection (10) or (11)—
- (a) is to be made by statutory instrument;
  - (b) may make different provision for different purposes;
  - (c) may include incidental, supplementary, consequential, transitional or saving provision.
- (13) A statutory instrument containing an order under subsection (10) or (11) may not be made unless a draft of the instrument has been laid before and approved by a resolution of—
- (a) each House of Parliament (in the case of an order of the Secretary of State), or
  - (b) the National Assembly for Wales (in the case of an order of the Welsh Ministers).]

#### Textual Amendments

- F252** Words in s. 85A heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 10** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(v)**
- F253** Word in s. 83 heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1)(2)(c)(3)(c), **Sch. 11 para. 7(2)** (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(ii)**
- F274** S. 84A inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), **ss. 94(1)**, 185(1)(2)(c)(3)(a) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/2590, **art. 2(a)** (with art. 5); S.I. 2014/2830, **art. 2(a)** (with art. 3)

#### 85 Extended discretion of court in certain proceedings for possession.

- (1) Where proceedings are brought for possession of a dwelling-house let under a secure tenancy on any of the grounds set out in Part I or Part III of Schedule 2 (grounds 1 to 8 and 12 to 16: cases in which the court must be satisfied that it is reasonable to make a possession order), the court may adjourn the proceedings for such period or periods as it thinks fit.
- (2) On the making of an order for possession of such a dwelling-house on any of those grounds, or at any time before the execution of the order, the court may—
  - (a) stay or suspend the execution of the order, or
  - (b) postpone the date of possession,

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for such period or periods as the court thinks fit.

- (3) On such an adjournment, stay, suspension or postponement the court—
- (a) shall impose conditions with respect to the payment by the tenant of arrears of rent (if any) and rent <sup>F275</sup> . . . unless it considers that to do so would cause exceptional hardship to the tenant or would otherwise be unreasonable, and
  - (b) may impose such other conditions as it thinks fit.
- [<sup>F276</sup>(4) The court may discharge or rescind the order for possession if it thinks it appropriate to do so having had regard to—
- (a) any conditions imposed under subsection (3), and
  - (b) the conduct of the tenant in connection with those conditions.]
- (5) <sup>F277</sup> . . . . .
- (5A) <sup>F278</sup> . . . . .

**Textual Amendments**

- F275** Words in s. 85(3)(a) omitted (20.5.2009) and repealed (prosp.) by virtue of [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 299, 321(1), 325, [Sch. 11 para. 3\(2\)](#), [Sch. 16](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, [arts. 2, 3](#)
- F276** S. 85(4) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 299, 321(1), 325, [Sch. 11 para. 3\(3\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, [art. 2](#)
- F277** S. 85(5) omitted (20.5.2009) and repealed (prosp.) by virtue of [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 299, 321(1), 325, [Sch. 11 para. 3\(4\)](#), [Sch. 16](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, [arts. 2, 3](#)
- F278** S. 85(5A) omitted (20.5.2009) and repealed (prosp.) by virtue of [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 299, 321(1), 325, [Sch. 11 para. 3\(4\)](#), [Sch. 16](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, [arts. 2, 3](#)

[<sup>F279</sup>**85ZA** **Review of decision to seek possession on absolute ground for anti-social behaviour**

- (1) A tenant may request a review of a landlord's decision to seek an order for possession of a dwelling-house under section 84A if the interest of the landlord belongs to—
  - (a) a local housing authority, or
  - (b) a housing action trust.
- (2) Such a request must be made in writing before the end of the period of 7 days beginning with the day on which the notice under section 83ZA is served.
- (3) On a request being duly made to it, the landlord must review its decision.
- (4) The landlord must notify the tenant in writing of the decision on the review.
- (5) If the decision is to confirm the original decision, the landlord must also notify the tenant of the reasons for the decision.
- (6) The review must be carried out, and the tenant notified, before the day specified in the notice under section 83ZA as the day after which proceedings for the possession of the dwelling-house may be begun.

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- (7) The Secretary of State may by regulations make provision about the procedure to be followed in connection with a review under this section that relates to an order for possession of a dwelling-house in England.
- (8) The Welsh Ministers may by regulations make provision about the procedure to be followed in connection with a review under this section that relates to an order for possession of a dwelling-house in Wales.
- (9) Regulations under subsections (7) and (8) may, in particular, make provision—
- (a) requiring the decision on review to be made by a person of appropriate seniority who was not involved in the original decision, and
  - (b) as to the circumstances in which the person concerned is entitled to an oral hearing, and whether and by whom the person may be represented at such a hearing.
- (10) Regulations under this section—
- (a) may contain transitional or saving provision;
  - (b) are to be made by statutory instrument which—
    - (i) in the case of regulations made by the Secretary of State, is subject to annulment in pursuance of a resolution of either House of Parliament;
    - (ii) in the case of regulations made by the Welsh Ministers, is subject to annulment in pursuance of a resolution of the National Assembly for Wales.]

#### Textual Amendments

**F279** S. 85ZA inserted (17.9.2014 for specified purposes, 20.10.2014 for E. and 21.10.2014 for W. in so far as not already in force) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), **ss. 96**, [185\(1\)\(2\)\(c\)\(3\)\(a\)](#) (with [ss. 21, 33, 42, 58, 75, 93](#)); S.I. 2014/2454, **art. 2**; S.I. 2014/2590, **art. 2(c)**; S.I. 2014/2830, **art. 2(c)**

#### [<sup>F280</sup>85A Proceedings for possession [<sup>F252</sup>on non-absolute grounds] : anti-social behaviour

- (1) This section applies if the court is considering under section 84(2)(a) whether it is reasonable to make an order for possession on ground 2 set out in Part 1 of Schedule 2 (conduct of tenant or other person).
- (2) The court must consider, in particular—
- (a) the effect that the nuisance or annoyance has had on persons other than the person against whom the order is sought;
  - (b) any continuing effect the nuisance or annoyance is likely to have on such persons;
  - (c) the effect that the nuisance or annoyance would be likely to have on such persons if the conduct is repeated.]

#### Textual Amendments

**F252** Words in s. 85A heading inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. [185\(1\)\(2\)\(c\)\(3\)\(c\)](#), **Sch. 11 para. 10** (with [ss. 21, 33, 42, 58, 75, 93](#)); S.I. 2014/2590, **art. 2(h)**; S.I. 2014/2830, **art. 2(g)(v)**

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**F280** S. 85A inserted (30.6.2004 for E. and 30.9.2004 for W.) by [Anti-social Behaviour Act 2004 \(c. 38\)](#), [ss. 16\(1\), 93\(2\)](#); [S.I. 2004/1502](#), [art. 2\(a\)\(v\)](#) (subject to [Sch.](#)); [S.I. 2004/2557](#), [art. 2\(a\)\(iii\)](#), [Sch.](#)

## **86 Periodic tenancy arising on termination of fixed term.**

- (1) Where a secure tenancy (“the first tenancy”) is a tenancy for a term certain and comes to an end—
  - (a) by effluxion of time, or
  - (b) by an order of the court under section 82(3) (termination in pursuance of provision for re-entry or forfeiture),a periodic tenancy of the same dwelling-house arises by virtue of this section, unless the tenant is granted another secure tenancy of the same dwelling-house (whether a tenancy for a term certain or a periodic tenancy) to begin on the coming to an end of the first tenancy.
- (2) Where a periodic tenancy arises by virtue of this section—
  - (a) the periods of the tenancy are the same as those for which rent was last payable under the first tenancy, and
  - (b) the parties and the terms of the tenancy are the same as those of the first tenancy at the end of it;except that the terms are confined to those which are compatible with a periodic tenancy and do not include any provision for re-entry or forfeiture.

### *Succession on death of tenant*

#### **[<sup>F281</sup>86A Persons qualified to succeed tenant: England**

- (1) A person (“P”) is qualified to succeed the tenant under a secure tenancy of a dwelling-house in England if—
  - (a) P occupies the dwelling-house as P's only or principal home at the time of the tenant's death, and
  - (b) P is the tenant's spouse or civil partner.
- (2) A person (“P”) is qualified to succeed the tenant under a secure tenancy of a dwelling-house in England if—
  - (a) at the time of the tenant's death the dwelling-house is not occupied by a spouse or civil partner of the tenant as his or her only or principal home,
  - (b) an express term of the tenancy makes provision for a person other than such a spouse or civil partner of the tenant to succeed to the tenancy, and
  - (c) P's succession is in accordance with that term.
- (3) Subsection (1) or (2) does not apply if the tenant was a successor as defined in section 88.
- (4) In such a case, a person (“P”) is qualified to succeed the tenant if—
  - (a) an express term of the tenancy makes provision for a person to succeed a successor to the tenancy, and
  - (b) P's succession is in accordance with that term.
- (5) For the purposes of this section—

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- (a) a person who was living with the tenant as the tenant's wife or husband is to be treated as the tenant's spouse, and
  - (b) a person who was living with the tenant as if they were civil partners is to be treated as the tenant's civil partner.
- (6) Subsection (7) applies if, on the death of the tenant, there is by virtue of subsection (5) more than one person who fulfils the condition in subsection (1)(b).
- (7) Such one of those persons as may be agreed between them or as may, where there is no such agreement, be selected by the landlord is for the purpose of this section to be treated (according to whether that one of them is of the opposite sex to, or of the same sex as, the tenant) as the tenant's spouse or civil partner.]

#### Textual Amendments

**F281** S. 86A inserted (1.4.2012) by *Localism Act 2011 (c. 20)*, ss. **160(1)**, 240(2) (with s. 160(6)); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

### 87 Persons qualified to succeed tenant<sup>F282</sup>: Wales].

A person is qualified to succeed the tenant under a secure tenancy [<sup>F283</sup>of a dwelling-house in Wales] if he occupies the dwelling-house as his only or principal home at the time of the tenant's death and either—

- (a) he is the tenant's spouse [<sup>F284</sup>or civil partner] , or
- (b) he is another member of the tenant's family and has resided with the tenant throughout the period of twelve months ending with the tenant's death;

unless, in either case, the tenant was himself a successor, as defined in section 88.

#### Textual Amendments

**F282** Word in s. 87 heading inserted (1.4.2012) by *Localism Act 2011 (c. 20)*, ss. **160(2)(a)**, 240(2) (with s. 160(6)); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

**F283** Words in s. 87 inserted (1.4.2012) by *Localism Act 2011 (c. 20)*, ss. **160(2)(b)**, 240(2) (with s. 160(6)); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

**F284** Words in s. 87(a) inserted (5.12.2005) by *Civil Partnership Act 2004 (c. 33)*, ss. 81, 263(2), **Sch. 8 para. 20**; S.I. 2005/3175, art. **2(1)**, Sch. 1

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

**C58** s. 87 modified (1.11.1993) by *1993 c. 28, s. 37, Sch. 10 para. 2(3)*; S.I. 1993/2134, arts. **2**, 5(a).

### 88 Cases where the tenant is a successor.

- (1) The tenant is himself a successor if—
- (a) the tenancy vested in him by virtue of section 89 (succession to a periodic tenancy), or
  - (b) he was a joint tenant and has become the sole tenant, or
  - (c) the tenancy arose by virtue of section 86 (periodic tenancy arising on ending of term certain) and the first tenancy there mentioned was granted to another person or jointly to him and another person, or



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- (d) he became the tenant on the tenancy being assigned to him (but subject to subsections [F285(2) to (3)] , or
  - (e) he became the tenant on the tenancy being vested in him on the death of the previous tenant [F286or.]
  - [F286(f) the tenancy was previously an introductory tenancy and he was a successor to the introductory tenancy.]
- (2) A tenant to whom the tenancy was assigned in pursuance of an order under section 24 of the <sup>M15</sup>Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings) [F287or section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.)] is a successor only if the other party to the marriage was a successor.
- [F288(2A) A tenant to whom the tenancy was assigned in pursuance of an order under Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ) is a successor only if the other civil partner was a successor. ]
- (3) A tenant to whom the tenancy was assigned by virtue of section 92 (assignments by way of exchange) is a successor only if he was a successor in relation to the tenancy which he himself assigned by virtue of that section.
- (4) Where within six months of the coming to an end of a secure tenancy which is a periodic tenancy (“the former tenancy”) the tenant becomes a tenant under another secure tenancy which is a periodic tenancy, and—
- (a) the tenant was a successor in relation to the former tenancy, and
  - (b) under the other tenancy either the dwelling-house or the landlord, or both, are the same as under the former tenancy,
- the tenant is also a successor in relation to the other tenancy unless the agreement creating that tenancy otherwise provides.

#### Textual Amendments

- F285** Words in s. 88(1)(d) substituted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 21\(2\)](#); S.I. 2005/3175, [art. 2\(1\)](#), Sch. 1
- F286** S. 88(1)(f) and word “or” immediately preceding it inserted (4.2.1997) by [1996 c. 52](#), s. 141(1), [Sch. 14 para. 1](#); S.I. 1997/66, [art. 2](#) (with savings in [Sch.](#))
- F287** Words in s. 88(2) inserted (1.10.1996) by [1996 c. 52](#), s. 222, [Sch. 18 Pt. III para. 9](#); S.I. 1996/2402, [art. 3](#) (subject to transitional provisions and savings in [Sch.](#))
- F288** S. 88(2A) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 21\(3\)](#); S.I.2005/3175, [art. 2\(1\)](#), Sch. 1

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

- C59** s. 88 modified (1.11.1993) by [1993 c. 28](#), s. 37, [Sch. 10 para.2\(3\)](#); S.I. 1993/2134, [arts. 2](#), 5(a).

#### Marginal Citations

- M15** [1973 c. 18](#).

## 89 Succession to periodic tenancy.

- (1) This section applies where a secure tenant dies and the tenancy is a periodic tenancy.

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- [<sup>F289</sup>(1A) Where there is a person qualified to succeed the tenant under section 86A, the tenancy vests by virtue of this section—
- (a) in that person, or
  - (b) if there is more than one such person, in such one of them as may be agreed between them or as may, where there is no agreement, be selected by the landlord.]
- (2) Where there is a person qualified to succeed the tenant [<sup>F290</sup>under section 87], the tenancy vests by virtue of this section in that person, or if there is more than one such person in the one to be preferred in accordance with the following rules—
- (a) the tenant’s spouse [<sup>F291</sup>or civil partner] is to be preferred to another member of the tenant’s family;
  - (b) of two or more other members of the tenant’s family such of them is to be preferred as may be agreed between them or as may, where there is no such agreement, be selected by the landlord.
- <sup>F292</sup>[( 3 ) Where there is no person qualified to succeed the tenant, the tenancy ceases to be a secure tenancy—
- (a) when it is vested or otherwise disposed of in the course of the administration of the tenant’s estate, unless the vesting or other disposal is in pursuance of an order made under—
    - (i) section 24 of the Matrimonial Causes Act 1973 (property adjustment orders made in connection with matrimonial proceedings),
    - (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.), <sup>F293</sup> . . .
    - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents) [<sup>F294</sup>, or
    - (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ) ]
  - (b) when it is known that when the tenancy is so vested or disposed of it will not be in pursuance of such an order.]
- (4) A tenancy which ceases to be a secure tenancy by virtue of this section cannot subsequently become a secure tenancy.

#### Textual Amendments

- F289** S. 89(1A) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **s. 160(3)(4)240(2)** (with s. 160(6)); [S.I. 2012/628](#), **art. 6(a)** (with [arts. 9, 11, 14, 15, 17](#))
- F290** Words in s. 89(2) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 160(5), 240(2)** (with s. 160(6)); [S.I. 2012/628](#), **art. 6(a)** (with [arts. 9, 11, 14, 15, 17](#))
- F291** Words in s. 89(2)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), **ss. 82, 263(2)**, **Sch. 8 para. 22(2)**, [S.I. 2005/3175](#), {**art. 2(1)**}, **Sch. 1**
- F292** S. 89(3) substituted (1.10.1996) by [1996 c. 52](#), **s. 222**, **Sch. 18 Pt. III para. 10**; [S.I. 1996/2402](#), **art. 3** (subject to transitional provisions and savings in [Sch.](#))
- F293** Word at the end of s. 89(3)(a)(ii) repealed (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), **ss. 261(4), 263(2)**, **Sch. 30**; [S.I. 2005/3175](#), **art. 2(6)**
- F294** S. 89(3)(iv) and preceding word inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), **ss. 81, 263(2)**, **Sch. 8 para. 22(3)**; [S.I. 2005/3175](#), **art. 2(1)**, **Sch. 1**

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

C60 S. 89 modified (1.11.1993) by 1993 c. 28, s. 37, Sch. 10 para. 2(3); S.I. 1993/2134, arts. 2, 5(a).

**90 Devolution of term certain.**

- (1) This section applies where a secure tenant dies and the tenancy is a tenancy for a term certain.
- (2) The tenancy remains a secure tenancy until—
  - (a) it is vested or otherwise disposed of in the course of the administration of the tenant's estate, as mentioned in subsection (3), or
  - (b) it is known that when it is so vested or disposed of it will not be a secure tenancy.
- (3) The tenancy ceases to be a secure tenancy on being vested or otherwise disposed of in the course of administration of the tenant's estate, unless—
  - <sup>F295</sup>(a) the vesting or other disposal is in pursuance of an order made under—
    - (i) section 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings),
    - (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.), <sup>F296</sup> . . .
    - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents), or
    - <sup>F297</sup>(iv) [ Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ), or ]
  - (b) the vesting or other disposal is to a person qualified to succeed the tenant.
- (4) A tenancy which ceases to be a secure tenancy by virtue of this section cannot subsequently become a secure tenancy.
- <sup>F298</sup>(5) The following provisions apply where a tenancy that was a secure tenancy of a dwelling-house in England—
  - (a) has been vested or otherwise disposed of in the course of the administration of the secure tenant's estate, and
  - (b) has ceased to be a secure tenancy by virtue of this section.
- (6) Subject as follows, the landlord may apply to the court for an order for possession of the dwelling-house let under the tenancy.
- (7) The court may not entertain proceedings for an order for possession under this section unless—
  - (a) the landlord has served notice in writing on the tenant—
    - (i) stating that the landlord requires possession of the dwelling-house, and
    - (ii) specifying a date after which proceedings for an order for possession may be begun, and
  - (b) that date has passed without the tenant giving up possession of the dwelling-house.

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- (8) The date mentioned in subsection (7)(a)(ii) must fall after the end of the period of four weeks beginning with the date on which the notice is served on the tenant.
- (9) On an application to the court for an order for possession under this section, the court must make such an order if it is satisfied that subsection (5) applies to the tenancy.
- (10) The tenancy ends when the order is executed.]

#### Textual Amendments

- F295** S. 90(3)(a) substituted for s. 90(3)(a) and the word “or” at the end of the paragraph (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. III para. 11**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)
- F296** Words at the end of s. 90(3)(a)(ii) repealed (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 261(4), 263(10)(c), **Sch. 30**; S.I. 2005/3175, **art. 2(6)**
- F297** S. 90(3)(a)(iv) inserted (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 81, 263(2), **Sch. 8 para. 23**; S.I. 2005/3175, **art. 2(1)**, Sch. 1
- F298** S. 90(5)-(10) inserted (1.4.2012) by **Localism Act 2011 (c. 20)**, ss. **162(1)**, 240(2); S.I. 2012/628, **art. 6(b)** (with arts. 9, 11, 14, 15, 17)

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

- C61** S. 90 modified (1.11.1993) by 1993 c. 28, s. 37, **Sch. 10 para. 2(3)**; S.I. 1993/2134, **arts. 2, 5(a)**.

### *Assignment, lodgers and subletting*

#### 91 Assignment in general prohibited.

- (1) A secure tenancy which is—
- (a) a periodic tenancy, or
  - (b) a tenancy for a term certain granted on or after 5th November 1982,
- is not capable of being assigned except in the cases mentioned in subsection (3).
- (2) If a secure tenancy for a term certain granted before 5th November 1982 is assigned, then, except in the cases mentioned in subsection (3), it ceases to be a secure tenancy and cannot subsequently become a secure tenancy.
- (3) The exceptions are—
- (a) an assignment in accordance with section 92 (assignment by way of exchange);
  - <sup>F299</sup>[( b) an assignment in pursuance of an order made under—
    - (i) section 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings),
    - (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.), <sup>F300</sup> . . .
    - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents) [<sup>F301</sup>, or
    - (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ) ]]

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- (c) an assignment to a person who would be qualified to succeed the tenant if the tenant died immediately before the assignment.

#### Textual Amendments

- F299** S. 91(3)(b) substituted (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. III para. 12**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in **Sch.**)
- F300** Word at the end of s. 91(3)(b)(ii) repealed (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 261(4), 263(10), **Sch. 30**; S.I. 2005/3175, **art. 2(6)**
- F301** S. 91(3)(b)(iv) and preceding word inserted (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 81, 263(2), **Sch. 8** {para. 24}; S.I. 2005/3175, **art. 2(1)**, **Sch. 1**

## 92 Assignments by way of exchange.

- (1) It is a term of every secure tenancy that the tenant may, with the written consent of the landlord, assign the tenancy to another secure tenant who satisfies the condition in subsection (2) [<sup>F302</sup>or to an assured tenant who satisfies the conditions in subsection (2A)].
- (2) The condition is that the other secure tenant has the written consent of his landlord to an assignment of his tenancy either to the first-mentioned tenant or to another secure tenant who satisfies the condition in this subsection.

[<sup>F303</sup>(2A) The conditions to be satisfied with respect to an assured tenant are—

- (a) that the landlord under his assured tenancy is [<sup>F304</sup>the Regulator of Social Housing, a private registered provider of social housing,]<sup>F305</sup> . . . a [<sup>F306</sup>a registered social landlord] or a housing trust which is a charity; and
- (b) that he intends to assign his assured tenancy to the secure tenant referred to in subsection (1) or to another secure tenant who satisfies the condition in subsection (2).]
- (3) The consent required by virtue of this section shall not be withheld except on one or more of the grounds set out in Schedule 3, and if withheld otherwise than on one of those grounds shall be treated as given.
- (4) The landlord may not rely on any of the grounds set out in Schedule 3 unless he has, within 42 days of the tenant's application for the consent, served on the tenant a notice specifying the ground and giving particulars of it.
- (5) Where rent lawfully due from the tenant has not been paid or an obligation of the tenancy has been broken or not performed, the consent required by virtue of this section may be given subject to a condition requiring the tenant to pay the outstanding rent, remedy the breach or perform the obligation.
- (6) Except as provided by subsection (5), a consent required by virtue of this section cannot be given subject to a condition, and a condition imposed otherwise than as so provided shall be disregarded.

#### Textual Amendments

- F302** Words added by **Local Government and Housing Act 1989 (c. 42, SIF 61)**, s. 163(1)
- F303** S. 92(2A) inserted by **Local Government and Housing Act 1989 (c. 42, SIF 61)**, s. 163(3)

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- F304** Words in s. 92(2A)(a) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), **Sch. 2 para. 21** (with art. 6, Sch. 3)
- F305** Words in s. 92(2A)(a) repealed (1.11.1998) by [1998 c. 38, ss. 140, 152, Sch. 16 para. 10, Sch. 18 Pt. VI](#) (with ss. 137(1), 139(2), 141(1), 143(2)); [S.I. 1998/2244, art. 5](#)
- F306** Words in s. 92(2A)(a) substituted (1.10.1996) by [S.I. 1996/2325, art. 5\(1\), Sch. 2 para. 14\(9\)](#)

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

- C62** S. 92(2A)(a) modified (1.12.2008) by [The Transfer of Housing Corporation Functions \(Modifications and Transitional Provisions\) Order 2008 \(S.I. 2008/2839\)](#), art. 3, **Sch. para. 2(1)** (with art. 6); [S.I. 2008/3068, arts. 1\(2\), 2\(1\)\(b\)](#) (with arts. 6-13)

**93 Lodgers and subletting.**

- (1) It is a term of every secure tenancy that the tenant—
  - (a) may allow any persons to reside as lodgers in the dwelling-house, but
  - (b) will not, without the written consent of the landlord, sublet or part with possession of part of the dwelling-house.
- (2) If the tenant under a secure tenancy parts with the possession of the dwelling-house or sublets the whole of it (or sublets first part of it and then the remainder), the tenancy ceases to be a secure tenancy and cannot subsequently become a secure tenancy.

**94 Consent to subletting.**

- (1) This section applies to the consent required by virtue of section 93(1)(b) (landlord's consent to subletting of part of dwelling-house).
- (2) Consent shall not be unreasonably withheld (and if unreasonably withheld shall be treated as given), and if a question arises whether the withholding of consent was unreasonable it is for the landlord to show that it was not.
- (3) In determining that question the following matters, if shown by the landlord, are among those to be taken into account—
  - (a) that the consent would lead to overcrowding of the dwelling-house within the meaning of Part X (overcrowding);
  - (b) that the landlord proposes to carry out works on the dwelling-house, or on the building of which it forms part, and that the proposed works will affect the accommodation likely to be used by the sub-tenant who would reside in the dwelling-house as a result of the consent.
- (4) Consent may be validly given notwithstanding that it follows, instead of preceding, the action requiring it.
- (5) Consent cannot be given subject to a condition (and it purporting to be given subject to a condition shall be treated as given unconditionally).
- (6) Where the tenant has applied in writing for consent, then—
  - (a) if the landlord refuses to give consent, it shall give the tenant a written statement of the reasons why consent was refused, and
  - (b) if the landlord neither gives nor refuses to give consent within a reasonable time, consent shall be taken to have been withheld.

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## **95 Assignment or subletting where tenant condition not satisfied.**

- (1) This section applies to a tenancy which is not a secure tenancy but would be if the tenant condition referred to in section 81 (occupation by the tenant) were satisfied.
- (2) Sections 91 and 93(2) (restrictions on assignment or sub-letting of whole dwelling-house) apply to such a tenancy as they apply to a secure tenancy, except that—
  - (a) section 91(3)(b) and (c) (assignments excepted from restrictions) do not apply to such a tenancy for a term certain granted before 5th November 1982, and
  - (b) references to the tenancy ceasing to be secure shall be disregarded, without prejudice to the application of the remainder of the provisions in which those references occur.

### *Repairs and improvements*

## **[<sup>F307</sup> 96 Right to have repairs carried out.**

- (1) The Secretary of State may make regulations for entitling secure tenants whose landlords are local housing authorities, subject to and in accordance with the regulations, to have qualifying repairs carried out, at their landlords' expense, to the dwelling-houses of which they are such tenants.
- (2) The regulations may make all or any of the following provisions, namely—
  - (a) provision that, where a secure tenant makes an application to his landlord for a qualifying repair to be carried out, the landlord shall issue a repair notice—
    - (i) specifying the nature of the repair, the listed contractor by whom the repair is to be carried out and the last day of any prescribed period; and
    - (ii) containing such other particulars as may be prescribed;
  - (b) provision that, if the contractor specified in a repair notice fails to carry out the repair within a prescribed period, the landlord shall issue a further repair notice specifying such other listed contractor as the tenant may require; and
  - (c) provision that, if the contractor specified in a repair notice fails to carry out the repair within a prescribed period, the landlord shall pay to the tenant such sum by way of compensation as may be determined by or under the regulations.
- (3) The regulations may also make such procedural, incidental, supplementary and transitional provisions as may appear to the Secretary of State necessary or expedient, and may in particular—
  - (a) require a landlord to take such steps as may be prescribed to make its secure tenants aware of the provisions of the regulations;
  - (b) require a landlord to maintain a list of contractors who are prepared to carry out repairs for which it is responsible under the regulations;
  - (c) provide that, where a landlord issues a repair notice, it shall give to the tenant a copy of the notice and the prescribed particulars of at least two other listed contractors who are competent to carry out the repair;
  - (d) provide for questions arising under the regulations to be determined by the county court; and
  - (e) enable the landlord to set off against any compensation payable under the regulations any sums owed to it by the tenant.
- (4) Nothing in subsection (2) or (3) shall be taken as prejudicing the generality of subsection (1).

*Status: Point in time view as at 06/04/2016.*

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(5) Regulations under this section—

- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
- (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

(6) In this section—

“ listed contractor ”, in relation to a landlord, means any contractor (which may include the landlord) who is specified in the landlord’s list of contractors;

“ qualifying repair ”, in relation to a dwelling-house, means any repair of a prescribed description which the landlord is obliged by a repairing covenant to carry out;

“ repairing covenant ”, in relation to a dwelling-house, means a covenant, whether express or implied, obliging the landlord to keep in repair the dwelling-house or any part of the dwelling-house;

and for the purposes of this subsection a prescribed description may be framed by reference to any circumstances whatever.]

**Textual Amendments**

**F307** S. 96 substituted (1.12.1993) by 1993 c. 28, s. 121; S.I. 1993/2762, art. 4(a) (with saving in art. 5(1)).

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

**C63** S. 96 extended (1.10.1996) by 1996 c. 52, s. 135; S.I. 1996/2402, art. 3 (subject to transitional provisions and savings in Sch.)

**97 Tenant’s improvements require consent.**

- (1) It is a term of every secure tenancy that the tenant will not make any improvement without the written consent of the landlord.
- (2) In this Part “improvement” means any alteration in, or addition to, a dwelling-house, and includes—
  - (a) any addition to or alteration in landlord’s fixtures and fittings,
  - (b) any addition or alteration connected with the provision of services to the dwelling-house,
  - (c) the erection of a wireless or television aerial, and
  - (d) the carrying out of external decoration.
- (3) The consent required by virtue of subsection (1) shall not be unreasonably withheld, and if unreasonably withheld shall be treated as given.
- (4) The provisions of this section have effect, in relation to secure tenancies, in place of section 19(2) of the <sup>M16</sup>Landlord and Tenant Act 1927 (general provisions as to covenants, &c. not to make improvements without consent).
- [<sup>F308</sup>(5) In this section “ secure tenancy ” does not include a secure tenancy that is a flexible tenancy. ]



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#### Textual Amendments

**F308** S. 97(5) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 155(3)**, 240(2); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

#### Marginal Citations

**M16** 1927 c. 36.

### 98 Provisions as to consents required by s. 97.

- (1) If a question arises whether the withholding of a consent required by virtue of section 97 (landlord's consent to improvements) was unreasonable, it is for the landlord to show that it was not.
- (2) In determining that question the court shall, in particular, have regard to the extent to which the improvement would be likely—
  - (a) to make the dwelling-house, or any other premises, less safe for occupiers,
  - (b) to cause the landlord to incur expenditure which it would be unlikely to incur if the improvement were not made, or
  - (c) to reduce the price which the dwelling-house would fetch if sold on the open market or the rent which the landlord would be able to charge on letting the dwelling-house.
- (3) A consent required by virtue of section 97 may be validly given notwithstanding that it follows, instead of preceding, the action requiring it.
- (4) Where a tenant has applied in writing for a consent which is required by virtue of section 97—
  - (a) the landlord shall if it refuses consent give the tenant a written statement of the reason why consent was refused, and
  - (b) if the landlord neither gives nor refuses to give consent within a reasonable time, consent shall be taken to have been withheld.

### 99 Conditional consent to improvements.

- (1) Consent required by virtue of section 97 (landlord's consent to improvements) may be given subject to conditions.
- (2) If the tenant has applied in writing for consent and the landlord gives consent subject to an unreasonable condition, consent shall be taken to have been unreasonably withheld.
- (3) If a question arises whether a condition was reasonable, it is for the landlord to show that it was.
- (4) A failure by a secure tenant to satisfy a reasonable condition imposed by his landlord in giving consent to an improvement which the tenant proposes to make, or has made, shall be treated for the purposes of this Part as a breach by the tenant of an obligation of his tenancy.

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**[<sup>F309</sup>99A Right to compensation for improvements.**

- (1) The powers conferred by this section shall be exercisable as respects cases where a secure tenant has made an improvement and—
  - (a) the work on the improvement was begun not earlier than the commencement of section 122 of the Leasehold Reform, Housing and Urban Development Act 1993,
  - (b) the landlord, or a predecessor in title of the landlord (being a local authority), has given its written consent to the improvement or is to be treated as having given its consent, and
  - (c) at the time when the tenancy comes to an end the landlord is a local authority and the tenancy is a secure tenancy.
- (2) The Secretary of State may make regulations for entitling the qualifying person or persons (within the meaning given by section 99B)—
  - (a) at the time when the tenancy comes to an end, and
  - (b) subject to and in accordance with the regulations,
 to be paid compensation by the landlord in respect of the improvement.
- (3) The regulations may provide that compensation shall be not payable if—
  - (a) the improvement is not of a prescribed description,
  - (b) the tenancy comes to an end in prescribed circumstances,
  - (c) compensation has been paid under section 100 in respect of the improvement, or
  - (d) the amount of any compensation which would otherwise be payable is less than a prescribed amount;
 and for the purposes of this subsection a prescribed description may be framed by reference to any circumstances whatever.
- (4) The regulations may provide that the amount of any compensation payable shall not exceed a prescribed amount but, subject to that, shall be determined by the landlord, or calculated, in such manner, and taking into account such matters, as may be prescribed.
- (5) The regulations may also make such procedural, incidental, supplementary and transitional provisions as may appear to the Secretary of State necessary or expedient, and may in particular—
  - (a) provide for the manner in which and the period within which claims for compensation under the regulations are to be made, and for the procedure to be followed in determining such claims,
  - (b) prescribe the form of any document required to be used for the purposes of or in connection with such claims,
  - (c) provide for questions arising under the regulations to be determined by the district valuer or the county court, and
  - (d) enable the landlord to set off against any compensation payable under the regulations any sums owed to it by the qualifying person or persons.
- (6) Nothing in subsections (3) to (5) shall be taken as prejudicing the generality of subsection (2).
- (7) Regulations under this section—
  - (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and

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- (b) shall be made by statutory instrument which (except in the case of regulations making only such provision as is mentioned in subsection (5)(b)) shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (8) For the purposes of this section and section 99B, a tenancy shall be treated as coming to an end if—
- (a) it ceases to be a secure tenancy by reason of the landlord condition no longer being satisfied, or
- (b) it is assigned, with the consent of the landlord—
- (i) to another secure tenant who satisfies the condition in subsection (2) of section 92 (assignments by way of exchange), or
- (ii) to an assured tenant who satisfies the conditions in subsection (2A) of that section.

[ In this section—

- <sup>F310</sup>(9) (a) “secure tenancy” does not include a secure tenancy that is a flexible tenancy, and
- (b) “secure tenant” does not include a tenant under a secure tenancy that is a flexible tenancy. ]]

#### Textual Amendments

**F309** S. 99A, 99B inserted (1.2.1994) by 1993 c. 28, s. 122; S.I. 1993/2762, art. 4(b) (with saving in art. 5(2)).

**F310** S. 99A(9) inserted (1.4.2012) by Localism Act 2011 (c. 20), ss. 155(4), 240(2); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

#### <sup>F311</sup>99B Persons qualifying for compensation.

- (1) A person is a qualifying person for the purposes of section 99A(2) if—
- (a) he is, at the time when the tenancy comes to an end, the tenant or, in the case of a joint tenancy at that time, one of the tenants, and
- (b) he is a person to whom subsection (2) applies.
- (2) This subsection applies to—
- (a) the improving tenant;
- (b) a person who became a tenant jointly with the improving tenant;
- (c) a person in whom the tenancy was vested, or to whom the tenancy was disposed of, under section 89 (succession to periodic tenancy) or section 90 (devolution of term certain) on the death of the improving tenant or in the course of the administration of his estate;
- (d) a person to whom the tenancy was assigned by the improving tenant and who would have been qualified to succeed him if he had died immediately before the assignment;
- <sup>F312</sup>(e) a person to whom the tenancy was assigned by the improving tenant in pursuance of an order made under—
- (i) section 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings),

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- (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.),<sup>F313</sup> . . .
- (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents) [<sup>F314</sup>, or
- (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ) ]]
- <sup>F315</sup>[( f) a spouse, former spouse, [<sup>F316</sup>civil partner, former civil partner,] cohabitant or former cohabitant of the improving tenant to whom the tenancy has been transferred by an order made under Schedule 1 to the Matrimonial Homes Act 1983 or Schedule 7 to the Family Law Act 1996.]
- (3) Subsection (2)(c) does not apply in any case where the tenancy ceased to be a secure tenancy by virtue of section 89(3) or, as the case may be, section 90(3).
- (4) Where, in the case of two or more qualifying persons, one of them (“the missing person”) cannot be found—
  - (a) a claim under regulations made under section 99A may be made by, and compensation under those regulations may be paid to, the other qualifying person or persons; but
  - (b) the missing person shall be entitled to recover his share of any compensation so paid from that person or those persons.
- (5) In this section “the improving tenant” means—
  - (a) the tenant by whom the improvement mentioned in section 99A(1) was made, or
  - (b) in the case of a joint tenancy at the time when the improvement was made, any of the tenants at that time.

#### Textual Amendments

- F311** S. 99A, 99B inserted (1.2.1994) by 1993 c. 28, s. 122; S.I. 1993/2762, art. 4(b) (with saving in art. 5(2)).
- F312** S. 99B(2)(e) substituted (1.10.1996) by 1996 c. 52, s. 222, Sch. 18 Pt. III para. 13; S.I. 1996/2402, art. 3 (subject to transitional provisions and savings in Sch.)
- F313** Word at the end of s. 99B(2)(e)(ii) repealed (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 261(4), 263(10), Sch. 30; S.I. 2005/3175, art. 2(6)
- F314** S. 99B(2)(e)(iv) and preceding word inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 81, 263(2), Sch. 8 para. 25; S.I. 2005/3175, art. 2(1), Sch. 1
- F315** S. 99B(2)(f) substituted (1.10.1997) by 1996 c. 27, s. 66(1), Sch. 8 Pt. III para. 54 (with Sch. 9 paras. 8-10); S.I. 1997/1892, art. 3
- F316** Words in s. 99B(2)(f) inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 82, 263(2), Sch. 9 para. 19; S.I. 2005/3175, art. 2(1), Sch. 1

## 100 Power to reimburse cost of tenant’s improvements.

- (1) Where a secure tenant has made an improvement and—
  - (a) the work on the improvement was begun on or after 3rd October, 1980,
  - (b) the landlord, or a predecessor in title of the landlord, has given its written consent to the improvement or is treated as having given its consent, and

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(c) the improvement has materially added to the price which the dwelling-house may be expected to fetch if sold on the open market, or the rent which the landlord may be expected to be able to charge on letting the dwelling-house, the landlord may, at or after the end of the tenancy, make to the tenant (or his personal representatives) such payment in respect of the improvement as the landlord considers to be appropriate.

<sup>F317</sup>(2) .....

<sup>F318</sup>(2A) .....

(3) The power conferred by this section to make such payments as are mentioned in subsection (1) is in addition to any other power of the landlord to make such payments.

**Textual Amendments**

**F317** S. 100(2) repealed (18.7.2003) by S.I. 2002/1860, arts. 1(3), 12, 15, Sch. 4 para. 2(2), Sch. 6 (with arts. 11(2), 15(2))

**F318** S. 100(2A) repealed (17.12.1996) by 1996 c. 53, ss. 103, 147, Sch. 1 para. 4(2), Sch. 3 Pt. I; S.I. 1996/2842, art. 3 (with art. 8)

**101 Rent not to be increased on account of tenant’s improvements.**

(1) This section applies where a person (the “improving tenant”) who is or was the secure tenant of a dwelling-house has lawfully made an improvement and has borne the whole or part of its cost; and for the purposes of this section a person shall be treated as having borne any cost which he would have borne but for a [<sup>F319</sup>renovation grant or common parts grant under Chapter I of Part I of the Housing Grants, Construction and Regeneration Act 1996 (grants for renewal of private sector housing).]

<sup>F320</sup>(1A) .....

(2) In determining, at any time whilst the improving tenant or his qualifying successor is a secure tenant of the dwelling-house, whether or to what extent to increase the rent, the landlord shall treat the improvement as justifying only such part of an increase which would otherwise be attributable to the improvement as corresponds to the part of the cost which was not borne by the tenant (and accordingly as not justifying an increase if he bore the whole cost).

(3) The following are qualifying successors of an improving tenant—

[<sup>F321</sup>(a) a person in whom the tenancy was vested, or to whom the tenancy was disposed of, under section 89 (succession to periodic tenancy) or section 90 (devolution of term certain) on the death of the tenant or in the course of the administration of his estate;]

(b) a person to whom the tenancy was assigned by the tenant and who would have been qualified to succeed him if he had died immediately before the assignment,

<sup>F322</sup>[(c) a person to whom the tenancy was assigned by the tenant in pursuance of an order made under—

(i) section 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings),

(ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.), <sup>F323</sup> . . .

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- (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents) [<sup>F324</sup>, or
- (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ) ]]
- <sup>F325</sup>[( d ) a spouse, former spouse, [<sup>F326</sup>civil partner, former civil partner,] cohabitant or former cohabitant of the tenant to whom the tenancy has been transferred by an order made under Schedule 1 to the Matrimonial Homes Act 1983 or Schedule 7 to the Family Law Act 1996.]
- (4) This section does not apply to an increase of rent attributable to rates [<sup>F327</sup>or to council tax].

#### Textual Amendments

- F319** Words in s. 101(1) substituted (17.12.1996) by 1996 c. 53, s. 103, **Sch. 1 para. 5(1)**; S.I. 1996/2842, **art. 3**
- F320** S. 101(1A) repealed (17.12.1996) by 1996 c. 53, ss. 103, 147, **Sch. 1 para. 5(2)**, **Sch. 3 Pt. I**; S.I. 1996/2842, **art. 3**
- F321** S. 101(3)(a) substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 10**; S.I. 1993/2134, **arts. 2, 4(a)**.
- F322** S. 101(3)(c) substituted (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. III para. 14**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in **Sch.**)
- F323** Word in s. 101(3)(c)(ii) repealed (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 261(4), 263(10), **Sch. 30**; S.I. 2005/3175, **art. 2(6)**
- F324** S. 101(3)(c)(iv) and preceding word inserted (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 81, 263(2), **Sch. 8 para. 26**; S.I. 2005/3175, **art. 2(1)**, **Sch. 1**
- F325** S. 101(3)(d) substituted (1.10.1997) by 1996 c. 27, s. 66(1), **Sch. 8 Pt. III para. 55** (with **Sch. 9 paras. 8-10**); S.I. 1997/1892, **art. 3(1)(b)**
- F326** Words in s. 101(3)(d) inserted (5.12.2005) by **Civil Partnership Act 2004 (c. 33)**, ss. 82, 263(2), **Sch. 9 para. 20**; S.I. 2005/3175, **art. 2(1)**, **Sch. 1**
- F327** Words in s. 101(4) inserted (1.4.1993) by S.I. 1993/651, **art. 2(1)**, **Sch. 1 para. 12**.

### *Variation of terms of tenancy*

## 102 Variation of terms of secure tenancy.

- (1) The terms of a secure tenancy may be varied in the following ways, and not otherwise—
- (a) by agreement between the landlord and the tenant;
  - (b) to the extent that the variation relates to rent or to payments in respect of rates [<sup>F328</sup>, council tax] or services, by the landlord or the tenant in accordance with a provision in the lease or agreement creating the tenancy, or in an agreement varying it;
  - (c) in accordance with section 103 (notice of variation of periodic tenancy).
- (2) References in this section and section 103 to variation include addition and deletion; and for the purposes of this section the conversion of a monthly tenancy into a weekly tenancy, or a weekly tenancy into a monthly tenancy, is a variation of a term of the tenancy, but a variation of the premises let under a tenancy is not.

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- (3) This section and section 103 do not apply to a term of a tenancy which—
  - (a) is implied by an enactment, or
  - (b) may be varied under section 93 of the <sup>M17</sup>Rent Act 1977 (housing association and other tenancies: increase of rent without notice to quit).
- (4) This section and section 103 apply in relation to the terms of a periodic tenancy arising by virtue of section 86 (periodic tenancy arising on termination of a fixed term) as they would have applied to the terms of the first tenancy mentioned in that section had that tenancy been a periodic tenancy.

#### Textual Amendments

**F328** Words in S. 102(1)(b) inserted (1.4.1993) by [S.I. 1993/651, art. 2\(1\)](#), [Sch. 1 para. 13](#).

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

**C64** S. 102 modified (16.3.2016 for specified purposes) by [Welfare Reform and Work Act 2016 \(c. 7\), ss. 28, 31\(9\), 36\(5\)](#)

**C65** S. 102 modified (16.3.2016 for specified purposes, 1.4.2016 in so far as not already in force) by [Welfare Reform and Work Act 2016 \(c. 7\), ss. 31\(9\), 36\(5\)](#); [S.I. 2016/394, reg. 4](#)

#### Marginal Citations

**M17** [1977 c. 42](#).

### 103 Notice of variation of periodic tenancy.

- (1) The terms of a secure tenancy which is a periodic tenancy may be varied by the landlord by a notice of variation served on the tenant.
- (2) Before serving a notice of variation on the tenant the landlord shall serve on him a preliminary notice—
  - (a) informing the tenant of the landlord's intention to serve a notice of variation,
  - (b) specifying the proposed variation and its effect, and
  - (c) inviting the tenant to comment on the proposed variation within such time, specified in the notice, as the landlord considers reasonable;and the landlord shall consider any comments made by the tenant within the specified time.
- (3) Subsection (2) does not apply to a variation of the rent, or of payments in respect of services or facilities provided by the landlord or of payments in respect of rates.
- (4) The notice of variation shall specify—
  - (a) the variation effected by it, and
  - (b) the date on which it takes effect;and the period between the date on which it is served and the date on which it takes effect must be at least four weeks or the rental period, whichever is the longer.
- (5) The notice of variation, when served, shall be accompanied by such information as the landlord considers necessary to inform the tenant of the nature and effect of the variation.

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- (6) If after the service of a notice of variation the tenant, before the date on which the variation is to take effect, gives a valid notice to quit, the notice of variation shall not take effect unless the tenant, with the written agreement of the landlord, withdraws his notice to quit before that date.

*Provision of information and consultation*

**104 Provision of information about tenancies.**

- (1) Every body which lets dwelling-houses under secure tenancies shall from time to time publish information about its secure tenancies, in such form as it considers best suited to explain in simple terms, and so far as it considers it appropriate, the effect of—

- (a) the express terms of its secure tenancies,
- (b) the provisions of this Part <sup>F329</sup> . . . , and
- (c) the provisions of sections 11 to 16 of the <sup>M18</sup>Landlord and Tenant Act 1985 (landlord’s repairing obligations),

and shall ensure that so far as is reasonably practicable the information so published is kept up to date.

- (2) The landlord under a secure tenancy shall supply the tenant with—

- (a) a copy of the information for secure tenants published by it under subsection (1), and
- (b) a written statement of the terms of the tenancy, so far as they are neither expressed in the lease or written tenancy agreement (if any) nor implied by law;

and the statement required by paragraph (b) shall be supplied [<sup>F330</sup>when the secure tenancy arises] or as soon as practicable afterwards.

- [<sup>F331</sup>(3) A local authority which is the landlord under a secure tenancy shall supply the tenant, at least once in every relevant year, with a copy of such information relating to the provisions mentioned in subsection (1)(b) and (c) as was last published by it; and in this subsection “ relevant year ” means any period of twelve months beginning with an anniversary of the date of such publication. ]

**Textual Amendments**

**F329** Words in s. 104(1)(b) omitted (18.1.2005) by virtue of [Housing Act 2004 \(c. 34\)](#), [ss.189\(2\)](#), [270\(3\)\(a\)](#) and repealed (6.4.2006 (E.) and 16.6.2006 (W.)) by [Housing Act 2004 \(c. 34\)](#), [ss. 266](#), [270\(4\)\(5\)](#), [Sch. 16](#); [S.I. 2006/1060](#), [art. 2\(1\)\(e\)\(v\)](#); [S.I. 2006/1535](#), [art. 2\(c\)\(v\)](#)

**F330** Words in s. 104(2) substituted (4.2.1997) by [1996 c. 52](#), s. 141(1), [Sch. 14 para. 2](#); [S.I. 1997/66](#), [art. 2](#) (subject to savings in [Sch.](#))

**F331** S. 104(3) inserted (11.10.1993) by [1993 c. 28](#), [s. 123](#); [S.I. 1993/2134](#), [arts 2, 4\(a\)](#).

**Marginal Citations**

**M18** [1985 c. 70](#).



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## 105 Consultation on matters of housing management.

- (1) A landlord authority shall maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management to which this section applies—
  - (a) to be informed of the authority’s proposals in respect of the matter, and
  - (b) to make their views known to the authority within a specified period;and the authority shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements.
- (2) For the purposes of this section, a matter is one of housing management if, in the opinion of the landlord authority, it relates to—
  - (a) the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or
  - (b) the provision of services or amenities in connection with such dwelling-houses;but not so far as it relates to the rent payable under a secure tenancy or to charges for services or facilities provided by the authority.
- (3) This section applies to matters of housing management which, in the opinion of the landlord authority, represent—
  - (a) a new programme of maintenance, improvement or demolition, or
  - (b) a change in the practice or policy of the authority,and are likely substantially to affect either its secure tenants as a whole or a group of them who form a distinct social group or occupy dwelling-houses which constitute a distinct class (whether by reference to the kind of dwelling-house, or the housing estate or other larger area in which they are situated).
- (4) In the case of a landlord authority which is a local housing authority, the reference in subsection (2) to the provision of services or amenities is a reference only to the provision of services or amenities by the authority acting in its capacity as landlord of the dwelling-houses concerned.
- (5) A landlord authority shall publish details of the arrangements which it makes under this section, and a copy of the documents published under this subsection shall—
  - (a) be made available at the authority’s principal office for inspection at all reasonable hours, without charge, by members of the public, and
  - (b) be given, on payment of a reasonable fee, to any member of the public who asks for one.
- (6) A landlord authority which is <sup>F332</sup>a private registered provider of social housing or] a <sup>F333</sup>registered social landlord] shall, instead of complying with paragraph (a) of subsection (5), send a copy of any document published under that subsection—
  - (a) to the <sup>F334</sup>Relevant Authority], and
  - (b) to the council of any district <sup>F335</sup>, Welsh county or county borough] or London borough in which there are dwelling-houses let by the <sup>F336</sup>landlord authority] under secure tenancies;and a council to whom a copy is sent under this subsection shall make it available at its principal office for inspection at all reasonable hours, without charge, by members of the public.

<sup>F337</sup>(7) For the purposes of this section—

*Status: Point in time view as at 06/04/2016.*

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- (a) secure tenants include demoted tenants within the meaning of section 143A of the Housing Act 1996;
- (b) secure tenancies include demoted tenancies within the meaning of that section.]

#### Textual Amendments

- F332** Words in s. 105(6) 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. 22** (with art. 6, Sch. 3)
- F333** Words in s. 105(6) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(10)(a)**
- F334** Words in s. 105(6)(a) substituted (1.11.1998) by [1998 c. 38, s. 140](#), **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); [S.I. 1998/2244](#), **art. 5**
- F335** Words in s. 105(6)(b) inserted (1.4.1996) by [1994 c. 19, s. 22\(2\)](#), Sch. 8 para. 5(7) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); [S.I. 1996/396](#), art. 3, **Sch. 1**
- F336** Word in s. 105(6)(b) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(10)(b)**
- F337** S. 105(7) inserted (30.6.2004 for E and 30.9.2004 for specified purposes for W. and 30.4.2005 otherwise for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), ss. 14, 93(2), **Sch. 1 para. 2(2)**; [S.I. 2004/1502](#), **art. 2(a)(iii)** (subject to Sch.); [S.I. 2004/2557](#), **art. 2(a)(ii)** (subject to Sch.); [S.I. 2005/1225](#), **art. 2(b)**

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

- C66** S. 105 excluded by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 84(8)

### 106 Information about housing allocation.

- (1) A landlord authority shall publish a summary of its rules—
  - (a) for determining priority as between applicants in the allocation of its housing accommodation, and
  - (b) governing cases where secure tenants wish to move (whether or not by way of exchange of dwelling-houses) to other dwelling-houses let under secure tenancies by that authority or another body.
- (2) A landlord authority shall—
  - (a) maintain a set of the rules referred to in subsection (1) and of the rules which it has laid down governing the procedure to be followed in allocating its housing accommodation, and
  - (b) make them available at its principal office for inspection at all reasonable hours, without charge, by members of the public.
- (3) A landlord authority which is [<sup>F338</sup>a private registered provider of social housing or] a [<sup>F339</sup>registered social landlord] shall, instead of complying with paragraph (b) of subsection (2), send a set of the rules referred to in paragraph (a) of that subsection—
  - (a) to the [<sup>F340</sup>Relevant Authority], and
  - (b) to the council of any district [<sup>F341</sup>Welsh county or county borough] or London borough in which there are dwelling-houses let or to be let by the [<sup>F342</sup>landlord authority] under secure tenancies;

and a council to whom a set of rules is sent under this subsection shall make it available at its principal office for inspection at all reasonable hours, without charge, by members of the public.

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- (4) A copy of the summary published under subsection (1) shall be given without charge, and a copy of the set of rules maintained under subsection (2) shall be given on payment of a reasonable fee, to any member of the public who asks for one.
- (5) At the request of a person who has applied to it for housing accommodation, a landlord authority shall make available to him, at all reasonable times and without charge, details of the particulars which he has given to the authority about himself and his family and which the authority has recorded as being relevant to his application for accommodation.
- [<sup>F343</sup>(6) The provisions of this section do not apply to a landlord authority which is a local housing authority so far as they impose requirements corresponding to those to which such an authority is subject under [<sup>F344</sup>section] 168 of the Housing Act 1996 (provision of information about <sup>F345</sup>... allocation schemes).]

#### Textual Amendments

- F338** Words in s. 106(3) 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. 23** (with art. 6, Sch. 3)
- F339** Words in s. 106(3) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(11)(a)**
- F340** Words in s. 106(3)(a) substituted (1.11.1998) by [1998 c. 38, s. 140](#), **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); [S.I. 1998/2244](#), **art. 5**
- F341** Words in s. 106(3)(b) inserted (1.4.1996) by [1994 c. 19, s. 22\(2\)](#), Sch. 8 para. 5(7) (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2)); [S.I. 1996/396](#), art. 3, **Sch. 1**
- F342** Word in s. 106(3) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(11)(b)**
- F343** S. 106(6) inserted (1.4.1997) by [1996 c. 52, s. 173](#), **Sch. 16 para. 1**; [S.I. 1996/2959](#), **art. 3** (subject to transitional provision in [Sch. para. 2](#))
- F344** Word in s. 106(6) substituted (27.1.2003 for W. and 31.1.2003 for E.) by [2002 c. 7, s. 18\(1\)](#), **Sch. 1 para. 1**; [S.I. 2002/1736](#), art. 2(2), **Sch. Pt. 2**; [S.I. 2002/3114](#), **art. 3**
- F345** Words in s. 106(6) repealed (27.1.2003 for W. and 31.1.2003 for E.) by [2002 c. 7, s. 20\(1\)](#), **Sch. 2**; [S.I. 2002/1736](#), art. 2(2), **Sch. Pt. 2**; [S.I. 2002/3114](#), **art. 3**

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

- C67** S. 106(5) excluded by [Access to Personal Files Act 1987 \(c. 37, SIF 106:1\)](#), **s. 1(3)(5)**

#### [<sup>F346</sup>106A] Consultation before disposal to private sector landlord.

- (1) The provisions of Schedule 3A have effect with respect to the duties of—
- a local authority proposing to dispose of dwelling-houses subject to secure tenancies [<sup>F347</sup>or introductory tenancies], and
  - the Secretary of State in considering whether to give his consent to such a disposal,
- to have regard to the views of tenants liable as a result of the disposal to cease to be secure tenants [<sup>F348</sup>or introductory tenants].
- (2) In relation to a disposal to which that Schedule applies, the provisions of that Schedule apply in place of the provisions of section 105 (consultation on matters of housing management) [<sup>F349</sup>in the case of secure tenants and section 137 of the Housing Act 1996 (consultation on matters of housing management) in the case of introductory tenants.]

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- <sup>F350</sup> [ That Schedule, and this section, do not apply in relation to any disposal of an interest ( 3 ) in land by a local authority if—
- (a) the interest has been acquired by the authority (whether compulsorily or otherwise) following the making of an order for compulsory purchase under any enactment, other than section 290 (acquisition of land for clearance),
  - (b) the order provides that the interest is being acquired for the purpose of disposal to [<sup>F351</sup> a private registered provider of social housing or] a registered social landlord, and
  - (c) such a disposal is made within one year of the acquisition.
- (4) In this section “registered social landlord” has the same meaning as in Part I of the Housing Act 1996.]]

#### Textual Amendments

- F346** S. 106A inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 6(1)(3)
- F347** Words in s. 106A(1)(a) inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(h\)\(i\)](#)
- F348** Words in s. 106A(1) inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(h\)\(ii\)](#)
- F349** Words in s. 106A(2) inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(h\)\(iii\)](#)
- F350** S. 106A(3)(4) inserted (1.10.1996) by [1996 c. 52](#), s. 222, [Sch. 18 para. 23](#); [S.I. 1996/2402](#), art. 3 (subject to transitional provisions and to savings in [Sch.](#))
- F351** Words in s. 106A(3)(b) 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. 24](#) (with art. 6, [Sch. 3](#))

### <sup>F352</sup>Flexible tenancies

#### Textual Amendments

- F352** [Ss. 107A-107E](#) and cross-heading inserted (15.1.2012 for specified purposes, 1.4.2012 in so far as not already in force) by [Localism Act 2011 \(c. 20\)](#), [ss. 154](#), 240(2); [S.I. 2012/57](#), art. 4(1)(p) (with [arts. 6](#), 7, 9-11); [S.I. 2012/628](#), art. 6(a) (with [arts. 9](#), 11, 14, 15, 17)

## 107A Flexible tenancies

- (1) For the purposes of this Act, a flexible tenancy is a secure tenancy to which any of the following subsections applies.
- (2) This subsection applies to a secure tenancy if—
  - (a) it is granted by a landlord in England for a term certain of not less than two years, and
  - (b) before it was granted the person who became the landlord under the tenancy served a written notice on the person who became the tenant under the tenancy stating that the tenancy would be a flexible tenancy.
- (3) This subsection applies to a secure tenancy if—
  - (a) it becomes a secure tenancy by virtue of a notice under paragraph 4ZA(2) of Schedule 1 (family intervention tenancies becoming secure tenancies),
  - (b) the landlord under the family intervention tenancy in question was a local housing authority in England,

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- (c) the family intervention tenancy was granted to a person on the coming to an end of a flexible tenancy under which the person was a tenant,
  - (d) the notice states that the tenancy is to become a secure tenancy that is a flexible tenancy for a term certain of the length specified in the notice, and sets out the other express terms of the tenancy, and
  - (e) the length of the term specified in the notice is at least two years.
- (4) The length of the term of a flexible tenancy that becomes such a tenancy by virtue of subsection (3) is that specified in the notice under paragraph 4ZA(2) of Schedule 1.
- (5) The other express terms of the flexible tenancy are those set out in the notice, so far as those terms are compatible with the statutory provisions relating to flexible tenancies; and in this subsection “statutory provision” means any provision made by or under an Act.
- (6) This subsection applies to a secure tenancy if—
- (a) it is created by virtue of section 137A of the Housing Act 1996 (introductory tenancies becoming flexible tenancies), or
  - (b) it arises by virtue of section 143MA of that Act (demoted tenancies becoming flexible tenancies).

#### **107B Review of decisions relating to flexible tenancies**

- (1) This section applies if a person (“the prospective landlord”)—
- (a) offers to grant a flexible tenancy (whether or not on the coming to an end of an existing tenancy of any kind), or
  - (b) serves a notice under section 137A of the Housing Act 1996 stating that, on the coming to an end of an introductory tenancy, it will become a flexible tenancy.
- (2) A person to whom the offer is made or on whom the notice is served (“the person concerned”) may request a review of the prospective landlord's decision about the length of the term of the tenancy.
- (3) The review may only be requested on the basis that the length of the term does not accord with a policy of the prospective landlord as to the length of the terms of the flexible tenancies it grants.
- (4) A request for a review must be made before the end of—
- (a) the period of 21 days beginning with the day on which the person concerned first receives the offer or notice, or
  - (b) such longer period as the prospective landlord may in writing allow.
- (5) On a request being duly made to it, the prospective landlord must review its decision.
- (6) The Secretary of State may by regulations make provision about the procedure to be followed in connection with a review under this section.
- (7) The regulations may, in particular, make provision—
- (a) requiring the decision on the review to be made by a person of appropriate seniority who was not involved in the original decision, and
  - (b) as to the circumstances in which the person concerned is entitled to an oral hearing, and whether and by whom the person may be represented at such a hearing.

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- (8) The prospective landlord must notify the person concerned in writing of the decision on the review.
- (9) If the decision is to confirm the original decision, the prospective landlord must also notify the person of the reasons for the decision.
- (10) Regulations under this section—
  - (a) may contain transitional or saving provision;
  - (b) are to be made by statutory instrument which is subject to annulment in pursuance of a resolution of either House of Parliament.

### **107C Termination of flexible tenancy by tenant**

- (1) It is a term of every flexible tenancy that the tenant may terminate the tenancy in accordance with the following provisions of this section.
- (2) The tenant must serve a notice in writing on the landlord stating that the tenancy will be terminated on the date specified in the notice.
- (3) That date must be after the end of the period of four weeks beginning with the date on which the notice is served.
- (4) The landlord may agree with the tenant to dispense with the requirement in subsection (2) or (3).
- (5) The tenancy is terminated on the date specified in the notice or (as the case may be) determined in accordance with arrangements made under subsection (4) only if on that date—
  - (a) no arrears of rent are payable under the tenancy, and
  - (b) the tenant is not otherwise materially in breach of a term of the tenancy.

### **107D Recovery of possession on expiry of flexible tenancy**

- (1) Subject as follows, on or after the coming to an end of a flexible tenancy a court must make an order for possession of the dwelling-house let on the tenancy if it is satisfied that the following conditions are met.
- (2) Condition 1 is that the flexible tenancy has come to an end and no further secure tenancy (whether or not a flexible tenancy) is for the time being in existence, other than a secure tenancy that is a periodic tenancy (whether or not arising by virtue of section 86).
- (3) Condition 2 is that the landlord has given the tenant not less than six months' notice in writing—
  - (a) stating that the landlord does not propose to grant another tenancy on the expiry of the flexible tenancy,
  - (b) setting out the landlord's reasons for not proposing to grant another tenancy, and
  - (c) informing the tenant of the tenant's right to request a review of the landlord's proposal and of the time within which such a request must be made.
- (4) Condition 3 is that the landlord has given the tenant not less than two months' notice in writing stating that the landlord requires possession of the dwelling-house.

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- (5) A notice under subsection (4) may be given before or on the day on which the tenancy comes to an end.
- (6) The court may refuse to grant an order for possession under this section if—
  - (a) the tenant has in accordance with section 107E requested a review of the landlord's proposal not to grant another tenancy on the expiry of the flexible tenancy, and
  - (b) the court is satisfied that the landlord has failed to carry out the review in accordance with provision made by or under that section or that the decision on the review is otherwise wrong in law.
- (7) If a court refuses to grant an order for possession by virtue of subsection (6) it may make such directions as to the holding of a review or further review under section 107E as it thinks fit.
- (8) This section has effect notwithstanding that, on the coming to an end of the flexible tenancy, a periodic tenancy arises by virtue of section 86.
- (9) Where a court makes an order for possession of a dwelling-house by virtue of this section, any periodic tenancy arising by virtue of section 86 on the coming to an end of the flexible tenancy comes to an end (without further notice and regardless of the period) in accordance with section 82(2).
- (10) This section is without prejudice to any right of the landlord under a flexible tenancy to recover possession of the dwelling-house let on the tenancy in accordance with this Part.

#### **107E Review of decision to seek possession**

- (1) A request for a review of a landlord's decision to seek an order for possession of a dwelling-house let under a flexible tenancy must be made before the end of the period of 21 days beginning with the day on which the notice under section 107D(3) is served.
- (2) On a request being duly made to it, the landlord must review its decision.
- (3) The review must, in particular, consider whether the decision is in accordance with any policy of the landlord as to the circumstances in which it will grant a further tenancy on the coming to an end of an existing flexible tenancy.
- (4) The Secretary of State may by regulations make provision about the procedure to be followed in connection with a review under this section.
- (5) The regulations may, in particular, make provision—
  - (a) requiring the decision on the review to be made by a person of appropriate seniority who was not involved in the original decision, and
  - (b) as to the circumstances in which the person concerned is entitled to an oral hearing, and whether and by whom the person may be represented at such a hearing.
- (6) The landlord must notify the tenant in writing of the decision on the review.
- (7) If the decision is to confirm the original decision, the landlord must also notify the tenant of the reasons for the decision.

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- (8) The review must be carried out, and the tenant notified, before the date specified in the notice of proceedings as the date after which proceedings for the possession of the dwelling-house may be begun.
- (9) Regulations under this section—
- (a) may contain transitional or saving provision;
  - (b) are to be made by statutory instrument which is subject to annulment in pursuance of a resolution of either House of Parliament.]

### *Miscellaneous*

F353 **107** .....

#### **Textual Amendments**

**F353** S. 107 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 168(4), 194(4), [Sch. 12 Pt. II](#)

## **108 Heating charges**

- (1) This section applies to secure tenants of dwelling-houses to which a heating authority supply heat produced at a heating installation.
- (2) The Secretary of State may by regulations require heating authorities to adopt such methods for determining heating charges payable by such tenants as will secure that the proportion of heating costs borne by each of those tenants is no greater than is reasonable.
- (3) The Secretary of State may by regulations make provision for entitling such tenants, subject to and in accordance with the regulations, to require the heating authority—
  - (a) to give them, in such form as may be prescribed by the regulations, such information as to heating charges and heating costs as may be so prescribed, and
  - (b) where such information has been given, to afford them reasonable facilities for inspecting the accounts, receipts and other documents supporting the information and for taking copies or extracts from them.
- (4) Regulations under this section—
  - (a) May make different provision with respect to different cases or descriptions of case, including different provision for different areas;
  - (b) may make such procedural, incidental, supplementary and transitional provision as appears to the Secretary of State to be necessary or expedient, and may in particular provide for any question arising under the regulations to be referred to and determined by the county court; and
  - (c) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (5) In this section—



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- (a) “heating authority” means a housing authority [<sup>F354</sup>or housing action trust] who operate a heating installation and supply to premises heat produced at the installation;
- (b) “heating installation” means a generating station or other installation for producing heat;
- (c) references to heat produced at an installation include steam produced from, and air and water heated by, heat so produced;
- (d) “heating charge” means an amount payable to a heating authority in respect of heat produced at a heating installation and supplied to premises, including in the case of heat supplied to premises let by the authority such an amount payable as part of the rent;
- (e) “heating costs” means expenses incurred by a heating authority in operating a heating installation.

#### Textual Amendments

**F354** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 83(3)

### 109 Provisions not applying to tenancies of co-operative housing associations.

Sections 91 to 108 (assignment and subletting, repairs and improvements, variation of terms, provision of information and consultation, contributions to costs of transfers and heating charges) do not apply to a tenancy when the interest of the landlord belongs to a co-operative housing association.

#### *Supplementary provisions*

### [<sup>F355</sup>109A] Acquisition of dwelling-house subject to statutory tenancy.

Where an authority or body within section 80 (the landlord condition for secure tenancies) becomes the landlord of a dwelling-house subject to a statutory tenancy, the tenancy shall be treated for all purposes as if it were a contractual tenancy on the same terms, and the provisions of this Part apply accordingly.]

#### Textual Amendments

**F355** S. 109A and heading inserted by [Housing and Planning Act 1986 \(c.63, SIF 61\)](#), s. 24(1)(b), Sch. 5 Pt. I para. 2

### 110 Jurisdiction of county court.

- (1) [<sup>F356</sup>The county court] has jurisdiction to determine questions arising under this Part and to entertain proceedings brought under this Part and claims, for whatever amount, in connection with a secure tenancy.
- (2) That jurisdiction includes jurisdiction to entertain proceedings on the following questions—

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- (a) whether a consent required by section 92 (assignment by way of exchange) was withheld otherwise than on one or more of the grounds set out in Schedule 3,
  - (b) whether a consent required by section 93(1)(b) or 97(1) (landlord's consent to subletting of part of dwelling-house or to carrying out of improvements) was withheld or unreasonably withheld, or
  - (c) whether a statement supplied in pursuance of section 104(2)(b) (written statement of certain terms of tenancy) is accurate,
- notwithstanding that no other relief is sought than a declaration.

[<sup>F357</sup>( 3 ) If a person takes proceedings in the High Court which, by virtue of this section, he could have taken in the county court, he is not entitled to recover any costs.]

#### Textual Amendments

**F356** Words in s. 110(1) substituted (22.4.2014) by [Crime and Courts Act 2013 \(c. 22\)](#), s. 61(3), [Sch. 9 para. 52](#); [S.I. 2014/954](#), art. 2(c) (with art. 3) (with transitional provisions and savings in [S.I. 2014/956](#), arts. 3-11)

**F357** S. 110(3) repealed (*prosp.*) by [Courts and Legal Services Act 1990 \(c. 41, SIF 76:1\)](#), ss. 124(3)(4), 125(7), [Sch. 20](#)

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

**C68** S. 110(3) excluded (15.10.2013 for E., 5.11.2013 for W.) by [Prevention of Social Housing Fraud Act 2013 \(c. 3\)](#), ss. 5(9), 12; [S.I. 2013/2622](#), art. 2; [S.I. 2013/2861](#), art. 2

## 111 County court rules and directions.

<sup>F358</sup> .....

#### Textual Amendments

**F358** S. 111 repealed (3.4.2006) by [Constitutional Reform Act 2005 \(c. 4\)](#), ss. 15, 146, 148(1), [Sch. 4 para. 181](#), [Sch. 18 Pt. 2](#); [S.I. 2006/1014](#), art. 2(a), [Sch. 1 paras. 10, 11\(r\), 29, 30\(b\)](#)

## [<sup>F359</sup>111A] Introductory tenancies

Sections 102(1), (2) and (3)(a), 103 and 108 apply in relation to introductory tenancies as they apply in relation to secure tenancies.]

#### Textual Amendments

**F359** S. 111A inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(i\)](#)

## 112 Meaning of “dwelling-house”.

- (1) For the purposes of this Part a dwelling-house may be a house or a part of a house.
- (2) Land let together with a dwelling-house shall be treated for the purposes of this Part as part of the dwelling-house unless the land is agricultural land (as defined in section 26(3)(a) of the <sup>M19</sup>General Rate Act 1967) exceeding two acres.

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#### Marginal Citations

M19 1967 c. 9.

### 113 Members of a person’s family.

- (1) A person is a member of another’s family within the meaning of this Part if—
- (a) he is the spouse [<sup>F360</sup>or civil partner] of that person, or he and that person live together as husband and wife [<sup>F361</sup>or as if they were civil partners] , or
  - (b) he is that person’s parent, grandparent, child, grand-child, brother, sister, uncle, aunt, nephew or niece.
- (2) For the purpose of subsection (1)(b)—
- (a) a relationship by marriage [<sup>F362</sup>or civil partnership] shall be treated as a relationship by blood,
  - (b) a relationship of the half-blood shall be treated as a relationship of the whole blood,
  - (c) the stepchild of a person shall be treated as his child, and
  - (d) an illegitimate child shall be treated as the legitimate child of his mother and reputed father.

#### Textual Amendments

**F360** Words in s. 113(1)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 27\(2\)\(a\)](#); S.I. 2005/3175, [art. 2\(1\)](#), Sch. 1

**F361** Words in s. 113(1)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 27\(2\)\(b\)](#); S.I. 2005/3175, [art. 2\(1\)](#), Sch. 1

**F362** Words in s. 113(2)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 27\(3\)](#); S.I. 2005/3175, [art. 2\(1\)](#), Sch. 1

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

**C69** S. 113 applied by [Housing Act 1988 \(c. 50, SIF 61\)](#), [s. 28\(5\)](#)

**C70** S. 113 applied by [Protection from Eviction Act 1977 \(c.43, SIF 75:1\)](#), [s. 3A\(5\)](#) as inserted by [Housing Act 1988 \(c.50, SIF 61\)](#), [ss. 31](#), 42(2)(b)

**C71** S. 113 applied by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), [s. 138\(2\)](#)

S. 113 applied (17.12.1996) by [1996 c. 53, s. 98\(1\)](#); S.I. 1996/2842, [art. 3](#)

S. 113 applied (11.9.1996 for specified purposes and 16.12.1997 otherwise) by [1996 c. 53, s. 140\(4\)](#); S.I. 1996/2352, [art. 2\(2\)](#); S.I. 1997/2846, [art. 2](#)

### 114 Meaning of “landlord authority”.

- (1) In this Part “landlord authority” means—
- a local housing authority,
  - [<sup>F363</sup>a private registered provider of social housing other than a co-operative housing association,]
  - a [<sup>F364</sup>registered social landlord] other than a co-operative housing association,
  - a housing trust [<sup>F365</sup>, or] which is a charity,
  - a development corporation,
  - [<sup>F366</sup>a Mayoral development corporation, ]

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[<sup>F367</sup>a housing action trust][<sup>F365</sup>, or]  
an urban development corporation, <sup>F368</sup> . . .  
<sup>F368</sup> . . .

other than an authority in respect of which an exemption certificate has been issued.

- (2) The Secretary of State may, on an application duly made by the authority concerned, issue an exemption certificate to—

a development corporation,  
[<sup>F367</sup>a housing action trust][<sup>F365</sup>, or]  
an urban development corporation, <sup>F368</sup> . . .  
<sup>F368</sup> . . .

if he is satisfied that it has transferred, or otherwise disposed of, at least three-quarters of the dwellings which have at any time before the making of the application been vested in it.

- (3) The application shall be in such form and shall be accompanied by such information as the Secretary of State may, either generally or in relation to a particular case, direct.

#### Textual Amendments

**F363** Words in s. 114(1) 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. 25** (with art. 6, Sch. 3)

**F364** Words in s. 114(1) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(12)**

**F365** Words in s. 114(1)(2) inserted (1.10.1998) by 1998 c. 38, s. 129, **Sch. 15 para. 10** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**

**F366** Words in s. 114(1) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(l), **Sch. 22 para. 12**

**F367** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. **83(4)**

**F368** Words in s. 114(1)(2) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**

#### 115 Meaning of “long tenancy”.

- (1) The following are long tenancies for the purposes of this Part, subject to subsection (2)

- (a) a tenancy granted for a term certain exceeding 21 years, whether or not it is (or may become) terminable before the end of that term by notice given by the tenant or by re-entry or forfeiture;
- (b) a tenancy for a term fixed by law under a grant with a covenant or obligation for perpetual renewal, other than a tenancy by sub-demise from one which is not a long tenancy;
- (c) any tenancy granted in pursuance of Part V (the right to buy) [<sup>F369</sup>, including any tenancy granted in pursuance of that Part as it has effect by virtue of section 17 of the Housing Act 1996 (the right to acquire)].

- (2) A tenancy granted so as to become terminable by notice after a death is not a long tenancy for the purposes of this Part, unless—

- (a) it is granted by a housing association which at the time of the grant is [<sup>F370</sup>a private registered provider of social housing or][<sup>F371</sup>a registered social landlord],

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- (b) it is granted at a premium calculated by reference to a percentage of the value of the dwelling-house or of the cost of providing it, and
- (c) at the time it is granted it complies with the requirements of the regulations then in force under section 140(4)(b) of the <sup>M20</sup>Housing Act 1980 [<sup>F372</sup>or paragraph 4(2)(b) of schedule 4A to the Leasehold Reform Act 1967] (conditions for exclusion of shared ownership leases from Part I of the <sup>M21</sup>Leasehold Reform Act 1967) or, in the case of a tenancy granted before any such regulations were brought into force, with the first such regulations to be in force.

#### Textual Amendments

- F369** Words in s. 115(1)(c) inserted (1.4.1997) by S.I. 1997/627, art. 2, **Sch. para. 3(2)**
- F370** Words in s. 115(2)(a) 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. 26** (with art. 6, Sch. 3)
- F371** Words in s. 115(2)(a) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(13)**
- F372** Words inserted by Housing Act 1988 (c. 50, SIF 61), s. 140(1), **Sch. 17 Pt. I para. 40**

#### Marginal Citations

- M20** 1980 c. 51
- M21** 1967 c. 88.

### [<sup>F373</sup>115A Meaning of “introductory tenancy”.

In this Part “introductory tenancy” has the same meaning as in Chapter I of Part V of the Housing Act 1996.]

#### Textual Amendments

- F373** S. 115A inserted (4.2.1997) by 1996 c. 52, s. 141(1), **Sch. 14 para. 3**; S.I. 1997/66, **art. 2** (subject to savings in Sch.)

### 116 Minor definitions.

In this Part—

“common parts”, in relation to a dwelling-house let under a tenancy, means any part of a building comprising the dwelling-house and any other premises which the tenant is entitled under the terms of the tenancy to use in common with the occupiers of other dwelling-houses let by the landlord;

“housing purposes” means the purposes for which dwelling-houses are held by local housing authorities under Part II (provision of housing) or purposes corresponding to those purposes;

“rental period” means a period in respect of which a payment of rent falls to be made;

“term”, in relation to a secure tenancy, includes a condition of the tenancy.

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## 117 Index of defined expressions: Part IV

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression in the same section or paragraph):—

[ <sup>F374</sup> assured tenancy]	[ <sup>F374</sup> section 622]
cemetery	section 622
charity	section 622
common parts (in relation to a dwelling-house let under a tenancy)	section 116
[ <sup>F375</sup> consent (in Schedule 3A)]	[ <sup>F375</sup> paragraph 2(3) of that Schedule]
co-operative housing association	section 5(2)
<sup>F376</sup>	<sup>F376</sup>
...	...
development corporation	section 4(c)
dwelling-house	section 112
family (member of)	section 113
[ <sup>F377</sup> flexible tenancy]	section 107A]
housing association	section 5(1)
housing authority	section 4(a)
housing purposes	section 116
housing trust	section 6
improvement	section 97(2)
[ <sup>F378</sup> introductory tenancy]	[ <sup>F378</sup> section 115A]
[ <sup>F379</sup> landlord (in Part V of Schedule 2)]	[ <sup>F379</sup> paragraph 5 of that Part]
landlord authority	section 114
local authority	section 4(e)
local housing authority	section 1, 2(2)
long tenancy	section 115
[ <sup>F375</sup> management agreement and manager]	[ <sup>F375</sup> sections 27(2)and 27B(4)]
new town corporation	section 4(b)
qualified to succeed (on the death of a secure tenant)	section 87
[ <sup>F380</sup> registered social landlord]	[ <sup>F380</sup> section 5(4) and (5)]
[ <sup>F381</sup> the Relevant Authority]	[ <sup>F381</sup> section 6A]
rental period	section 116
secure tenancy	section 79

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term (in relation to a secure tenancy)	section 116
urban development corporation	section 4(d)
variation (of the terms of a secure tenancy)	section 102(2)

### Textual Amendments

- F374** Entry in s. 117 inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. **163(4)**
- F375** Entry in s. 117 inserted (17.8.1992) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 27**; S.I. 1992/1753, **art. 2(2)**
- F376** Entry in s. 117 repealed (1.11.1998) by 1998 c. 38, ss. 140, 152, Sch. 16 para. 11(a), **Sch. 18 Pt. VI** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F377** Entry in s. 117 inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), ss. **155(5)**, 240(2); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)
- F378** Entry in s. 117 inserted (4.2.1997) by 1996 c. 52, s. 141(1), **Sch. 14 para. 4**; S.I. 1997/66, **art. 2** (subject to savings in [Sch.](#))
- F379** Entry in s. 117 inserted (*prosp.*) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), ss. 24(2), 57(2), **Sch. 5 Pt. II para. 27**
- F380** Entry in s. 117 substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(14)**
- F381** Entry in s. 117 inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 11(b)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**

## PART V

### THE RIGHT TO BUY

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

- C72** Pt. V (ss. 118–188) amended by [Local Government Act 1985 \(c. 51, SIF 81:1\)](#), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 4, **Sch. 2 para. 61**
- C73** Pt. V (ss. 118–188) modified by S.I. 1986/2092, arts. 3, 6, **Sch. 1** (as amended (2.7.2012) by S.I. 2012/1659, art. 1(2), **Sch. 3 para. 30** (with arts. 4–6)); S.I. 1987/1732, **arts. 3(1)**, 4(1); S.I. 1989/368, art. 2, **Sch. 1**; S.I. 1990/179, art. 2, **Sch. 1**
- C74** Pt. V (ss. 118–188) applied (with modifications) (11.10.1993) by S.I. 1993/2240, art. 3, **Sch.** (as amended (W.) (3.9.2012) by S.I. 2012/2090, art. 1(2), **Sch. para. 2**)  
Pt. V (ss. 118–188) modified (11.10.1993) by S.I. 1993/2241, regs. 2, 3, **Schs. 1–4** (as amended (W.) (3.9.2012) by S.I. 2012/2090, art. 1(2), **Sch. para. 1**).  
Pt. V (ss. 118–188) modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(c)**  
Pt. V (ss. 118–188): power to modify conferred (1.8.1996) by 1996 c. 52, s. **17(2)(3)** (with s. 54(1)); S.I. 1996/2048, **art. 2(1)**
- C75** Pt. V (ss. 118–188) applied (1.8.1996) by 1996 c. 52, s. **17(2)(3)** (with s. 54(1)); S.I. 1996/2048, **art. 2(1)**
- C76** Pt. V (ss. 118–188) restricted (4.2.1997) by 1996 c. 52, s. **130(4)**; S.I. 1997/66, **art. 2** (subject to savings in [Sch.](#))
- C77** Pt. V modified (1.4.1997) by S.I. 1997/619, regs. 1, 2, **Schs. 1, 2** (as amended (W.) (3.9.2012) by S.I. 2012/2090, art. 1(2), **Sch. para. 3**)

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- C78** Pt. V amendment to earlier affecting provision S.I. 1997/619, reg. 2, Schs. 1, 2 (3.9.2012) by [The Housing \(Wales\) Measure 2011 \(Consequential Amendments to Subordinate Legislation\) Order 2012 \(S.I. 2012/2090\)](#), art. 1(2), **Sch. para. 3**
- C79** Pt. V amendment to earlier affecting provision S.I. 1993/2240, Sch. (3.9.2012) by [The Housing \(Wales\) Measure 2011 \(Consequential Amendments to Subordinate Legislation\) Order 2012 \(S.I. 2012/2090\)](#), art. 1(2), **Sch. para. 2**
- C80** Pt. V amendment to earlier affecting provision S.I. 1993/2241, Schs. 1, 2 (W.) (3.9.2012) by [The Housing \(Wales\) Measure 2011 \(Consequential Amendments to Subordinate Legislation\) Order 2012 \(S.I. 2012/2090\)](#), art. 1(2), **Sch. para. 1**
- C81** Pt. V amendment to earlier affecting provision S.I. 1986/2092, Sch. 1 Pt. 1 para. 42(a) (2.7.2012) by [The British Waterways Board \(Transfer of Functions\) Order 2012 \(S.I. 2012/1659\)](#), art. 1(2), **Sch. 3 para. 30** (with arts. 4-6)

### *The right to buy*

#### **118 The right to buy.**

- (1) A secure tenant has the right to buy, that is to say, the right, in the circumstances and subject to the conditions and exceptions stated in the following provisions of this Part—
- (a) if the dwelling-house is a house and the landlord owns the freehold, to acquire the freehold of the dwelling-house;
  - (b) if the landlord does not own the freehold or if the dwelling-house is a flat (whether or not the landlord owns the freehold), to be granted a lease of the dwelling-house.
- (2) Where a secure tenancy is a joint tenancy then, whether or not each of the joint tenants occupies the dwelling-house as his only or principal home, the right to buy belongs jointly to all of them or to such one or more of them as may be agreed between them; but such an agreement is not valid unless the person or at least one of the persons to whom the right to buy is to belong occupies the dwelling-house as his only or principal home.
- [<sup>F382</sup>(3) For the purposes of this Part, a dwelling-house which is a commonhold unit (within the meaning of the Commonhold and Leasehold Reform Act 2002) shall be treated as a house and not as a flat.]

#### **Textual Amendments**

**F382** S. 118(3) inserted (27.9.2004) by [Commonhold and Leasehold Reform Act 2002 \(c. 15\)](#), ss. 68, 181(1), **Sch. 5 para. 5** (with s. 63); S.I. 2004/1832, **art. 2**

#### **119 Qualifying period for right to buy.**

- [<sup>F383</sup>(A1) In the application of this Part to England, the right to buy does not arise unless the period which, in accordance with Schedule 4, is to be taken into account for the purposes of this section is at least three years.]
- (1) [<sup>F384</sup>In the application of this Part to Wales,] The right to buy does not arise unless the period which, in accordance with Schedule 4, is to be taken into account for the purposes of this section is at least [<sup>F385</sup>five] years.



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- (2) Where the secure tenancy is a joint tenancy the condition in subsection [F386(A1) or ] (1) need be satisfied with respect to one only of the joint tenants.

#### Textual Amendments

- F383** S. 119(A1) inserted (26.5.2015) by [Deregulation Act 2015 \(c. 20\)](#), **ss. 28(2)**, 115(3)(c)  
**F384** Words in s. 119(1) inserted (26.5.2015) by [Deregulation Act 2015 \(c. 20\)](#), **ss. 28(3)**, 115(3)(c)  
**F385** Words in s. 119(1) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 180(1)(5)(6)**, 270(3)  
**F386** Words in s. 119(2) inserted (26.5.2015) by [Deregulation Act 2015 \(c. 20\)](#), **ss. 28(4)**, 115(3)(c)

## 120 Exceptions to the right to buy

The right to buy does not arise in the cases specified in Schedule 5 (exceptions to the right to buy).

## 121 Circumstances in which the right to buy cannot be exercised.

[F387(1) The right to buy cannot be exercised if the tenant is subject to an order of the court for possession of the dwelling-house.]

(2) The right to buy cannot be exercised if the person, or one of the persons, to whom the right to buy belongs—

- (a) [F388has made a bankruptcy application that has not been determined or] has a bankruptcy petition pending against him,  
F389(b) .....  
(c) is an undischarged bankrupt, F390 ...  
(d) has made a composition or arrangement with his creditors the terms of which remain to be fulfilled. [F391or  
(e) is a person in relation to whom a moratorium period under a debt relief order applies (under Part 7A of the Insolvency Act 1986).]

[F392(3) The right to buy cannot be exercised at any time during the suspension period under an order made under section 121A in respect of the secure tenancy.]

#### Textual Amendments

- F387** S. 121(1) substituted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), **ss. 304(1)**, 325(2) (with s. 304(2))  
**F388** Words in s. 121(2)(a) inserted (6.4.2016) by [The Enterprise and Regulatory Reform Act 2013 \(Consequential Amendments\) \(Bankruptcy\) and the Small Business, Enterprise and Employment Act 2015 \(Consequential Amendments\) Regulations 2016 \(S.I. 2016/481\)](#), reg. 1, **Sch. 1 para. 6**  
**F389** S. 121(2)(b) repealed by [Insolvency Act 1985 \(c. 65, SIF 66\)](#), s. 235, **Sch. 10 Pt. III** and by [Insolvency Act 1986 \(c.45, SIF 66\)](#), s. 437, **Sch. 11**, Pt. II para. 10(2)  
**F390** Word in s. 121(2)(c) omitted (1.10.2012) by virtue of [The Tribunals, Courts and Enforcement Act 2007 \(Consequential Amendments\) Order 2012 \(S.I. 2012/2404\)](#), art. 1, **Sch. 2 para. 21(a)** (with art. 5)  
**F391** S. 121(2)(e) and word inserted (1.10.2012) by [The Tribunals, Courts and Enforcement Act 2007 \(Consequential Amendments\) Order 2012 \(S.I. 2012/2404\)](#), art. 1, **Sch. 2 para. 21(b)** (with art. 5)  
**F392** S. 121(3) inserted (6.6.2005 for E. and 25.11.2005 for W.) by [Housing Act 2004 \(c. 34\)](#), **ss. 192(1)**, 270(4)(5); S.S.I. 2005/1451, **art. 2(b)**; S.I. 2005/3237, **art. 2(g)**

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### [<sup>F393</sup>121A] Order suspending right to buy because of anti-social behaviour

- (1) The court may, on the application of the landlord under a secure tenancy, make a suspension order in respect of the tenancy.
- (2) A suspension order is an order providing that the right to buy may not be exercised in relation to the dwelling-house during such period as is specified in the order (“ the suspension period ”).
- (3) The court must not make a suspension order unless it is satisfied—
  - (a) that the tenant, or a person residing in or visiting the dwelling-house, has engaged or threatened to [<sup>F394</sup> engage in—
    - [<sup>F395</sup>(i) conduct that is capable of causing nuisance or annoyance to some person (who need not be a particular identified person) and that directly or indirectly relates to or affects the landlord's housing management functions, or
    - (ii) conduct that consists of or involves using housing accommodation owned or managed by the landlord for an unlawful purpose, and]]
  - (b) that it is reasonable to make the order.
- (4) When deciding whether it is reasonable to make the order, the court must consider, in particular—
  - (a) whether it is desirable for the dwelling-house to be managed by the landlord during the suspension period; and
  - (b) where the conduct mentioned in subsection (3)(a) consists of conduct by a person which is capable of causing nuisance or annoyance, the effect that the conduct (or the threat of it) has had on other persons, or would have if repeated.
- (5) Where a suspension order is made—
  - (a) any existing claim to exercise the right to buy in relation to the dwelling-house ceases to be effective as from the beginning of the suspension period, and
  - (b) section 138(1) shall not apply to the landlord, in connection with such a claim, at any time after the beginning of that period, but
  - (c) the order does not affect the computation of any period in accordance with Schedule 4.
- (6) The court may, on the application of the landlord, make (on one or more occasions) a further order which extends the suspension period under the suspension order by such period as is specified in the further order.
- (7) The court must not make such a further order unless it is satisfied—
  - (a) that, since the making of the suspension order (or the last order under subsection (6)), the tenant, or a person residing in or visiting the dwelling-house, has engaged or threatened to [<sup>F396</sup> engage in—
    - [<sup>F397</sup>(i) conduct that is capable of causing nuisance or annoyance to some person (who need not be a particular identified person) and that directly or indirectly relates to or affects the landlord's housing management functions, or
    - (ii) conduct that consists of or involves using housing accommodation owned or managed by the landlord for an unlawful purpose, and]]
  - (b) that it is reasonable to make the further order.

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- (8) When deciding whether it is reasonable to make such a further order, the court must consider, in particular—
- (a) whether it is desirable for the dwelling-house to be managed by the landlord during the further period of suspension; and
  - (b) where the conduct mentioned in subsection (7)(a) consists of conduct by a person which is capable of causing nuisance or annoyance, the effect that the conduct (or the threat of it) has had on other persons, or would have if repeated.
- (9) In this section any reference to the tenant under a secure tenancy is, in relation to a joint tenancy, a reference to any of the joint tenants.
- [<sup>F398</sup>(10) In this section “housing accommodation” includes—
- (a) flats, lodging-houses and hostels;
  - (b) any yard, garden, outhouses and appurtenances belonging to the accommodation or usually enjoyed with it;
  - (c) any common areas used in connection with the accommodation.]]

#### Textual Amendments

- F393** S. 121A inserted (6.6.2005 for E. and 25.11.2005 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 192\(2\)](#), [270\(4\)\(5\)](#); [S.I. 2005/1451](#), [art. 2\(b\)](#); [S.I. 2005/3237](#), [art. 2\(g\)](#)
- F394** S. 121A(3)(a): paras. (i)(ii) and words substituted (6.4.2007 for E. and otherwise prosp.) for words by [Police and Justice Act 2006 \(c. 48\)](#) ss. 52, 53, {[Sch. 14 para. 13\(2\)](#)}; [S.I. 2007/709](#), [art. 4\(c\)\(d\)](#) (subject to [art. 8](#))
- F395** S. 121A(3)(a)(i)(ii) substituted (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), [s. 185\(1\)](#), [Sch. 11 para. 11\(2\)](#) (with [ss. 21, 33, 42, 58, 75, 93](#)); [S.I. 2015/373](#), [art. 4\(f\)\(iii\)](#)
- F396** S. 121A(7)(a): paras. (i)(ii) and words substituted (6.7.2007 for E. and otherwise prosp.) for words by [Police and Justice Act 2006 \(c. 48\)](#) ss. 52, 53, {[Sch. 14 para. 13\(2\)](#)}; [S.I. 2007/709](#), [art. 4\(c\)\(d\)](#) (subject to [art. 8](#))
- F397** S. 121A(7)(a)(i)(ii) substituted (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), [s. 185\(1\)](#), [Sch. 11 para. 11\(3\)](#) (with [ss. 21, 33, 42, 58, 75, 93](#)); [S.I. 2015/373](#), [art. 4\(f\)\(iii\)](#)
- F398** S. 121A(10) substituted (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), [s. 185\(1\)](#), [Sch. 11 para. 11\(4\)](#) (with [ss. 21, 33, 42, 58, 75, 93](#)); [S.I. 2015/373](#), [art. 4\(f\)\(iii\)](#)

#### [<sup>F399</sup>121A] **Information to help tenants decide whether to exercise right to buy etc.**

- (1) Every body which lets dwelling-houses under secure tenancies shall prepare a document that contains information for its secure tenants about such matters as are specified in an order made by the Secretary of State.
- (2) The matters that may be so specified are matters which the Secretary of State considers that it would be desirable for secure tenants to have information about when considering whether to exercise the right to buy or the right to acquire on rent to mortgage terms.
- (3) The information contained in the document shall be restricted to information about the specified matters, and the information about those matters—
  - (a) shall be such as the body concerned considers appropriate, but
  - (b) shall be in a form which the body considers best suited to explaining those matters in simple terms.

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- (4) Once a body has prepared the document required by subsection (1), it shall revise it as often as it considers necessary in order to ensure that the information contained in it—
- (a) is kept up to date so far as is reasonably practicable, and
  - (b) reflects any changes in the matters for the time being specified in an order under this section.
- (5) An order under this section shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.]

#### Textual Amendments

**F399** Ss. 121AA, 121B inserted (18.11.2004 for specified purposes and 18.1.2005 otherwise) by [Housing Act 2004 \(c.34\)](#), **ss. 189(1)**, 270(2)(b)(3)(a)

#### [<sup>F400</sup>121B] Provision of information

- (1) This section sets out when the document prepared by a body under section 121AA is to be published or otherwise made available.
- (2) The body shall—
- (a) publish the document (whether in its original or a revised form), and
  - (b) supply copies of it to the body's secure tenants,
- at such times as may be prescribed by, and otherwise in accordance with, an order made by the Secretary of State.
- (3) The body shall make copies of the current version of the document available to be supplied, free of charge, to persons requesting them.
- (4) The copies must be made available for that purpose—
- (a) at the body's principal offices, and
  - (b) at such other places as it considers appropriate,
- at reasonable hours.
- (5) The body shall take such steps as it considers appropriate to bring to the attention of its secure tenants the fact that copies of the current version of the document can be obtained free of charge from the places where, and at the times when, they are made available in accordance with subsection (4).
- (6) In this section any reference to the current version of the document is to the version of the document that was last published by the body in accordance with subsection (2)(a).
- (7) An order under this section shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.]

#### Textual Amendments

**F400** Ss. 121AA, 121B inserted (18.11.2004 for specified purposes and 18.1.2005 otherwise) by [Housing Act 2004 \(c. 34\)](#), **ss. 189(1)**, 270(2)(b)(3)(a)

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### *Claim to exercise right to buy*

#### **122 Tenant’s notice claiming to exercise right to buy.**

- (1) <sup>F401</sup>Unless section 122B applies]a secure tenant claims to exercise the right to buy by written notice to that effect served on the landlord.
- (2) In this Part “the relevant time”, in relation to an exercise of the right to buy, means the date on which that notice is served.
- (3) The notice may be withdrawn at any time by notice in writing served on the landlord.

#### **Textual Amendments**

**F401** Words in s. 122(1) inserted (W.) (3.9.2012) by [Housing \(Wales\) Measure 2011 \(nawm 5\), ss. 32\(2\), 90\(2\); S.I. 2012/2091, arts. 1\(2\), 2](#)

#### **<sup>F402</sup>122A Applications to suspend the right to buy etc in parts of Wales: effect on claims to exercise the right**

- (1) Subsection (2) applies if—
  - (a) the Welsh Ministers are considering a local housing authority's application for a direction (“the draft direction”) in accordance with section 4(1) or (2) or 11(1) or (2) of the Housing (Wales) Measure 2011;
  - (b) a claim to exercise the right to buy is made under section 122(1) in respect of a dwelling-house to which—
    - (i) in the case of an application which is being considered in accordance with section 4(1) or (2) of the 2011 Measure, the draft direction applies, or
    - (ii) in the case of an application which is being considered in accordance with section 11(1) or (2) of the 2011 Measure, the enlarging elements (within the meaning of section 7 of that Measure) of the draft direction apply;
  - (c) the claim was made after the date on which the Welsh Ministers decided to consider the application for the proposed direction, and
  - (d) the application has not been determined or withdrawn.
- (2) The claim to exercise the right to buy shall be stayed unless withdrawn by the tenant under section 122(3).
- (3) If the Welsh Ministers refuse to issue the direction, the stay shall be lifted on the date of refusal.
- (4) If the application for the direction is withdrawn, the stay shall be lifted on the date of withdrawal.
- (5) If the Welsh Ministers have not granted or rejected an application for a direction within six months beginning with the date on which they decided to consider the application (see sections 4(4) and 11(4) of the 2011 Measure), the stay shall be lifted on the day after the end of that period.
- (6) If a claim to exercise the right to buy is stayed at the time the Welsh Ministers grant an application for a direction, the claim is deemed not to have been made.

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(7) This section does not affect the computation of any period under Schedule 4.]

#### Textual Amendments

**F402** S. 122A inserted (W.) (3.9.2012) by [Housing \(Wales\) Measure 2011 \(nawm 5\)](#), **ss. 31(2)**, 90(2); S.I. 2012/2091, **arts. 1(2)**, 2

### [<sup>F403</sup>122B] Suspension of the right to buy in parts of Wales

- (1) This section applies to a secure tenant of a dwelling-house to which a direction having effect under Part 1 of the Housing (Wales) Measure 2011 applies.
- (2) While the direction has effect, the tenant may not claim to exercise the right to buy under section 122.
- (3) This section does not affect the computation of any period in accordance with Schedule 4.]

#### Textual Amendments

**F403** S. 122B inserted (W.) (3.9.2012) by [Housing \(Wales\) Measure 2011 \(nawm 5\)](#), **ss. 32(3)**, 90(2); S.I. 2012/2091, **arts. 1(2)**, 2

### 123 Claim to share right to buy with members of family.

- (1) A secure tenant may in his notice under section 122 require that not more than three members of his family who are not joint tenants but occupy the dwelling-house as their only or principal home should share the right to buy with him.
- (2) He may validly do so in the case of any such member only if—
  - (a) that member is his spouse [<sup>F404</sup>is his civil partner] or has been residing with him throughout the period of twelve months ending with the giving of the notice, or
  - (b) the landlord consents.
- (3) Where by such a notice any members of the tenant's family are validly required to share the right to buy with the tenant, the right to buy belongs to the tenant and those members jointly and he and they shall be treated for the purposes of this Part as joint tenants.

#### Textual Amendments

**F404** Words in s. 123(2)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), **ss. 81**, 263(2), **Sch. 8 para. 28**; S.I. 2005/3175, **art. 2(1)**, Sch. 1

### 124 Landlord's notice admitting or denying right to buy.

- (1) Where a notice under section 122 (notice claiming to exercise right to buy) has been served by the tenant, the landlord shall, unless the notice is withdrawn, serve on the tenant within the period specified in subsection (2) [<sup>F405</sup>or (3)] a written notice either—

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- (a) admitting his right, or
  - (b) denying it and stating the reasons why, in the opinion of the landlord, the tenant does not have the right to buy.
- (2) The period for serving a notice under this section is four weeks where the requirement of section 119 (qualifying period for the right to buy) is satisfied by a period or periods during which the landlord was the landlord on which the tenant's notice under section 122 was served, and eight weeks in any other case.

<sup>F406</sup>(3) .....

[<sup>F407</sup>(3) But the period for serving a notice in a case where the stay of a claim to exercise the right to buy has been lifted under subsection (3), (4) or (5) of section 122A is four weeks beginning with the lifting date where the requirement of section 119 is satisfied by a period or periods during which the landlord was the landlord on which the tenant's notice under section 122 was served, and eight weeks beginning with the lifting date in any other case.]

#### Textual Amendments

**F405** Words in s. 124(1) inserted (W.) (3.9.2012) by [Housing \(Wales\) Measure 2011 \(nawm 5\)](#), **ss. 31(3)(a)**, 90(2); [S.I. 2012/2091](#), arts. 1(2), 2

**F406** Original s. 124(3) repealed (11.10.1993) by [1993 c. 28, s. 187\(2\)](#), **Sch. 22**; [S.I. 1993/2134](#), arts. 2, 4(b), **Sch. 2** (with saving in [Sch. 1 para. 4\(1\)](#)).

**F407** S. 124(3) inserted (W.) (3.9.2012) by [Housing \(Wales\) Measure 2011 \(nawm 5\)](#), **ss. 31(3)(b)**, 90(2); [S.I. 2012/2091](#), arts. 1(2), 2

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

**C82** S. 124 modified by [S.I. 1990/178](#), **arts. 3, 5** (which S.I. was revoked (11.10.1993) by [S.I. 1993/2241](#), **reg. 4**).

### 125 Landlord's notice of purchase price and other matters.

- (1) Where a secure tenant has claimed to exercise the right to buy and that right has been established (whether by the landlord's admission or otherwise), the landlord shall—
- (a) within eight weeks where the right is that mentioned in section 118(1)(a) (right to acquire freehold), and
  - (b) within twelve weeks where the right is that mentioned in section 118(1)(b) (right to acquire leasehold interest).

serve on the tenant a notice complying with this section.

- (2) The notice shall describe the dwelling-house, shall state the price at which, in the opinion of the landlord, the tenant is entitled to have the freehold conveyed or, as the case may be, the lease granted to him and shall, for the purpose of showing how the price has been arrived at, state—
- (a) the value at the relevant time,
  - (b) the improvements disregarded in pursuance of section 127 (improvements to be disregarded in determining value), and
  - (c) the discount to which the tenant is entitled, stating the period to be taken into account under section 129 (discount) and, where applicable, the

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amount mentioned in section 130(1) (reduction for previous discount) or section 131(1) or (2) (limits on amount of discount).

- (3) The notice shall state the provisions which, in the opinion of the landlord, should be contained in the conveyance or grant.
- [<sup>F408</sup>(4) Where the notice states provisions which would enable the landlord to recover from the tenant—
- (a) service charges, or
  - (b) improvement contributions,
- the notice shall also contain the estimates and other information required by section 125A (service charges) or 125B (improvement contributions).]
- [<sup>F409</sup>(4A) The notice shall contain a description of any structural defect known to the landlord affecting the dwelling-house or the building in which it is situated or any other building over which the tenant will have rights under the conveyance or lease.]
- [<sup>F410</sup>(5) The notice shall also inform the tenant of—
- (a) the effect of sections 125D and 125E(1) and (4) (tenant’s notice of intention, landlord’s notice in default and effect of failure to comply),
  - (b) his right under section 128 to have the value of the dwelling-house at the relevant time determined or re-determined by the district valuer,
  - (c) the effect of section 136(2) (change of tenant after service of notice under section 125),
  - (d) the effect of sections 140 and 141(1), (2) and (4) (landlord’s notices to complete and effect of failure to comply),
  - (e) the effect of the provisions of this Part relating to the right to acquire on rent to mortgage terms, and
  - (f) the relevant amount and multipliers for the time being declared by the Secretary of State for the purposes of section 143B.]

#### Textual Amendments

**F408** S. 125(4) substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 4(1)(6)

**F409** S. 125(4A) inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(1), [Sch. 5 Pt. 1 para. 3](#)

**F410** S. 125(5) substituted (11.10.1993) by [1993 c. 28, s. 104](#); [S.I. 1993/2134](#), [arts. 2, 4\(b\)](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

#### [<sup>F411</sup>125A] Estimates and information about service charges.

- (1) A landlord’s notice under section 125 shall state as regards service charges (excluding, in the case of a flat, charges to which subsection (2) applies)—
- (a) the landlord’s estimate of the average annual amount (at current prices) which would be payable in respect of each head of charge in the reference period, and
  - (b) the aggregate of those estimated amounts,
- and shall contain a statement of the reference period adopted for the purpose of the estimates.
- (2) A landlord’s notice under section 125 given in respect of a flat shall, as regards service charges in respect of repairs (including works for the making good of structural defects), contain—



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- (a) the estimates required by subsection (3), together with a statement of the reference period adopted for the purpose of the estimates, and
  - (b) a statement of the effect of—
    - paragraph 16B of Schedule 6 (which restricts by reference to the estimates the amounts payable by the tenant), and
    - section 450A and the regulations made under that section (right to a loan in respect of certain service charges).
- (3) The following estimates are required for works in respect of which the landlord considers that costs may be incurred in the reference period—
- (a) for works itemised in the notice, estimates of the amount (at current prices) of the likely cost of, and of the tenant's likely contribution in respect of, each item, and the aggregate amounts of those estimated costs and contributions, and
  - (b) for works not so itemised, an estimate of the average annual amount (at current prices) which the landlord considers is likely to be payable by the tenant.]

**Textual Amendments**

**F411** Ss. 125A–C inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 4(2)(6)

[<sup>F412</sup>**125B** Estimates and information about improvement contributions.

- (1) A landlord's notice under section 125 given in respect of a flat shall, as regards improvement contributions, contain—
- (a) the estimates required by this section, together with a statement of the reference period adopted for the purpose of the estimates, and
  - (b) a statement of the effect of paragraph 16C of Schedule 6 (which restricts by reference to the estimates the amounts payable by the tenant).
- (2) Estimates are required for works in respect of which the landlord considers that costs may be incurred in the reference period.
- (3) The works to which the estimates relate shall be itemised and the estimates shall show—
- (a) the amount (at current prices) of the likely cost of, and of the tenant's likely contribution in respect of, each item, and
  - (b) the aggregate amounts of those estimated costs and contributions.]

**Textual Amendments**

**F412** Ss. 125A–C inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 4(2)(6)

[<sup>F413</sup>**125C** Reference period for purposes of ss. 125A and 125B.

- (1) The reference period for the purposes of the estimates required by section 125A or 125B is the period—
- (a) beginning on such date not more than six months after the notice is given as the landlord may reasonably specify as being a date by which the conveyance will have been made or the lease granted, and

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- (b) ending five years after that date or, where the notice states that the conveyance or lease will provide for a service charge or improvement contribution to be calculated by reference to a specified annual period, with the end of the fifth such period beginning after that date.
- (2) For the purpose of the estimates it shall be assumed that the conveyance will be made or the lease granted at the beginning of the reference period on the terms stated in the notice.]

#### Textual Amendments

**F413** Ss. 125A-C inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 4(2)(6)

#### [<sup>F414</sup>125D] Tenant's notice of intention.

- (1) Where a notice under section 125 has been served on a secure tenant, he shall within the period specified in subsection (2) either—
- (a) serve a written notice on the landlord stating either that he intends to pursue his claim to exercise the right to buy or that he withdraws that claim, or
  - (b) serve a notice under section 144 claiming to exercise the right to acquire on rent to mortgage terms.
- (2) The period for serving a notice under subsection (1) is the period of twelve weeks beginning with whichever of the following is the later—
- (a) the service of the notice under section 125, <sup>F415</sup> . . .
  - (b) where the tenant exercises his right to have the value of the dwelling-house determined or re-determined by the district valuer [<sup>F416</sup>(or where the landlord exercises his right to have the value of the dwelling-house re-determined by the district valuer), the relevant event] .

[ In subsection (2)(b) “ the relevant event ” means—

- <sup>F417</sup>(3) (a) where a review notice was capable of being served under section 128A in relation to the determination or re-determination but no such notice was served during the period permitted by that section, the service of the notice under section 128(5) stating the effect of the determination or re-determination,
- (b) where a review notice was served under section 128A in relation to the determination or re-determination and section 128B(3) applied, the service on the tenant of the notice under section 128B(3), and
- (c) where a review notice was served under section 128A in relation to the determination or re-determination and section 128B(5) applied, the service of the notice under section 128B(7).]]

#### Textual Amendments

**F414** Ss. 125D, 125E inserted (11.10.1993) by [1993 c. 28, s. 105\(1\)](#); [S.I. 1993/2134, arts. 2, 4\(b\)](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

**F415** Word in s. 125D(2) repealed (22.9.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 321(1), 325(2), [Sch. 16](#)

**F416** Words in s. 125D(2)(b) substituted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 306(3), 325(2) (with s. 306(12))

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**F417** S. 125D(3) inserted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), **ss. 306(4)**, 325(2) (with [s. 306\(12\)](#))

**[<sup>F418</sup>125E] Landlord's notice in default.**

- (1) The landlord may, at any time after the end of the period specified in section 125D(2) or, as the case may require, section 136(2), serve on the tenant a written notice—
  - (a) requiring him, if he has failed to serve the notice required by section 125D(1), to serve that notice within 28 days, and
  - (b) informing him of the effect of this subsection and subsection (4).
- (2) At any time before the end of the period mentioned in subsection (1)(a) (or that period as previously extended) the landlord may by written notice served on the tenant extend it (or further extend it).
- (3) If at any time before the end of that period (or that period as extended under subsection (2)) the circumstances are such that it would not be reasonable to expect the tenant to comply with a notice under this section, that period (or that period as so extended) shall by virtue of this subsection be extended (or further extended) until 28 days after the time when those circumstances no longer obtain.
- (4) If the tenant does not comply with a notice under this section, the notice claiming to exercise the right to buy shall be deemed to be withdrawn at the end of that period (or, as the case may require, that period as extended under subsection (2) or (3)).]

**Textual Amendments**

**F418** Ss. 125D, 125E inserted (11.10.1993) by [1993 c. 28, s. 105\(1\)](#); [S.I. 1993/2134, arts. 2, 4\(b\)](#) (with saving in [Sch.1 para. 4\(1\)](#)).

*Purchase price*

**126 Purchase price.**

- (1) The price payable for a dwelling-house on a conveyance or grant in pursuance of this Part is—
  - (a) the amount which under section 127 is to be taken as its value at the relevant time, less
  - (b) the discount to which the purchaser is entitled under this Part.
- (2) References in this Part to the purchase price include references to the consideration for the grant of a lease.

**127 Value of dwelling-house.**

- (1) The value of a dwelling-house at the relevant time shall be taken to be the price which at that time it would realise if sold on the open market by a willing vendor—
  - (a) on the assumptions stated for a conveyance in subsection (2) and for a grant in subsection (3), <sup>F419</sup> . . .

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- (b) disregarding any improvements made by any of the persons specified in subsection (4) and any failure by any of those persons to keep the dwelling-house in good internal repair [<sup>F420</sup>, and
  - (c) on the assumption that any service charges or improvement contributions payable will not be less than the amounts to be expected in accordance with the estimates contained in the landlord’s notice under section 125.]
- (2) For a conveyance the assumptions are—
- (a) that the vendor was selling for an estate in fee simple with vacant possession,
  - (b) that neither the tenant nor a member of his family residing with him wanted to buy, and
  - (c) that the dwelling-house was to be conveyed with the same rights and subject to the same burdens as it would be in pursuance of this Part.
- (3) For the grant of a lease the assumptions are—
- (a) that the vendor was granting a lease with vacant possession for the appropriate term defined in paragraph 12 of Schedule 6 (but subject to sub-paragraph (3) of that paragraph).
  - (b) that neither the tenant nor a member of his family residing with him wanted to take the lease,
  - (c) that the ground rent would not exceed £10 per annum, and
  - (d) that the grant was to be made with the same rights and subject to the same burdens as it would be in pursuance of this Part.
- (4) The persons referred to in subsection (1)(b) are—
- (a) the secure tenant,
  - (b) any person who under the same tenancy was a secure tenant [<sup>F421</sup>or an introductory tenant]before him, and
  - [<sup>F422</sup>(c) any member of his family who, immediately before the secure tenancy was granted (or, where an introductory tenancy has become the secure tenancy, immediately before the introductory tenancy was granted), was a secure tenant or, an introductory tenant of the same dwelling-house under another tenancy,] but do not include, in a case where the secure tenant’s tenancy has at any time been assigned by virtue of section 92 (assignments by way of exchange), a person who under that tenancy was a secure tenant [<sup>F423</sup>or an introductory tenant] before the assignment.
- [<sup>F424</sup>(5) In this section “introductory tenant” and “introductory tenancy” have the same meaning as in Chapter I of Part V of the Housing Act 1996.]

#### Textual Amendments

**F419** Word repealed by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2)(3), Sch. 5 Pt. II para. 28, [Sch. 12 Pt. I](#)

**F420** Word and s. 127(1)(c) inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 4(3)(6)

**F421** Words in s. 127(4)(b) inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(j\)\(i\)](#)

**F422** S. 127(4)(c) substituted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(j\)\(ii\)](#)

**F423** Words in s. 127(4) inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(j\)\(iii\)](#)

**F424** S. 127(5) inserted (12.2.1997) by [S.I. 1997/74](#), art. 2, [Sch. para. 3\(k\)](#)

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## 128 Determination of value by district valuer.

- (1) Any question arising under this Part as to the value of a dwelling-house at the relevant time shall be determined by the district valuer in accordance with this section.
- (2) A tenant may require that value to be determined <sup>F425</sup> . . . by a notice in writing served on the landlord not later than three months after the service on him of the notice under section 125 (landlord’s notice of purchase price and other matters) or, if proceedings are then pending between the landlord and the tenant for the determination of any other question arising under this Part, within three months of the final determination of the proceedings.
- (3) If such proceedings are begun after a previous determination under this section—
  - (a) the tenant may, by notice in writing served on the landlord within four weeks of the final determination of the proceedings, require the value of the dwelling-house at the relevant time to be re-determined, and
  - (b) the landlord may at any time within those four weeks, whether or not a notice under paragraph (a) is served, require the district valuer to re-determine that value;and where the landlord requires a re-determination to be made in pursuance of this subsection, it shall serve on the tenant a notice stating that the requirement is being or has been made.
- (4) Before making a determination or re-determination in pursuance of this section, the district valuer shall consider any representation made to him by the landlord or the tenant within four weeks from the service of the tenant’s notice under this section or, as the case may be, from the service of the landlord’s notice under subsection (3).
- (5) As soon as practicable after a determination or re-determination has been made in pursuance of this section, the landlord shall serve on the tenant a notice <sup>F426</sup> stating—
  - (a) the effect of the determination or re-determination,
  - (b) the matters mentioned in section 125(2) and (3) (terms for exercise of right to buy), and
  - (c) the effect of section 128A(2) (right of district valuer to serve review notice and of landlord and tenant to request that such a notice is served).]
- <sup>F427</sup>(5A) The landlord shall, as soon as practicable, serve a copy of the notice on the district valuer if—
  - (a) the district valuer requests it; or
  - (b) the landlord requests a review of the determination or re-determination under section 128A(2)(b).
- (5B) The tenant shall, as soon as practicable, serve a copy of the notice on the district valuer if the tenant requests a review of the determination or re-determination under section 128A(2)(b).
- (5C) For the purposes of subsections (5A) and (5B) it does not matter whether the request in question was made before, on or after the service of the notice in accordance with subsection (5).]
- <sup>F428</sup>(6) . . . . .

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### Textual Amendments

- F425** Words in s. 128(2) repealed (22.9.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 306(5), 321(1), 325(2), [Sch. 16](#) (with s. 306(12))
- F426** Words in s. 128(5) substituted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 306(6), 325(2) (with s. 306(12))
- F427** S. 128(5A)-(5C) inserted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. 306(7), 325(2) (with s. 306(12))
- F428** S. 128(6) repealed (11.10.1993) by 1993 c. 28, s. 187(2), [Sch. 22](#); S.I. 1993/2134, arts. 2, 4(b), [Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

### [<sup>F429</sup>128A] **Determination of value: review notices**

- (1) Subsection (2) applies if the value of a dwelling-house has been determined or re-determined under section 128 (“the section 128 determination”).
- (2) The district valuer may—
  - (a) on the valuer's own initiative; or
  - (b) at the request of the landlord or the tenant of the dwelling-house;
 serve on the landlord and the tenant a notice of intention to review the section 128 determination giving reasons for the intention (“a review notice”).
- (3) A request under subsection (2)(b) must—
  - (a) be in writing;
  - (b) state the reason it is being made; and
  - (c) confirm that the landlord has not made to the tenant a grant of the kind mentioned in section 138(1) in respect of the claim by the tenant to exercise the right to buy in respect of the dwelling-house.
- (4) The landlord or the tenant may not make a request under subsection (2)(b) after the end of the period of 28 days beginning with the section 128(5) service date.
- (5) The district valuer must, before the end of the period of 14 days beginning with the day on which such a request is made, serve on the landlord and the tenant—
  - (a) a review notice; or
  - (b) a notice stating—
    - (i) that the request was made;
    - (ii) that the district valuer has decided not to comply with it; and
    - (iii) the reasons for the decision.
- (6) A review notice may not be served after the end of the period of 42 days beginning with the section 128(5) service date.
- (7) A review notice may not be served in relation to a determination which is subject to a re-determination required in pursuance of section 128(3) (but this does not prevent the service of a review notice in relation to the re-determination).
- (8) A review notice may not be served if the landlord has made a grant of the kind mentioned in subsection (3)(c).

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- (9) A person who makes a request under subsection (2)(b) must inform the district valuer if a grant of the kind mentioned in subsection (3)(c) is made during the period of 14 days mentioned in subsection (5).
- (10) Subsection (11) applies if the district valuer is considering whether to serve a review notice on the valuer's own initiative.
- (11) The landlord or the tenant must, if requested by the district valuer, inform the valuer whether a grant of the kind mentioned in subsection (3)(c) has been made.
- (12) In this section and section 128B—
  - “ a review notice ” has the meaning given by subsection (2);
  - “ the section 128 determination ” has the meaning given by subsection (1);
  - “ the section 128(5) service date ” means the day on which the landlord serves a notice on the tenant under section 128(5) in relation to the section 128 determination.

#### Textual Amendments

**F429** Ss. 128A, 128B inserted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), **ss. 306(2), 325(2)** (with [s. 306\(12\)](#))

### 128B Review of determination of value

- (1) The district valuer must review the section 128 determination as soon as reasonably practicable after serving a review notice.
- (2) Subsection (3) applies if, following the review, the district valuer decides that neither of the withdrawal conditions is met.
- (3) The district valuer must, as soon as reasonably practicable, serve on the landlord and the tenant a notice stating—
  - (a) the decision;
  - (b) the reasons for it; and
  - (c) that no further determination or (as the case may be) re-determination is to be made under this section.
- (4) Subsection (5) applies if, following the review, the district valuer decides that either withdrawal condition is met or both are met.
- (5) The district valuer must—
  - (a) as soon as reasonably practicable, withdraw the section 128 determination by serving a further determination notice on the landlord and the tenant; and
  - (b) make a further determination or (as the case may be) re-determination of the value of the dwelling-house at the relevant time.
- (6) Before making such a determination or re-determination, the district valuer must consider any representation made to the valuer by the landlord or the tenant before the end of the period of 14 days beginning with the day on which the further determination notice was served.
- (7) As soon as practicable after such a determination or re-determination has been made, the landlord must serve on the tenant a determination effect notice.

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- (8) A determination effect notice is a notice stating—
- (a) the effect of the further determination or (as the case may be) re-determination; and
  - (b) the matters mentioned in section 125(2) and (3).
- (9) For the purposes of this section, the withdrawal conditions are—
- (a) that a significant error was made in the section 128 determination; or
  - (b) that the district valuer did not comply with section 128(4) in relation to the section 128 determination.
- (10) This section does not apply to a determination which is subject to a re-determination required in pursuance of section 128(3) (but this does not prevent this section applying to the re-determination).
- (11) In this section—
- “a further determination notice” is a notice stating—
- (a) that the section 128 determination is withdrawn;
  - (b) the reasons for the withdrawal; and
  - (c) that a further determination or (as the case may be) re-determination of the value of the dwelling-house at the relevant time will be made;
- “significant error”, in relation to the section 128 determination, means an error of fact, or a number of such errors, made in the section 128 determination as a result of which the value of the dwelling-house determined or (as the case may be) re-determined was at least 5% more or less than it would otherwise have been. ]

#### Textual Amendments

**F429** Ss. 128A, 128B inserted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), **ss. 306(2), 325(2)** (with [s. 306\(12\)](#))

## 129 Discount.

- [<sup>F430</sup>(1) Subject to the following provisions of this Part, a person exercising the right to buy is entitled to a discount of a percentage calculated by reference to the period which is to be taken into account in accordance with Schedule 4 (qualifying period for right to buy and discount).
- (2) The discount is, subject to any order under subsection (2A)—
- (a) in the case of a house, [<sup>F431</sup>35 per cent]. plus one per cent. for each complete year by which the qualifying period exceeds [<sup>F432</sup>five] years, up to a maximum of 60 per cent.;
  - (b) in the case of a flat, [<sup>F433</sup>50 per cent]. plus two per cent. for each complete year by which the qualifying period exceeds [<sup>F434</sup>five] years, up to a maximum of 70 per cent.
- (2A) The Secretary of State may by order made with the consent of the Treasury provide that, in such cases as may be specified in the order—
- (a) the minimum percentage discount,
  - (b) the percentage increase for each complete year of the qualifying period after the first [<sup>F435</sup>five] , or



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- (c) the maximum percentage discount,  
shall be such percentage, higher than that specified in subsection (2), as may be specified in the order.
- (2B) An order—
- (a) may make different provision with respect to different cases or descriptions of case,
  - (b) may contain such incidental, supplementary or transitional provisions as appear to the Secretary of State to be necessary or expedient, and
  - (c) shall be made by statutory instrument and shall not be made unless a draft of it has been laid before and approved by resolution of each House of Parliament.]
- (3) Where joint tenants exercise the right to buy, Schedule 4 shall be construed as if for the secure tenant there were substituted that one of the joint tenants whose substitution will produce the largest discount.

#### Textual Amendments

- F430** S. 129(1)–(2B) substituted for s. 129(1)(2) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), **s. 2(1)(2)**
- F431** Words in s. 129(2)(a) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 180(2)(b)**, 270(3)(a) (with s. 180(5)(6))
- F432** Word in s. 129(2)(a) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 180(2)(a)**, 270(3)(a) (with s. 180(5)(6))
- F433** Words in s. 129(2)(b) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 180(3)(b)**, 270(3)(a) (with s. 180(5)(6))
- F434** Word in s. 129(2)(b) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 180(3)(a)**, 270(3)(a) (with s. 180(5)(6))
- F435** Word in s. 129(2A)(b) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 180(4)**, 270(3)(a) (with s. 180(5)(6))

#### 130 Reduction of discount where previous discount given.

- (1) There shall be deducted from the discount an amount equal to any previous discount qualifying, or the aggregate of previous discounts qualifying, under the provisions of this section.
- (2) A “previous discount” means a discount given before the relevant time—
- (a) on conveyance of the freehold, or a grant or assignment of a long lease, of a dwelling-house by a person within paragraph 7 [<sup>F436</sup>or 7A] of Schedule 4 (public sector landlords) or, in such circumstances as may be prescribed by order of the Secretary of State, by a person so prescribed, or
  - [<sup>F437</sup>(aa) on conveyance of the freehold, or a grant or assignment of a long lease of a dwelling-house by a person against whom the right to buy was exercisable by virtue of section 171A (preservation of right to buy on disposal to private sector landlord) to a person who was a qualifying person for the purposes of the preserved right to buy and in relation to whom that dwelling-house was the qualifying dwelling-house, or]
  - [<sup>F438</sup>(ab) in pursuance of the provision required by paragraphs 3 to 5 or paragraph 7 of Schedule 6A (redemption of landlord’s share), or]

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- (b) in pursuance of the provision required by paragraph 1 of Schedule 8 (terms of shared ownership lease: right to acquire additional shares), or any other provision to the like effect [<sup>F439</sup>or].
- [<sup>F439</sup>(c) in pursuance of any provision of, or required by, this Part as it has effect by virtue of section 17 of the Housing Act 1996 (the right to acquire).]
- (3) A previous discount qualifies for the purposes of this section if it was given—
- (a) to the person or one of the persons exercising the right to buy, or
  - (b) to the spouse [<sup>F440</sup>, or civil partner,] of that person or one of those persons (if they are living together at the relevant time), or
  - (c) to a deceased spouse [<sup>F441</sup>, or deceased civil partner,] of that person or one of those persons (if they were living together at the time of the death);
- and where a previous discount was given to two or more persons jointly, this section has effect as if each of them had been given an equal proportion of the discount.
- (4) Where the whole or part of a previous discount has been recovered by the person by whom it was given (or a successor in title of his)—
- (a) by the receipt of a payment determined by reference to the discount, or
  - (b) by a reduction so determined of any consideration given by that person (or a successor in title of his), or
  - (c) in any other way,
- then, so much of the discount as has been so recovered shall be disregarded for the purposes of this section.
- (5) An order under this section—
- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (6) In this section “dwelling-house” includes any yard, garden, outhouses and appurtenances belonging to the dwelling-house or usually enjoyed with it.

#### Textual Amendments

- F436** Words in s. 130(2)(a) inserted (17.8.1992) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), [Sch. 5 Pt. II para. 29](#); S.I. 1992/1753, [art. 2\(2\)](#) (with restriction in [Sch. para. 2](#))
- F437** S. 130(2)(aa) inserted (17.8.1992) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), [Sch. 5 Pt. II para. 29](#); S.I. 1992/1753, [art. 2\(2\)](#) (with restriction in [Sch. para. 2](#))
- F438** S. 130(2)(ab) inserted (11.10.1993) by [1993 c. 28, s. 187\(1\)](#), [Sch. 21 para. 11](#); S.I. 1993/2134, [arts. 2, 4\(b\)](#) (with saving in [Sch. 1 para. 4\(1\)](#)).
- F439** S. 130(2)(c) and word “or” preceding it inserted (1.4.1997) by S.I. 1997/627, [art. 2](#), [Sch. para. 3\(3\)](#)
- F440** Words in s. 130(3)(b) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 29\(a\)](#); S.I. 2005/3175, [art. 2\(1\)](#), [Sch. 1](#)
- F441** Words in s. 130(3)(c) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), [Sch. 8 para. 29\(b\)](#); S.I. 2005/3175, [art. 2\(1\)](#), [Sch. 1](#)

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

- C83** S. 130 modified by [Housing Associations Act 1985 \(c. 69, SIF 61\)](#), [s. 45\(4\)](#); [Housing Act 1988 \(c.50, SIF 61\)](#), [s. 58\(3\)\(4\)](#)

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### 131 Limits on amount of discount

- (1) Except where the Secretary of State so determines, the discount shall not reduce the price below the amount which, in accordance with a determination made by him, is to be taken as representing so much of the costs incurred in respect of the dwelling-house as, in accordance with the determination—
- [<sup>F442</sup>(a) is to be treated as incurred at or after the beginning of that period of account of the landlord in which falls the date which is eight years, or such other period of time as may be specified in an order made by the Secretary of State, earlier than the relevant time, and]
  - (b) is to be treated as relevant for the purposes of this sub-section;
- and if the price before discount is below that amount, there shall be no discount.
- [<sup>F443</sup>(1A) In subsection (1)(a) above “ period of account ”, in relation to any costs, means the period for which the landlord made up those of its accounts in which account is taken of those costs. ]
- (2) The discount shall not in any case reduce the price by more than such sum as the Secretary of State may by order prescribe.
- (3) An order or determination under this section may make different provision for different cases or descriptions of case, including different provision for different areas.
- (4) An order under this section shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

#### Textual Amendments

**F442** S. 131(1)(a) substituted by [Housing Act 1988 \(c. 50, SIF 61\), s. 122\(2\)\(4\)](#)

**F443** S. 131(1A) inserted by [Housing Act 1988 \(c. 50, SIF 61\), s. 122\(3\)\(4\)](#)

### *The right to a mortgage*

<sup>F444</sup>**132** .....

#### Textual Amendments

**F444** S. 132 amended and repealed (11.10.1993) by [1993 c. 28, ss. 107\(a\), 187\(2\), Sch. 22](#); [S.I. 1993/2134, arts. 2, 4\(b\), Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

<sup>F445</sup>**133** .....

#### Textual Amendments

**F445** S. 133 amended and repealed (11.10.1993) by [1993 c. 28, ss. 107\(a\), 187\(2\), Sch. 22](#); [S.I. 1993/2134, arts. 2, 4\(b\), Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

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<sup>F446</sup> **134** .....

**Textual Amendments**

**F446** S. 134 amended and repealed (11.10.1993) by 1993 c. 28, ss. 107(a), 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).

<sup>F447</sup> **135** .....

**Textual Amendments**

**F447** S. 135 amended and repealed (11.10.1993) by 1993 c. 28, ss. 107(a), 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).

*Change of tenant or landlord after service of notice claiming right to buy*

**136 Change of secure tenant after notice claiming right to buy.**

- (1) Where, after a secure tenant (“the former tenant”) has given a notice claiming the right to buy, another person (“the new tenant”)—
- (a) becomes the secure tenant under the same secure tenancy, otherwise than on an assignment made by virtue of section 92 (assignments by way of exchange), or
  - (b) becomes the secure tenant under a periodic tenancy arising by virtue of section 86 (periodic tenancy arising on termination of fixed term) on the coming to an end of the secure tenancy,

the new tenant shall be in the same position as if the notice had been given by him and he had been the secure tenant at the time it was given.

<sup>F448</sup>(2) If a notice under section 125 (landlord’s notice of purchase price and other matters) has been served on the former tenant, then, whether or not the former tenant has served a notice under subsection (1) of section 125D (tenant’s notice of intention), the new tenant shall serve a notice under that subsection within the period of twelve weeks beginning with whichever of the following is the later—

- (a) his becoming the secure tenant, <sup>F449</sup> . . .
- (b) where the right to have the value of the dwelling-house determined or re-determined by the district valuer is or has been exercised by him or the former tenant <sup>F450</sup>(or where the right to have the value of the dwelling-house re-determined by the district valuer is or has been exercised by the landlord), the relevant event] .]

<sup>F451</sup>(2A) In subsection (2)(b) “ the relevant event ” means—

- (a) where a review notice was capable of being served under section 128A in relation to the determination or re-determination but no such notice was served during the period permitted by that section, the service of the notice under section 128(5) stating the effect of the determination or re-determination,
- (b) where a review notice was served under section 128A in relation to the determination or re-determination and section 128B(3) applied, the service on

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- the new tenant or (as the case may be) the former tenant of the notice under section 128B(3), and
- (c) where a review notice was served under section 128A in relation to the determination or re-determination and section 128B(5) applied, the service of the notice under section 128B(7).]
- (6) The preceding provisions of this section do not confer any right on a person required in pursuance of section 123 (claim to share right to buy with members of family) to share the right to buy, unless he could have been validly so required had the notice claiming to exercise the right to buy been given by the new tenant.
- (7) The preceding provisions of this section apply with the necessary modifications if there is a further change in the person who is the secure tenant.

#### Textual Amendments

- F448** S. 136(2) substituted (11.10.1993) for s. 136(2)-(5) by [1993 c. 28, s. 105\(2\)](#); S.I. 1993/2134, [arts. 2, 4\(b\)](#)(with saving in Sch. 1 para. 4(1)).
- F449** Word in s. 136(2) repealed (22.9.2008 for E. and otherwise prosp.) by [Housing and Regeneration Act 2008 \(c. 17\)](#), [ss. 321\(1\), 325\(2\)](#), [Sch. 16](#)
- F450** Words in s. 136(2)(b) substituted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), [ss. 306\(8\), 325\(2\)](#) (with s. 306(12))
- F451** S. 136(2A) inserted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\)](#), [ss. 306\(9\), 325\(2\)](#) (with s. 306(12))

### 137 Change of landlord after notice claiming right to buy or right to a mortgage.

[<sup>F452</sup>(1) Where the interest of the landlord in the dwelling-house passes from the landlord to another body after a secure tenant has given a notice claiming to exercise the right to buy <sup>F453</sup> . . . , all parties shall [<sup>F454</sup> , subject to subsection (2), ] be in the same position as if the other body had become the landlord before the notice was given and had been given that notice and any further notice given by the tenant to the landlord and had taken all steps which the landlord had taken. ]

[<sup>F455</sup>(2) If the circumstances after the disposal differ in any material respect, as for example where—

- (a) the interest of the donee in the dwelling-house after the disposal differs from that of the donor before the disposal, or
- <sup>F456</sup>(b) . . . . .
- (c) any of the provisions of Schedule 5 (exceptions to the right to buy) becomes or ceases to be applicable,

all those concerned shall, as soon as practicable after the disposal, take all such steps (whether by way of amending or withdrawing and re-serving any notice or extending any period or otherwise) as may be requisite for the purpose of securing that all parties are, as nearly as may be, in the same position as they would have been if those circumstances had obtained before the disposal.]

#### Textual Amendments

- F452** S. 137, existing provision renumbered as s. 137(1) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), [s. 24\(1\)](#), [Sch. 5 Pt. I para. 4\(1\)](#)

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- F453** Words in S. 137 repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).
- F454** Words inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s.24(1), **Sch. 5 Pt. I para. 4(2)**
- F455** S. 137(2) inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(1), **Sch. 5 Pt. I para. 4(3)**
- F456** S. 137(2)(b) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).

*Completion of purchase in pursuance of right to buy*

**138 - Duty of landlord to convey freehold or grant lease.**

- (1) Where a secure tenant has claimed to exercise the right to buy and that right has been established, then, as soon as all matters relating to the grant <sup>F457</sup> . . . have been agreed or determined, the landlord shall make to the tenant—
- (a) if the dwelling-house is a house and the landlord owns the freehold, a grant of the dwelling-house for an estate in fee simple absolute, or
  - (b) if the landlord does not own the freehold or if the dwelling-house is a flat (whether or not the landlord owns the freehold), a grant of a lease of the dwelling-house,

in accordance with the following provisions of this Part.

- (2) If the tenant has failed to pay the rent or any other payment due from him as a tenant for a period of four weeks after it has been lawfully demanded from him, the landlord is not bound to comply with subsection (1) while the whole or part of that payment remains outstanding.

<sup>F458</sup>(2A) Subsection (2B) applies if an application is pending before any court—

- (a) for a demotion order [<sup>F459</sup>, Ground 2 or 2ZA possession order or section 84A possession order] to be made in respect of the tenant, or
- (b) for a suspension order to be made in respect of the tenancy.

(2B) The landlord is not bound to comply with subsection (1) until such time (if any) as the application is determined without—

- (a) a demotion order [<sup>F460</sup>, an operative Ground 2 or 2ZA possession order or an operative section 84A possession order] being made in respect of the tenant, or
- (b) a suspension order being made in respect of the tenancy,

or the application is withdrawn.

(2C) For the purposes of subsection (2A) and (2B)—

“ demotion order ” means a demotion order under section 82A;

<sup>F461</sup>“Ground 2 or 2ZA possession order” means an order for possession under Ground 2 or Ground 2ZA in Schedule 2;]

<sup>F462</sup>“operative Ground 2 or 2ZA possession order” means an order made under Ground 2 or Ground 2ZA in Schedule 2 which requires possession of the dwelling-house to be given up on a date specified in the order;”;

<sup>F463</sup>“operative section 84A possession order” means an order under section 84A which requires possession of the dwelling-house to be given up on a date specified in the order;

“section 84A possession order” means an order for possession under section 84A;]

*Status: Point in time view as at 06/04/2016.*

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“ suspension order ” means a suspension order under section 121A.

(2D) Subsection (1) has effect subject to section 121A(5) (disapplication of subsection (1) where suspension order is made).]

[<sup>F464</sup>(2E) Subsection (1) also has effect subject to—

- (a) section 138A(2) (operation of subsection (1) suspended while initial demolition notice is in force), and
- (b) section 138B(2) (subsection (1) disappplied where final demolition notice is served).]

(3) The duty imposed on the landlord by subsection (1) is enforceable by injunction.

#### Textual Amendments

- F457** Words in s. 138(1) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).
- F458** S. 138(2A)-(2D) inserted (15.6.2005 for E. and 25.11.2005 for W.) by Housing Act 2004 (c. 34), **ss.193(1)**, 270(4)(5); S.I. 2005/1451, **art.2**; S.I. 2005/3237, arts. 1(2), **2**
- F459** Words in s. 138(2A)(a) substituted (13.5.2014) by Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), **ss. 100(1)(a)**, 185(1), (2)(c), (3)(b) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/949, art. 2(b) (with art. 11(1)(2)); S.I. 2014/1241, art. 2(b) (with art. 3(1)(2))
- F460** Words in s. 138(2B)(a) substituted (13.5.2014) by Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), **ss. 100(1)(b)**, 185(1), (2)(c), (3)(b) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/949, art. 2(b) (with art. 11(1)(2)); S.I. 2014/1241, art. 2(b) (with art. 3(1)(2))
- F461** Words in s. 138(2C) substituted (13.5.2014) by Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), **ss. 100(1)(c)**, 185(1), (2)(c), (3)(b) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/949, art. 2(b) (with art. 11(1)(2)); S.I. 2014/1241, art. 2(b) (with art. 3(1)(2))
- F462** Words in s. 138(2C) substituted (13.5.2014) by Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), **ss. 100(1)(d)**, 185(1), (2)(c), (3)(b) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/949, art. 2(b) (with art. 11(1)(2)); S.I. 2014/1241, art. 2(b) (with art. 3(1)(2))
- F463** Words in s. 138(2C) inserted (13.5.2014) by Anti-social Behaviour, Crime and Policing Act 2014 (c. 12), **ss. 100(1)(e)**, 185(1), (2)(c), (3)(b) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2014/949, art. 2(b) (with art. 11(1)(2)); S.I. 2014/1241, art. 2(b) (with art. 3(1)(2))
- F464** S. 138(2E) inserted (18.1.2005) by virtue of Housing Act 2004 (c. 34), **ss.183(1)**, 270(3) (with 183(4))

#### [<sup>F465</sup>138A Effect of initial demolition notice served before completion

- (1) This section applies where—
  - (a) an initial demolition notice is served on a secure tenant under Schedule 5A, and
  - (b) the notice is served on the tenant before the landlord has made to him such a grant as is required by section 138(1) in respect of a claim by the tenant to exercise the right to buy.
- (2) In such a case the landlord is not bound to comply with section 138(1), in connection with any such claim by the tenant, so long as the initial demolition notice remains in force under Schedule 5A.
- (3) Section 138C provides a right to compensation in certain cases where this section applies.

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#### Textual Amendments

**F465** S. 138A-138C inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), [ss.183\(2\)\(4\)](#), 270(3)(a)

### 138B Effect of final demolition notice served before completion

- (1) This section applies where—
  - (a) a secure tenant has claimed to exercise the right to buy, but
  - (b) before the landlord has made to the tenant such a grant as is required by section 138(1) in respect of the claim, a final demolition notice is served on the tenant under paragraph 13 of Schedule 5.
- (2) In such a case—
  - (a) the tenant’s claim ceases to be effective as from the time when the final demolition notice comes into force under that paragraph, and
  - (b) section 138(1) accordingly does not apply to the landlord, in connection with the tenant’s claim, at any time after the notice comes into force.
- (3) Section 138C provides a right to compensation in certain cases where this section applies.

#### Textual Amendments

**F465** S. 138A-138C inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), [ss.183\(2\)\(4\)](#), 270(3)(a)

### 138C Compensation where demolition notice served

- (1) This section applies where—
  - (a) a secure tenant has claimed to exercise the right to buy,
  - (b) before the landlord has made to the tenant such a grant as is required by section 138(1) in respect of the claim, either an initial demolition notice is served on the tenant under Schedule 5A or a final demolition notice is served on him under paragraph 13 of Schedule 5, and
  - (c) the tenant’s claim is established before that notice comes into force under Schedule 5A or paragraph 13 of Schedule 5 (as the case may be).
- (2) If, within the period of three months beginning with the date when the notice comes into force (“ the operative date ”), the tenant serves on the landlord a written notice claiming an amount of compensation under subsection (3), the landlord shall pay that amount to the tenant.
- (3) Compensation under this subsection is compensation in respect of expenditure reasonably incurred by the tenant before the operative date in respect of legal and other fees, and other professional costs and expenses, payable in connection with the exercise by him of the right to buy.
- (4) A notice under subsection (2) must be accompanied by receipts or other documents showing that the tenant incurred the expenditure in question.]



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**Textual Amendments**

**F465** S. 138A-138C inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss.183(2)(4)**, 270(3)(a)

**139 Terms and effect of conveyance or grant and mortgage.**

- (1) A conveyance of the freehold executed in pursuance of the right to buy shall conform with Parts I and II of Schedule 6; a grant of a lease so executed shall conform with Parts I and III of that Schedule; and Part IV of that Schedule has effect in relation to certain charges.
- (2) The secure tenancy comes to an end on the grant to the tenant of an estate in fee simple, or of a lease, in pursuance of the provisions of this Part relating to the right to buy; and if there is then a subtenancy section 139 of the <sup>M22</sup>Law of Property Act 1925 (effect of extinguishment of reversion) applies as on a merger or surrender.

<sup>F466</sup>(3) .....

**Textual Amendments**

**F466** S. 139(3) repealed (11.10.1993) by [1993 c. 28, s. 187\(2\)](#), **Sch. 22**; [S.I. 1993/2134, arts. 2, 4\(b\)](#), **Sch. 2** (with saving in [Sch. 1 para. 4\(1\)](#)).

**Marginal Citations**

**M22** [1925 c. 20](#).

**140 Landlord's first notice to complete.**

- (1) The landlord may, subject to the provisions of this section, serve on the tenant at any time a written notice requiring him—
  - (a) if all relevant matters have been agreed or determined, to complete the transaction within a period stated in the notice, or
  - (b) if any relevant matters are outstanding, to serve on the landlord within that period a written notice to that effect specifying the matters,and informing the tenant of the effect of this section and of section 141(1), (2) and (4) landlord's second notice to complete).
- (2) The period stated in a notice under this section shall be such period (of at least 56 days) as may be reasonable in the circumstances.

<sup>F467</sup>(3) A notice under this section shall not be served earlier than [<sup>F468</sup>three] months after—

- (a) the service of the landlord's notice under section 125 (notice of purchase price and other matters), or
- (b) where a notice has been served under section 146 (landlord's notice admitting or denying right to acquire on rent to mortgage terms), the service of that notice.]

- (4) A notice under this section shall not be served if—
  - (a) a requirement for the determination or re-determination of the value of the dwelling-house by the district valuer has not been complied with,

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- [<sup>F469</sup>(aa) a review notice (within the meaning of section 128A) has been served in relation to such a determination or re-determination, section 128B applies and the district valuer has neither—
    - (i) served a notice under section 128B(3) (refusal to make further determination), nor
    - (ii) served a notice under section 128B(7) (a determination effect notice),
  - (ab) no such review notice has been served but such a notice may still be served under section 128A,]
  - (b) proceedings for the determination of any other relevant matter have not been disposed of, or
  - (c) any relevant matter stated to be outstanding in a written notice served on the landlord by the tenant has not been agreed in writing or determined.
- (5) In this section “relevant matters” means matters relating to the grant <sup>F470</sup>. . .

**Textual Amendments**

- F467** S. 140(3) substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 12**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in **Sch.1 para. 4(1)**).
- F468** Word in s. 140(3) substituted (18.1.2005) by **Housing Act 2004 (c. 34), ss. 184(2)(3)**, 270(3)
- F469** S. 140(4)(aa)(ab) inserted (22.9.2008) by **Housing and Regeneration Act 2008 (c. 17), ss. 306(10), 325(2)** (with s. 306(12))
- F470** Words in s. 140(5) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, **arts. 2, 4(b), Sch. 2** (with saving in **Sch. 1 para. 4(1)**).

**141 Landlord’s second notice to complete.**

- (1) If the tenant does not comply with a notice under section 140 (landlord’s first notice to complete), the landlord may serve on him a further written notice—
  - (a) requiring him to complete the transaction within a period stated in the notice, and
  - (b) informing him of the effect of this section in the event of his failing to comply.
- (2) The period stated in a notice under this section shall be such period (of at least 56 days) as may be reasonable in the circumstances.
- (3) At any time before the end of that period (or that period as previously extended) the landlord may by a written notice served on the tenant extend it (or further extend it).
- (4) If the tenant does not comply with a notice under this section the notice claiming to exercise the right to buy shall be deemed to be withdrawn at the end of that period (or as the case may require, that period as extended under subsection (3)).
- (5) If a notice under this section has been served on the tenant and by virtue of section 138(2) (failure of tenant to pay rent, etc.) the landlord is not bound to complete, the tenant shall be deemed not to comply with the notice.

<sup>F471</sup>**142** .....

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#### Textual Amendments

**F471** S. 142 amended and repealed (11.10.1993) by 1993 c. 28, ss. 107(b), 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in Sch. 1 paras. 4(1), 10).

#### [<sup>F472</sup> **142A** Termination of the right to acquire on rent to mortgage terms

- (1) As from the termination date, the right to acquire on rent to mortgage terms is not exercisable except in pursuance of a notice served under section 144 before that date.
- (2) In this section “ the termination date ” means the date falling 8 months after the date of the passing of the Housing Act 2004. ]

#### Textual Amendments

**F472** S. 142A inserted (18.11.2004) by **Housing Act 2004 (c. 34), s. 190(1)**

#### [<sup>F473</sup> *Right to acquire on rent to mortgage terms*]

#### Textual Amendments

**F473** Ss. 143, 143A, 143B and accompanying header substituted for s. 143 and header (2.9.1993 so far as confers on Secretary of State a power to make orders, regulations or declarations, 11.10.1993 in so far as it is not in force) by 1993 c. 28, **s. 108**; S.I. 1993/2134, **arts. 2,3, 4(b)** (with saving in Sch. 1 para. 4(1)).

#### [<sup>F474</sup> **143** **Right to acquire on rent to mortgage terms.**

- (1) Subject to subsection (2) and sections [<sup>F475</sup>142A,] 143A and 143B, where—
  - (a) a secure tenant has claimed to exercise the right to buy, and
  - (b) his right to buy has been established and his notice claiming to exercise it remains in force,he also has the right to acquire on rent to mortgage terms in accordance with the following provisions of this Part.
- (2) The right to acquire on rent to mortgage terms cannot be exercised if the exercise of the right to buy is precluded by section 121 (circumstances in which right to buy cannot be exercised).
- (3) Where the right to buy belongs to two or more persons jointly, the right to acquire on rent to mortgage terms also belongs to them jointly.]

#### Textual Amendments

**F474** Ss. 143, 143A, 143B substituted for s. 143 (2.9.1993 so far as confers on Secretary of State a power to make orders, regulations or declarations, 11.10.1993 in so far as it is not in force) by 1993 c. 28, **s. 108**; S.I. 1993/2134, **arts. 2,3, 4(b)** (with saving in Sch. 1 para. 4(1)).

**F475** Word in s. 143(1) inserted (18.11.2004) by **Housing Act 2004 (c. 34), s. 190(2)**

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

**C84** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

[<sup>F476</sup> **Right excluded by entitlement to housing benefit.**

**143A**

- (1) The right to acquire on rent to mortgage terms cannot be exercised if—
- (a) it has been determined that the tenant is or was entitled to housing benefit in respect of any part of the relevant period, or
  - (b) a claim for housing benefit in respect of any part of that period has been made (or is treated as having been made) by or on behalf of the tenant and has not been determined or withdrawn.
- (2) In this section “ the relevant period ” means the period—
- (a) beginning twelve months before the day on which the tenant claims to exercise the right to acquire on rent to mortgage terms, and
  - (b) ending with the day on which the conveyance or grant is executed in pursuance of that right.]

**Textual Amendments**

**F476** Ss. 143, 143A, 143B substituted for s. 143 (2.9.1993 so far as confers on Secretary of State a power to make orders, regulations or declarations, 11.10.1993 in so far as it is not in force) by 1993 c. 28, s. 108; S.I. 1993/2134, arts. 2, 3, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C85** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

[<sup>F477</sup> **Right excluded if minimum initial payment exceeds maximum initial payment.**

**143B**

- (1) The right to acquire on rent to mortgage terms cannot be exercised if the minimum initial payment in respect of the dwelling-house exceeds the maximum initial payment in respect of it.
- (2) The maximum initial payment in respect of a dwelling-house is 80 per cent. of the price which would be payable if the tenant were exercising the right to buy.
- (3) Where, in the case of a dwelling-house which is a house, the weekly rent at the relevant time did not exceed the relevant amount, the minimum initial payment shall be determined by the formula—

$$P=R \times M$$

where—

P = the minimum initial payment;

R = the amount of the weekly rent at the relevant time;

M = the multiplier which at that time was for the time being declared by the Secretary of State for the purposes of this subsection.

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- (4) Where, in the case of a dwelling-house which is a house, the weekly rent at the relevant time exceeded the relevant amount, the minimum initial payment shall be determined by the formula—

$$P=Q+(ExM)$$

where—

P = the minimum initial payment;

Q = the qualifying maximum for the year of assessment which included the relevant time;

E = the amount by which the weekly rent at that time exceeded the relevant amount;

M = the multiplier which at that time was for the time being declared by the Secretary of State for the purposes of this subsection.

- (5) The minimum initial payment in respect of a dwelling-house which is a flat is 80 per cent. of the amount which would be the minimum initial payment in respect of the dwelling-house if it were a house.
- (6) The relevant amount and multipliers for the time being declared for the purposes of this section shall be such that, in the case of a dwelling-house which is a house, they will produce a minimum initial payment equal to the capital sum which, in the opinion of the Secretary of State, could be raised on a 25 year repayment mortgage in the case of which the net amount of the monthly mortgage payments was equal to the rent at the relevant time calculated on a monthly basis.
- (7) For the purposes of subsection (6) the Secretary of State shall assume—
- (a) that the interest rate applicable throughout the 25 year term were the standard national rate for the time being declared by the Secretary of State under paragraph 2 of Schedule 16 (local authority mortgage interest rates); and
  - (b) that the monthly mortgage payments represented payments of capital and interest only.
- (8) In this section—

“ net amount ”, in relation to monthly mortgage payments, means the amount of such payments after deduction of tax under section 369 of the <sup>M23</sup> Income and Corporation Taxes Act 1988 (mortgage interest payable under deduction of tax);

“ qualifying maximum ” means the qualifying maximum defined in section 367(5) of that Act (limit on relief for interest on certain loans);

“ relevant amount ” means the amount which at the relevant time was for the time being declared by the Secretary of State for the purposes of this section;

“ relevant time ” means the time of the service of the landlord’s notice under section 146 (landlord’s notice admitting or denying right);

“ rent ” means rent payable under the secure tenancy, but excluding any element which is expressed to be payable for services, repairs, maintenance or insurance or the landlord’s costs of management. ]

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#### Textual Amendments

**F477** Ss. 143, 143A, 143B substituted for s. 143 (2.9.1993 so far as confers on Secretary of State a power to make orders, regulations, or declarations, 11.10.1993 in so far as it is not in force) by 1993 c. 28, s. 108; S.I. 1993/2134, arts. 2, 3, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C86** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

#### Marginal Citations

**M23** 1988 c. 1.

### <sup>F478</sup> 144 **Tenant's notice claiming right.**

- (1) <sup>F479</sup>Subject to section 142A, a secure tenant]claims to exercise the right to acquire on rent to mortgage terms by written notice to that effect served on the landlord.
- (2) The notice may be withdrawn at any time by notice in writing served on the landlord.
- (3) On the service of a notice under this section, any notice served by the landlord under section 140 or 141 (landlord's notices to complete purchase in pursuance of right to buy) shall be deemed to have been withdrawn; and no such notice may be served by the landlord whilst a notice under this section remains in force.
- (4) Where a notice under this section is withdrawn, the tenant may complete the transaction in accordance with the provisions of this Part relating to the right to buy.]

#### Textual Amendments

**F478** S. 144 substituted for ss. 144, 145 (11.10.1993) by 1993 c. 28, s. 109; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

**F479** Words in s. 144(1) substituted (18.11.2004) by Housing Act 2004 (c. 34), s. 190(3)

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

**C87** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

### <sup>F480</sup> 146 **Landlord's notice admitting or denying right.**

- (1) Where a notice under section 144 (notice claiming to exercise the right to acquire on rent to mortgage terms) has been served by the tenant, the landlord shall, unless the notice is withdrawn, serve on the tenant as soon as practicable a written notice either—
  - (a) admitting the tenant's right and informing him of the matters mentioned in subsection (2), or
  - (b) denying it and stating the reasons why, in the opinion of the landlord, the tenant does not have the right to acquire on rent to mortgage terms.
- (2) The matters are—

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- (a) the relevant amount and multipliers for the time being declared by the Secretary of State for the purposes of section 143B;
- (b) the amount of the minimum initial payment;
- (c) the proportion which that amount bears to the price which would be payable if the tenant exercised the right to buy;
- (d) the landlord's share on the assumption that the tenant makes the minimum initial payment;
- (e) the amount of the initial discount on that assumption; and
- (f) the provisions which, in the landlord's opinion, should be contained in the conveyance or grant and the mortgage required by section 151B (mortgage for securing redemption of landlord's share).]

#### Textual Amendments

**F480** S. 146 substituted (11.10.1993) by 1993 c. 28, s. 110; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C88** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

#### [<sup>F481</sup> 146A] **Tenant's notice of intention.**

- (1) Where a notice under section 146 has been served on a secure tenant, he shall within the period specified in subsection (2) serve a written notice on the landlord stating either—
  - (a) that he intends to pursue his claim to exercise the right to acquire on rent to mortgage terms and the amount of the initial payment which he proposes to make, or
  - (b) that he withdraws that claim and intends to pursue his claim to exercise the right to buy, or
  - (c) that he withdraws both of those claims.
- (2) The period for serving a notice under subsection (1) is the period of twelve weeks beginning with the service of the notice under section 146.
- (3) The amount stated in a notice under subsection (1)(a)—
  - (a) shall not be less than the minimum initial payment and not more than the maximum initial payment, and
  - (b) may be varied at any time by notice in writing served on the landlord.]

#### Textual Amendments

**F481** Ss. 146A, 146B inserted (11.10.1993) by 1993 c. 28, s. 111; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C89** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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<sup>F482</sup>**146B Landlord's notice in default.**

- (1) The landlord may, at any time after the end of the period specified in section 146A(2), serve on the tenant a written notice—
  - (a) requiring him, if he has failed to serve the notice required by section 146A(1), to serve that notice within 28 days, and
  - (b) informing him of the effect of this subsection and subsection (4).
- (2) At any time before the end of the period mentioned in subsection (1)(a) (or that period as previously extended) the landlord may by written notice served on the tenant extend it (or further extend it).
- (3) If at any time before the end of that period (or that period as extended under subsection (2)) the circumstances are such that it would not be reasonable to expect the tenant to comply with a notice under this section, that period (or that period as so extended) shall by virtue of this subsection be extended (or further extended) until 28 days after the time when those circumstances no longer obtain.
- (4) If the tenant does not comply with a notice under this section the notice claiming to exercise the right to acquire on rent to mortgage terms shall be deemed to be withdrawn at the end of that period (or, as the case may require, that period as extended under subsection (2) or (3)).

**Textual Amendments**

**F482** Ss. 146A, 146B inserted (11.10.1993) by 1993 c. 28, s. 111; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C90** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

<sup>F483</sup>  
**147 Notice of landlord's share and initial discount.**

- (1) Where a secure tenant has served—
  - (a) a notice under section 146A(1)(a) stating that he intends to pursue his claim to exercise the right to acquire on rent to mortgage terms, and the amount of the initial payment which he proposes to make, or
  - (b) a notice under section 146A(3)(b) varying the amount stated in a notice under section 146A(1)(a),
 the landlord shall, as soon as practicable, serve on the tenant a written notice complying with this section.
- (2) The notice shall state—
  - (a) the landlord's share on the assumption that the amount of the tenant's initial payment is that stated in the notice under section 146A(1)(a) or, as the case may be, section 146A(3)(b), and
  - (b) the amount of the initial discount on that assumption,
 determined in each case in accordance with section 148.]



*Status: Point in time view as at 06/04/2016.*

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#### Textual Amendments

**F483** S. 147 substituted (11.10.1993) by 1993 c. 28, s. 112; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para 4(1)).

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

**C91** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

[<sup>F484</sup>  
148

#### Determination of landlord's share, initial discount etc.

The landlord's share shall be determined by the formula—

$$S = PIPP \times 100$$

the amount of the initial discount shall be determined by the formula—

$$ID = IPP \times D$$

and the amount of any previous discount which will be recovered by virtue of the transaction shall be determined by the formula—

$$RD = IPP \times PD$$

where—

S = the landlord's share expressed as a percentage;

P = the price which would be payable if the tenant were exercising the right to buy;

IP = the amount of the tenant's initial payment (but disregarding any reduction in pursuance of section 153B(3));

ID = the amount of the initial discount;

D = the amount of the discount which would be applicable if the tenant were exercising the right to buy;

RD = the amount of any previous discount which will be recovered by virtue of the transaction;

PD = the amount of any previous discount which would be recovered if the tenant were exercising the right to buy.]

#### Textual Amendments

**F484** S. 148 substituted (11.10.1993) by 1993 c. 28, s. 113; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch.1 para. 4(1)).

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

**C92** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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[<sup>F485</sup>  
149

### **Change of landlord after notice claiming right.**

- (1) Where the interest of the landlord in the dwelling-house passes from the landlord to another body after a secure tenant has given a notice claiming to exercise the right to acquire on rent to mortgage terms, all parties shall subject to subsection (2) be in the same position as if the other body—
  - (a) had become the landlord before the notice was given, and
  - (b) had been given that notice and any further notice given by the tenant to the landlord, and
  - (c) had taken all steps which the landlord had taken.
- (2) If the circumstances after the disposal differ in any material respect, as for example where—
  - (a) the interest of the donee in the dwelling-house after the disposal differs from that of the donor before the disposal, or
  - (b) any of the provisions of Schedule 5 (exceptions to the right to buy) becomes or ceases to be applicable,

all those concerned shall, as soon as practicable after the disposal, take all such steps (whether by way of amending or withdrawing and re-serving any notice or extending any period or otherwise) as may be requisite for the purpose of securing that all parties are, as nearly as may be, in the same position as they would have been if those circumstances had obtained before the disposal.]

#### **Textual Amendments**

**F485** S. 149 substituted (11.10.1993) by 1993 c. 28, s. 114; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C93** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(e); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

[<sup>F486</sup>  
150

### **Duty of landlord to convey freehold or grant lease.**

- (1) Where a secure tenant has claimed to exercise the right to acquire on rent to mortgage terms and that right has been established, then, as soon as all matters relating to the grant and to securing the redemption of the landlord's share have been agreed or determined, the landlord shall make to the tenant—
  - (a) if the dwelling-house is a house and the landlord owns the freehold, a grant of the dwelling-house for an estate in fee simple absolute, or
  - (b) if the landlord does not own the freehold or if the dwelling-house is a flat (whether or not the landlord owns the freehold), a grant of a lease of the dwelling-house,

in accordance with the following provisions of this Part.
- (2) If the tenant has failed to pay the rent or any other payment due from him as a tenant for a period of four weeks after it has been lawfully demanded from him, the landlord is not bound to comply with subsection (1) while the whole or part of that payment remains outstanding.
- (3) The duty imposed on the landlord by subsection (1) is enforceable by injunction.]

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#### Textual Amendments

**F486** S. 150 substituted (11.10.1993) by 1993 c. 28, s. 115; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C94** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

[<sup>F487</sup>  
151

#### Terms and effect of conveyance or grant: general.

- (1) A conveyance of the freehold executed in pursuance of the right to acquire on rent to mortgage terms shall conform with Parts I and II of Schedule 6; a grant of a lease so executed shall conform with Parts I and III of that Schedule; and Part IV of that Schedule applies to such a conveyance or lease as it applies to a conveyance or lease executed in pursuance of the right to buy.
- (2) The secure tenancy comes to an end on the grant to the tenant of an estate in fee simple, or of a lease, in pursuance of the right to acquire on rent to mortgage terms; and if there is then a sub-tenancy section 139 of the <sup>M24</sup> Law of Property Act 1925 (effect of extinguishment of reversion) applies as on a merger or surrender. ]

#### Textual Amendments

**F487** S. 151 substituted (11.10.1993) by 1993 c. 28, s. 116(1); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C95** Ss. 143-151 amended (11.10.1993) by 1993 c. 28, s. 107(c); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

#### Marginal Citations

**M24** 1925 c. 20.

[<sup>F488</sup> 151A Redemption of landlord's share.

Schedule 6A (which makes provision for the redemption of the landlord's share) shall have effect; and a conveyance of the freehold or a grant of a lease executed in pursuance of the right to acquire on rent to mortgage terms shall conform with that Schedule.]

#### Textual Amendments

**F488** S. 151A inserted (11.10.1993) by 1993 c. 28, s. 117(1); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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<sup>F489</sup>  
**151B Mortgage for securing redemption of landlord's share.**

- (1) The liability that may arise under the covenant required by paragraph 1 of Schedule 6A (covenant for the redemption of the landlord's share in the circumstances there mentioned) shall be secured by a mortgage.
- (2) Subject to subsections (3) and (4), the mortgage shall have priority immediately after any legal charge securing an amount advanced to the secure tenant by an approved lending institution for the purpose of enabling him to exercise the right to acquire on rent to mortgage terms.
- (3) The following, namely—
- (a) any advance which is made otherwise than for the purpose mentioned in subsection (2) and is secured by a legal charge having priority to the mortgage, and
  - (b) any further advance which is so secured,
- shall rank in priority to the mortgage if, and only if, the landlord by written notice served on the institution concerned gives its consent; and the landlord shall so give its consent if the purpose of the advance or further advance is an approved purpose.
- (4) The landlord may at any time by written notice served on an approved lending institution postpone the mortgage to any advance or further advance which—
- (a) is made to the tenant by that institution, and
  - (b) is secured by a legal charge not having priority to the mortgage;
- and the landlord shall serve such a notice if the purpose of the advance or further advance is an approved purpose.
- (5) The approved lending institutions for the purposes of this section are—
- the <sup>F490</sup>Relevant Authority],
- [ In subsection (5) “the Relevant Authority” does not include the Regulator of Social
- <sup>F491</sup>(5A) Housing but does include the Homes and Communities Agency.]
- [ In subsection (5) “the Relevant Authority” also includes the Greater London
- <sup>F492</sup>(5B) Authority.]
- <sup>F493</sup>an authorised deposit taker
  - an authorised insurer]
  - and <sup>F494</sup> an authorised mortgage lender.]
- (6) The approved purposes for the purposes of this section are—
- (a) to enable the tenant to make an interim or final payment,
  - (b) to enable the tenant to defray, or to defray on his behalf, any of the following—
    - (i) the cost of any works to the dwelling-house,
    - (ii) any service charge payable in respect of the dwelling-house for works, whether or not to the dwelling-house, and
    - (iii) any service charge or other amount payable in respect of the dwelling-house for insurance, whether or not of the dwelling-house, and
  - (c) to enable the tenant to discharge, or to discharge on his behalf, any of the following—
    - (i) so much as is still outstanding of any advance or further advance which ranks in priority to the mortgage,
    - (ii) any arrears of interest on such an advance or further advance, and

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- (iii) any costs and expenses incurred in enforcing payment of any such interest, or repayment (in whole or in part) of any such advance or further advance.
- (7) Where different parts of an advance or further advance are made for different purposes, each of those parts shall be regarded as a separate advance or further advance for the purposes of this section.
- (8) The Secretary of State may by order prescribe—
  - (a) matters for which the deed by which the mortgage is effected must make provision, and
  - (b) terms which must, or must not, be contained in that deed, but only in relation to deeds executed after the order comes into force.
- (9) The deed by which the mortgage is effected may contain such other provisions as may be—
  - (a) agreed between the mortgagor and the mortgagee, or
  - (b) determined by the county court to be reasonably required by the mortgagor or the mortgagee.
- (10) An order under this section—
  - (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.]

#### Textual Amendments

- F489** S. 151B inserted (11.10.1993) by 1993 c. 28, s. 118; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).
- F490** Words in s. 151B(5) substituted (1.11.1998) by 1998 c. 38, s. 140, Sch. 16 para. 5 (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, art. 5
- F491** S. 151B(5A) inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), Sch. 1 para. 2 (with art. 6, Sch. 3)
- F492** S. 151B(5B) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), Sch. 19 para. 14; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F493** Words in s. 151B(5) substituted (1.12.2001) by S.I. 2001/3649, arts. 1, 299(3)
- F494** Words in s. 151B(5) substituted (22.9.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 307(5), 325(2)

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

- C96** S. 151B: transfer of functions (1.12.2008) by The Transfer of Housing Corporation Functions (Modifications and Transitional Provisions) Order 2008 (S.I. 2008/2839), art. 2; S.I. 2008/3068, art. 2(1)(b) (with arts. 6-13)
- C97** S. 151B modified (1.12.2008) by The Transfer of Housing Corporation Functions (Modifications and Transitional Provisions) Order 2008 (S.I. 2008/2839), art. 3, Sch. para. 2(2) (with art. 6); S.I. 2008/3068, art. 2(1)(b) (with arts. 6-13)

## 152 Landlord's first notice to complete.

- (1) The landlord may, subject to the provisions of this section, serve on the tenant at any time a written notice requiring him—

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- (a) if all relevant matters have been agreed or determined, to complete the transaction within a period stated in the notice, or
  - (b) if any relevant matters are outstanding, to serve on the landlord within that period a written notice to that effect specifying the matters,
- and informing the tenant of the effect of this section and of section 153(1), (2) and (4) (landlord’s second notice to complete and its effect).
- (2) The period stated in a notice under this section shall be such period (of at least 56 days) as may be reasonable in the circumstances.
- [<sup>F495</sup>(3) A notice under this section shall not be served earlier than twelve months after the service of the notice under section 146 (landlord’s notice admitting or denying right).]
- (4) A notice under this section shall not be served if—
- (a) a requirement for the determination or re-determination of the value of the dwelling-house by the district valuer has not been complied with,
  - (b) proceedings for the determination of any other relevant matter have not been disposed of, or
  - (c) any relevant matter stated to be outstanding in a written notice served on the landlord by the tenant has not been agreed in writing or determined.
- (5) In this section “relevant matters” means matters relating to the grant and to [<sup>F496</sup>securing the redemption of the landlord’s share].

#### Textual Amendments

**F495** S. 152(3) substituted (11.10.1993) by 1993 c. 28, s.119(1); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

**F496** Words in s. 152(5) substituted (11.10.1993) by 1993 c. 28, s. 119(2); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

### 153 Landlord’s second notice to complete.

- (1) If the tenant does not comply with a notice under section 152 (landlord’s first notice to complete), the landlord may serve on him a further written notice—
- (a) requiring him to complete the transaction within a period stated in the notice, and
  - (b) informing him of the effect of this section in the event of his failing to comply.
- (2) The period stated in a notice under this section shall be such period (of at least 56 days) as may be reasonable in the circumstances.
- (3) At any time before the end of that period (or that period as previously extended) the landlord may by a written notice served on the tenant extend it (or further extend it).
- (4) If the tenant does not comply with a notice under this section, the notice claiming to exercise [<sup>F497</sup>the right to acquire on rent to mortgage terms] and the notice claiming to exercise the right to buy shall be deemed to have been withdrawn at the end of that period (or, as the case may require, that period as extended under subsection (3)).
- (5) If a notice under this section has been served on the tenant and by virtue of section 150(2) (failure of tenant to pay rent, etc.) the landlord is not bound to complete, the tenant shall be deemed not to comply with the notice.

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**Textual Amendments**

**F497** Words in s. 153(4) substituted (11.10.1993) by 1993 c. 28, s. 119(3); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

*[<sup>F498</sup> Tenant’s sanction for landlord’s delays]*

**Textual Amendments**

**F498** Heading inserted (11.10.1993) by 1993 c. 28, s. 187(1), Sch. 21 para. 13(1); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

**[<sup>F499</sup> 153A] Tenant’s notices of delay.**

(1) Where a secure tenant has claimed to exercise the right to buy, he may serve on his landlord a notice (in this section referred to as an “initial notice of delay”) in any of the following cases, namely,—

- (a) where the landlord has failed to serve a notice under section 124 within the period appropriate under subsection (2) [<sup>F500</sup> or (3)] of that section;
- (b) where the tenant’s right to buy has been established and the landlord has failed to serve a notice under section 125 within the period appropriate under subsection (1) of that section;

<sup>F501</sup> (c) .....

<sup>F501</sup> (d) .....

- (e) where the tenant considers that delays on the part of the landlord are preventing him from exercising expeditiously his right to buy or his [<sup>F502</sup> right to acquire on rent to mortgage terms];

and where an initial notice of delay specifies [<sup>F502</sup> either of the cases in paragraphs (a) and (b)], any reference in this section or section 153B to the default date is a reference to the end of the period referred to in the paragraph in question or, if it is later, the day appointed for the coming into force of section 124 of the Housing Act 1988.

(2) An initial notice of delay—

- (a) shall specify the most recent action of which the tenant is aware which has been taken by the landlord pursuant to this Part of this Act; and
- (b) shall specify a period (in this section referred to as “the response period”), not being less than one month, beginning on the date of service of the notice, within which the service by the landlord of a counter notice under subsection (3) will have the effect of cancelling the initial notice of delay.

(3) Within the response period specified in an initial notice of delay or at any time thereafter, the landlord may serve on the tenant a counter notice in either of the following circumstances—

- (a) if the initial notice specifies [<sup>F503</sup> either of the cases in paragraphs (a) and (b)] of subsection (1) and the landlord has served, or is serving together with the counter notice, the required notice under section 124, [<sup>F503</sup> or section 125], as the case may be; or
- (b) if the initial notice specifies the case in subsection (1)(e) and there is no action under this Part which, at the beginning of the response period, it was for the

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landlord to take in order to allow the tenant expeditiously to exercise his right to buy or his <sup>F503</sup>right to acquire on rent to mortgage terms] and which remains to be taken at the time of service of the counter notice.

- (4) A counter notice under subsection (3) shall specify the circumstances by virtue of which it is served.
- (5) At any time when—
  - (a) the response period specified in an initial notice of delay has expired, and
  - (b) the landlord has not served a counter notice under subsection (3),
 the tenant may serve on the landlord a notice (in this section and section 153B referred to as an “operative notice of delay”) which shall state that section 153B will apply to payments of rent made by the tenant on or after the default date or, if the initial notice of delay specified the case in subsection (1)(e), the date of the service of the notice.
- (6) If, after a tenant has served an initial notice of delay, a counter notice has been served under subsection (3), then, whether or not the tenant has also served an operative notice of delay, if any of the cases in subsection (1) again arises, the tenant may serve a further initial notice of delay and the provisions of this section shall apply again accordingly.]

**Textual Amendments**

- F499** Ss. 153A, 153B inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), **s. 124**
- F500** Words in s. 153A(1)(a) inserted (W.) (3.9.2012) by [Housing \(Wales\) Measure 2011 \(nawm 5\)](#), **ss. 31(4), 90(2)**; [S.I. 2012/2091](#), **arts. 1(2), 2**
- F501** S. 153A(1)(c)(d) repealed (11.10.1993) by [1993 c. 28, s. 187\(2\)](#), **Sch. 22**; [S.I. 1993/2134](#), **arts. 2, 4(b)**, **Sch. 2** (with saving in [Sch. 1 para. 4\(1\)](#)).
- F502** Words in s. 153A(1) substituted (11.10.1993) by [1993 c. 28, s. 187\(1\)](#), **Sch. 21 para. 13(2)**; [S.I. 1993/2134](#), **arts. 2, 4(b)** (with saving in [Sch. 1 para. 4\(1\)](#)).
- F503** Words in s. 153A(3) substituted (11.10.1993) by [1993 c. 28, s. 187\(1\)](#), **Sch. 21 para. 13(3)**; [S.I. 1993/2134](#), **arts. 2, 4(b)** (with saving in [Sch. 1 para. 4\(1\)](#)).

<sup>F504</sup>**153B Payments of rent attributable to purchase price etc.**

- (1) Where a secure tenant has served on his landlord an operative notice of delay, this section applies to any payment of rent which is made on or after the default date or, as the case may be, the date of the service of the notice and before the occurrence of any of the following events (and, if more than one event occurs, before the earliest to occur)—
  - (a) the service by the landlord of a counter notice under section 153A(3);
  - (b) the date on which the landlord makes to the tenant the grant required by section 138 or, as the case may be, section 150;
  - <sup>F505</sup>(c) .....
  - (d) the date on which the tenant withdraws or is deemed to have withdrawn the notice claiming to exercise the right to buy or, as the case may be, the notice claiming to exercise the <sup>F506</sup>right to acquire on rent to mortgage terms]; and
  - (e) the date on which the tenant ceases to be entitled to exercise the right to buy.
- (2) Except where this section ceases to apply on a date determined under <sup>F506</sup>paragraph (d) or (e)] of subsection (1), so much of any payment of rent to which this section applies as does not consist of—
  - (a) a sum due on account of rates <sup>F507</sup>or council tax], or



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- (b) a service charge (as defined in section 621A), shall be treated not only as a payment of rent but also as a payment on account by the tenant which is to be taken into account in accordance with subsection (3).
- (3) In a case where subsection (2) applies, the amount which, apart from this section, would be the purchase price or, as the case may be, the [<sup>F506</sup>the tenant's initial payment] shall be reduced by an amount equal to the aggregate of—
- (a) the total of any payments on account treated as having been paid by the tenant by virtue of subsection (2); and
  - (b) if those payments on account are derived from payments of rent referable to a period of more than twelve months, a sum equal to the appropriate percentage of the total referred to in paragraph (a).
- (4) In subsection (3)(b) “ the appropriate percentage ” means 50 per cent. or such other percentage as may be prescribed. ]

#### Textual Amendments

**F504** Ss. 153A, 153B inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), [s. 124](#)

**F505** S. 153B(1)(c) repealed (11.10.1993) by [1993 c. 28, s. 187\(2\)](#), [Sch. 22](#); [S.I. 1993/2134, arts. 2, 4\(b\)](#), [Sch. 2](#) (with saving in [Sch. 1 paras. 4\(1\), 10](#)).

**F506** Words in S. 153B substituted (11.10.1993) by [1993 c. 28, s. 187\(1\)](#), [Sch. 21 para. 14](#); [S.I. 1993/2134, arts. 2, 4\(b\)](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

**F507** words in s. 153B(2)(a) inserted (1.4.1993) by [S.I. 1993/651, art. 2\(1\)](#), [Sch. 1 para. 14](#).

### *Registration of title*

#### 154 Registration of title.

- (1) <sup>F508</sup> .....
- (2) Where the landlord's title to the dwelling-house is not registered, the landlord shall give the tenant a certificate stating that the landlord is entitled to convey the freehold or make the grant subject only to such incumbrances, rights and interests as are stated in the conveyance or grant or summarised in the certificate.
- (3) Where the landlord's interest in the dwelling-house is a lease, the certificate under subsection (2) shall also state particulars of that lease and, with respect to each superior title—
- (a) where it is registered, the title number;
  - (b) where it is not registered, whether it was investigated in the usual way on the grant of the landlord's lease.
- (4) A certificate under subsection (2) shall be—
- (a) in a form approved by the Chief Land Registrar, and
  - (b) signed by such officer of the landlord or such other person as may be approved by the Chief Land Registrar.
- (5) The Chief Land Registrar shall, for the purpose of the registration of title, accept such a certificate as sufficient evidence of the facts stated in it; but if as a result he has to meet a claim against him under the [<sup>F509</sup>Land Registration Act 2002] the landlord is liable to indemnify him.

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- (6) <sup>F508</sup> .....
- (7) <sup>F508</sup> .....

#### Textual Amendments

- F508** S. 154(1)(6)(7) repealed (13.10.2003) by 2002 c. 9, ss. 135, 136(2), Sch. 13 (with s. 129, Sch. 12 para. 1); S.I. 2003/1725, art. 2(1)
- F509** Words in s. 154(5) substituted (13.10.2003) by 2002 c. 9, ss. 133, 136(2), Sch. 11 para. 18(3) (with s. 129); S.I. 2003/1725, art. 2(1)

### *Provisions affecting future disposals*

#### 155 Repayment of discount on early disposal.

- (1) A conveyance of the freehold or grant of a lease in pursuance of this Part shall contain (unless, in the case of a conveyance or grant in pursuance of the right to buy, there is no discount) a covenant binding on the secure tenant and his successors in title to the following effect.
- [<sup>F510</sup>(2) In the case of a conveyance or grant in pursuance of the right to buy, the covenant shall be to pay the landlord such sum (if any) as the landlord may demand in accordance with section 155A on the occasion of the first relevant disposal (other than an exempted disposal) which takes place within the period of five years beginning with the conveyance or grant.
- (3) In the case of a conveyance or grant in pursuance of the right to acquire on rent to mortgage terms, the covenant shall be to pay the landlord such sum (if any) as the landlord may demand in accordance with section 155B on the occasion of the first relevant disposal (other than an exempted disposal) which takes place within the period of five years beginning with the making of the initial payment.]
- [<sup>F511</sup>(3A) Where a secure tenant has served on his landlord an operative notice of delay, as defined in section 153A,—
- (a) the [<sup>F512</sup>five years] referred to in subsection (2) shall begin from a date which precedes the date of the conveyance of the freehold or grant of the lease by a period equal to the time (or, if there is more than one such notice, the aggregate of the times) during which, by virtue of section 153B, any payment of rent falls to be taken into account in accordance with subsection (3) of that section; and
- [<sup>F513</sup>(b) any reference in subsection (3) (other than paragraph (a) thereof) to the making of the initial payment shall be construed as a reference to the date which precedes that payment by the period referred to in paragraph (a) of this subsection.]]

#### Textual Amendments

- F510** S. 155(2)(3) substituted (18.1.2005) by Housing Act 2004 (c. 34), ss. 185(2)(5), 270(3)
- F511** S. 155(3A) inserted by Housing Act 1988 (c. 50, SIF 61), s. 140(1), Sch. 17 para. 41
- F512** Words in s. 185(3A) substituted (18.1.2005) by Housing Act 2004 (c. 34), ss. 185(3)(5), 270(3)
- F513** S. 155(3A)(b) substituted (11.10.1993) by 1993 c. 28, s. 120(2); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

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

**C98** S. 155(2) modified (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), {s. 185(5)-(7)(a)(8)};

**C99** S. 155(3) modified (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), {s. 185(5)-(7)(a)(8)};

[<sup>F514</sup>**155A** **Amount of discount which may be demanded by landlord: right to buy**

- (1) For the purposes of the covenant mentioned in section 155(2), the landlord may demand such sum as he considers appropriate, up to and including the maximum amount specified in this section.
- (2) The maximum amount which may be demanded by the landlord is a percentage of the price or premium paid for the first relevant disposal which is equal to the discount to which the secure tenant was entitled, where the discount is expressed as a percentage of the value which under section 127 was taken as the value of the dwelling-house at the relevant time.
- (3) But for each complete year which has elapsed after the conveyance or grant and before the disposal the maximum amount which may be demanded by the landlord is reduced by one-fifth.
- (4) This section is subject to section 155C.

**Textual Amendments**

**F514** Ss. 155A, 155B inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 185(4)(5)**, 270(3)

**155B** **Amount of discount which may be demanded by landlord: right to acquire on rent to mortgage terms**

- (1) For the purposes of the covenant mentioned in section 155(3), the landlord may demand such sum as he considers appropriate, up to and including the maximum amount specified in this section.
- (2) The maximum amount which may be demanded by the landlord is the discount (if any) to which the tenant was entitled on the making of—
  - (a) the initial payment,
  - (b) any interim payment made before the disposal, or
  - (c) the final payment if so made,reduced, in each case, by one-fifth for each complete year which has elapsed after the making of the initial payment and before the disposal.]

**Textual Amendments**

**F514** Ss. 155A, 155B inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 185(4)(5)**, 270(3)

[<sup>F515</sup>**155C** **Increase attributable to home improvements**

- (1) In calculating the maximum amount which may be demanded by the landlord under section 155A, such amount (if any) of the price or premium paid for the disposal which is attributable to improvements made to the dwelling-house—

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- (a) by the person by whom the disposal is, or is to be, made, and
  - (b) after the conveyance or grant and before the disposal,
- shall be disregarded.
- (2) The amount to be disregarded under this section shall be such amount as may be agreed between the parties or determined by the district valuer.
- (3) The district valuer shall not be required by virtue of this section to make a determination for the purposes of this section unless—
- (a) it is reasonably practicable for him to do so; and
  - (b) his reasonable costs in making the determination are paid by the person by whom the disposal is, or is to be, made.
- (4) If the district valuer does not make a determination for the purposes of this section (and in default of an agreement), no amount is required to be disregarded under this section.]

#### Textual Amendments

**F515** S. 155C inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), ss. **186(1)**, 270(3)

#### 156 Liability to repay is a charge on the premises.

- (1) The liability that may arise under the covenant required by section 155 is a charge on the dwelling-house, taking effect as if it had been created by deed expressed to be by way of legal mortgage.
- [<sup>F516</sup>(2) Subject to subsections (2A) and (2B), the charge has priority as follows—
- (a) if it secures the liability that may arise under the covenant required by section 155(2), immediately after any legal charge securing an amount advanced to the secure tenant by an approved lending institution for the purpose of enabling him to exercise the right to buy;
  - (b) if it secures the liability that may arise under the covenant required by section 155(3), immediately after the mortgage—
    - (i) which is required by section 151B (mortgage for securing redemption of landlord's share), and
    - (ii) which, by virtue of subsection (2) of that section, has priority immediately after any legal charge securing an amount advanced to the secure tenant by an approved lending institution for the purpose of enabling him to exercise the right to acquire on rent to mortgage terms.
- (2A) The following, namely—
- (a) any advance which is made otherwise than for the purpose mentioned in paragraph (a) or (b) of subsection (2) and is secured by a legal charge having priority to the charge taking effect by virtue of this section, and
  - (b) any further advance which is so secured,
- shall rank in priority to that charge if, and only if, the landlord by written notice served on the institution concerned gives its consent; and the landlord shall so give its consent if the purpose of the advance or further advance is an approved purpose.

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(2B) The landlord may at any time by written notice served on an approved lending institution postpone the charge taking effect by virtue of this section to any advance or further advance which—

- (a) is made to the tenant by that institution, and
- (b) is secured by a legal charge not having priority to that charge;

and the landlord shall serve such a notice if the purpose of the advance or further advance is an approved purpose.]

(3) <sup>F517</sup> .....

<sup>F518</sup>(3A) The covenant required by section 155 (covenant for repayment of discount) does not, by virtue of its binding successors in title of the tenant, bind a person exercising rights under a charge having priority over the charge taking effect by virtue of this section, or a person deriving title under him; and a provision of the conveyance or grant, or of a collateral agreement is void in so far as it purports to authorise a forfeiture, or to impose a penalty or disability, in the event of any such person failing to comply with that covenant.]

(4) The approved lending institutions for the purposes of this section are—

the <sup>F519</sup>Relevant Authority],

<sup>F520</sup>(4ZA) In subsection (4) “the Relevant Authority” does not include the Regulator of Social Housing but does include the Homes and Communities Agency.]

<sup>F521</sup>(4ZB) In subsection (4) “the Relevant Authority” also includes the Greater London Authority.]

- <sup>F522</sup>an authorised deposit taker
- an authorised insurer]
- <sup>F523</sup> an authorised mortgage lender.]<sup>F524</sup> . . .

<sup>F525</sup>(4A) The approved purposes for the purposes of this section are—

- (a) to enable the tenant to make an interim or final payment,
- (b) to enable the tenant to defray, or to defray on his behalf, any of the following—
  - (i) the cost of any works to the dwelling-house,
  - (ii) any service charge payable in respect of the dwelling-house for works, whether or not to the dwelling-house, and
  - (iii) any service charge or other amount payable in respect of the dwelling-house for insurance, whether or not of the dwelling-house, and
- (c) to enable the tenant to discharge, or to discharge on his behalf, any of the following—
  - (i) so much as is still outstanding of any advance or further advance which ranks in priority to the charge taking effect by virtue of this section,
  - (ii) any arrears of interest on such an advance or further advance, and
  - (iii) any costs and expenses incurred in enforcing payment of any such interest, or repayment (in whole or in part) of any such advance or further advance.

(4B) Where different parts of an advance or further advance are made for different purposes, each of those parts shall be regarded as a separate advance or further advance for the purposes of this section.]

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- (5) <sup>F526</sup> .....
- (6) <sup>F526</sup> .....

#### Textual Amendments

- F516** S. 156(2)(2A)(2B) substituted for s. 156(2) (11.10.1993) by 1993 c. 28, s. 120(3); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).
- F517** S. 156(3) repealed (13.10.2003) by 2002 c. 9, ss. 135, 136(2), Sch. 13 (with s. 129, Sch. 12 para. 1); S.I. 2003/1725, art. 2(1)
- F518** S. 156(3A) inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(1)(a), Sch. 5 Pt. I para. 1(2)(5)
- F519** Words in s. 156(4) substituted (1.11.1998) by 1998 c. 38, s. 140, Sch. 16 para. 5 (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, art. 5
- F520** S. 156(4ZA) inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), Sch. 1 para. 3 (with art. 6, Sch. 3)
- F521** S. 156(4ZB) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), Sch. 19 para. 15; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F522** Words in s. 156(4) substituted (1.12.2001) by S.I. 2001/3649, arts. 1, 299(4)
- F523** Words in s. 156(4) substituted (22.9.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 307(1)(a), 325(2)
- F524** Words in s. 156(4) repealed (1.10.1996) by 1996 c. 52, ss. 222, 227, Sch. 18 Pt. IV para. 22(1)(c)(3), Sch. 19 Pt. XIII; S.I. 1996/2402, art. 3 (subject to transitional provisions and savings in Sch.)
- F525** S. 156(4A)(4B) inserted (11.10.1993) by 1993 c. 28, s. 120(4); S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para.4(1)).
- F526** S. 156(5)(6) repealed (22.9.2008) by Housing and Regeneration Act 2008 (c. 17), ss. 307(1)(b), 321(1), 325, Sch. 16; S.I. 2008/2358, art. 4(b)

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

- C100** S. 156 applied (16.12.1997) by 1996 c. 53, s. 138(5); S.I. 1997/2846, art. 2
- C101** S. 156: transfer of functions (1.12.2008) by The Transfer of Housing Corporation Functions (Modifications and Transitional Provisions) Order 2008 (S.I. 2008/2839), art. 2; S.I. 2008/3068, art. 2(1)(b) (with arts. 6-13)
- C102** S. 156(4) modified (1.12.2008) by The Transfer of Housing Corporation Functions (Modifications and Transitional Provisions) Order 2008 (S.I. 2008/2839), art. 3 {Sch. para. 2(2)} (with art. 6); S.I. 2008/3068, art. 2(1)(b) (with arts. 6-13)

#### [<sup>F527</sup> 156A] Right of first refusal for landlord etc.

- (1) A conveyance of the freehold or grant of a lease in pursuance of this Part shall contain the following covenant, which shall be binding on the secure tenant and his successors in title.

This is subject to subsection (8).

- (2) The covenant shall be to the effect that, until the end of the period of ten years beginning with the conveyance or grant, there will be no relevant disposal which is not an exempted disposal, unless the prescribed conditions have been satisfied in relation to that or a previous such disposal.
- (3) In subsection (2) “ the prescribed conditions ” means such conditions as are prescribed by regulations under this section at the time when the conveyance or grant is made.

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- (4) The Secretary of State may by regulations prescribe such conditions as he considers appropriate for and in connection with conferring on—
- (a) a landlord who has conveyed a freehold or granted a lease to a person (“ the former tenant ”) in pursuance of this Part, or
  - (b) such other person as is determined in accordance with the regulations,
- a right of first refusal to have a disposal within subsection (5) made to him for such consideration as is mentioned in section 158.
- (5) The disposals within this subsection are—
- (a) a reconveyance or conveyance of the dwelling-house; and
  - (b) a surrender or assignment of the lease.
- (6) Regulations under this section may, in particular, make provision—
- (a) for the former tenant to offer to make such a disposal to such person or persons as may be prescribed;
  - (b) for a prescribed recipient of such an offer to be able either to accept the offer or to nominate some other person as the person by whom the offer may be accepted;
  - (c) for the person who may be so nominated to be either a person of a prescribed description or a person whom the prescribed recipient considers, having regard to any prescribed matters, to be a more appropriate person to accept the offer;
  - (d) for a prescribed recipient making such a nomination to give a notification of the nomination to the person nominated, the former tenant and any other prescribed person;
  - (e) for authorising a nominated person to accept the offer and for determining which acceptance is to be effective where the offer is accepted by more than one person;
  - (f) for the period within which the offer may be accepted or within which any other prescribed step is to be, or may be, taken;
  - (g) for the circumstances in which the right of first refusal lapses (whether following the service of a notice to complete or otherwise) with the result that the former tenant is able to make a disposal on the open market;
  - (h) for the manner in which any offer, acceptance or notification is to be communicated.
- (7) In subsection (6) any reference to the former tenant is a reference to the former tenant or his successor in title.

Nothing in that subsection affects the generality of subsection (4).

- (8) In a case to which section 157(1) applies—
- (a) the conveyance or grant may contain a covenant such as is mentioned in subsections (1) and (2) above instead of a covenant such as is mentioned in section 157(1), but
  - (b) it may do so only if the Secretary of State or, where the conveyance or grant is executed by a housing association within section 6A(3) or (4), the Relevant Authority consents.
- (9) Consent may be given in relation to—
- (a) a particular disposal, or

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- (b) disposals by a particular landlord or disposals by landlords generally, and may, in any case, be given subject to conditions.
- (10) Regulations under this section—
- (a) may make different provision with respect to different cases or descriptions of case; and
- (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (11) The limitation imposed by a covenant within subsection (2) (whether the covenant is imposed in pursuance of subsection (1) or (8)) is a local land charge.
- (12) The Chief Land Registrar must enter in the register of title a restriction reflecting the limitation imposed by any such covenant.]

#### Textual Amendments

**F527** S. 156A inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), ss. **188(1)(5)(6)**, 270(3)

### 157 Restriction on disposal of dwelling-houses in National Parks, etc.

- (1) Where in pursuance of this Part a conveyance or grant is executed by a local authority<sup>F528</sup> . . . or a housing association (“the landlord”) of a dwelling-house situated in—
- (a) a National Park,
- (b) an area designated under [<sup>F529</sup>section 82 of the Countryside and Rights of Way Act 2000] as an area of outstanding natural beauty, or
- (c) an area designated by order of the Secretary of State as a rural area,
- the conveyance or grant may [<sup>F530</sup>(subject to section 156A(8))] contain a covenant limiting the freedom of the tenant (including any successor in title of his and any person deriving title under him or such a successor) to dispose of the dwelling-house in the manner specified below.
- (2) The limitation is,<sup>F531</sup> . . . , that until such time (if any) as may be notified in writing by the landlord to the tenant or a successor in title of his
- [<sup>F532</sup>(a)] , there will be no relevant disposal which is not an exempted disposal without the written consent of the landlord; but that consent shall not be withheld if the disposal is to a person satisfying the condition stated in subsection (3) [<sup>F533</sup>and—
- (b) there will be no disposal by way of tenancy or licence without the written consent of the landlord unless the disposal is to a person satisfying that condition or by a person whose only or principal home is and, throughout the duration of the tenancy or licence, remains the dwelling-house].
- (3) The condition is that the person to whom the disposal is made (or, if it is made to more than one person, at least one of them) has, throughout the period of three years immediately preceding the application for consent [<sup>F534</sup>or, in the case of a disposal by way of tenancy or licence, preceding the disposal]—
- (a) had his place of work in a region designated by order of the Secretary of State which, or part of which, is comprised in the National Park or area, or
- (b) had his only or principal home in such a region;



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or has had the one in part or parts of that period and the other in the remainder; but the region need not have been the same throughout the period.

- (4) <sup>F535</sup> .....
- (5) <sup>F536</sup> .....
- (6) A disposal in breach of such a covenant as is mentioned in subsection (1) is void [<sup>F537</sup>and, so far as it relates to disposals by way of tenancy or licence, such a covenant may be enforced by the landlord as if—
- (a) the landlord were possessed of land adjacent to the house concerned; and
  - (b) the covenant were expressed to be made for the benefit of such adjacent land].
- [<sup>F538</sup>(6A) Any reference in the preceding provisions of this section to a disposal by way of tenancy or licence does not include a reference to a relevant disposal or an exempted disposal.]
- (7) Where such a covenant imposes the limitation specified in subsection (2), the limitation is a local land charge and the Chief Land Registrar shall enter [<sup>F539</sup>a restriction in the register of title reflecting the limitation].
- (8) An order under this section—
- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

#### Textual Amendments

- F528** Words in s. 157(1) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**
- F529** Words in s. 157(1)(b) substituted (1.4.2001 for E. and 1.5.2001 for W.) by 2000 c. 37, s. 93, **Sch. 15 Pt. I para. 9** (with s. 84(4)-(6)); S.I. 2001/114, **art. 2(2)(e)**; S.I. 2001/1410, **art. 2(g)**
- F530** Words in s. 157(1) inserted (18.1.2005) by Housing Act 2004 (c. 34), **ss. 188(2)(5)(6)**, 270(3)
- F531** Words in s. 157(2) omitted (18.1.2005) by virtue of Housing Act 2004 (c. 34), **ss. 188(2)(b)(5)(6)**, 270 and said words repealed (6.4.2006 (E.) and 16.6.2006 (W.)) by Housing Act 2004 (c. 34), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)**; S.I. 2006/1535, **art. 2(c)(v)**
- F532** "(a)" inserted by Housing Act 1988 (c. 50, SIF 61), **s. 126(2)(6)**
- F533** "and" and s. 157(2)(b) added by Housing Act 1988 (c. 50, SIF 61), **s. 126(2)(6)**
- F534** Words inserted by Housing Act 1988 (c. 50, SIF 61), **s. 126(3)(6)**
- F535** S. 157(4) omitted (18.1.2005) by virtue of Housing Act 2004 (c. 34), **ss. 188(2)(c)(5)(6)**, 270(3) and said sub-provision repealed (6.4.2006 (E.) and 16.6.2006 (W.)) by Housing Act 2004 (c. 34), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)**; S.I. 2006/1535, **art. 2(c)(v)**
- F536** S. 157(5) omitted (18.1.2005) by virtue of Housing Act 2004 (c. 34), **ss. 188(2)(c)(5)(6)**, 270(3) and said sub-provision repealed (6.4.2006 (E.) and 16.6.2006 (W.)) by Housing Act 2004 (c. 34), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)**; S.I. 2006/1535, **art. 2(c)(v)**
- F537** Words beginning "and, so far" and s. 157(6)(a)(b) added by Housing Act 1988 (c. 50, SIF 61), **s. 126(4)(6)**
- F538** S.157(6A) inserted by Housing Act 1988 (c. 50, SIF 61), **s. 126(5)(6)**
- F539** Words in s. 157(7) substituted (13.10.2003) by 2002 c. 9, ss. 133, 136(2), Sch. 11 para. 18(4) (with s. 129); S.I. 2003/1725, **art. 2**

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## 158 Consideration for <sup>F540</sup>disposal under section 156A]

- <sup>F541</sup>(1) The consideration for such a disposal as is mentioned in section 156A(4) shall be such amount as may be agreed between the parties, or determined by the district valuer, as being the amount which is to be taken to be the value of the dwelling-house at the time when the offer is made (as determined in accordance with regulations under that section).]
- (2) That value shall be taken to be the price which, at that time, the interest to be reconveyed <sup>F542</sup>, conveyed, surrendered or assigned] would realise if sold on the open market by a willing vendor, on the assumption that any liability under—
- (a) the covenant required by section 155 (repayment of discount on early disposal), and
  - <sup>F543</sup>(aa) any covenant required by paragraph 1 of Schedule 6A (obligation to redeem landlord's share where conveyance or grant executed in pursuance of right to acquire on rent to mortgage terms), and]
  - (b) any covenant required by paragraph 6 of Schedule 8 (payment for outstanding share on disposal of dwelling-house subject to shared ownership lease),
- would be discharged by the vendor.
- (3) If the <sup>F544</sup>the offer is accepted in accordance with regulations under section 156A,] no payment shall be required in pursuance of any such covenant as is mentioned in subsection (2), but the consideration shall be reduced <sup>F545</sup>, subject to subsection (4),] by such amount (if any) as, on a disposal made at the time the offer was made, being a relevant disposal which is not an exempted disposal, would fall to be paid under that covenant.
- <sup>F546</sup>(4) Where there is a charge on the dwelling-house having priority over the charge to secure payment of the sum due under the covenant mentioned in subsection (2), the consideration shall not be reduced under subsection (3) below the amount necessary to discharge the outstanding sum secured by the first-mentioned charge at the date of the offer to <sup>F547</sup>(as determined in accordance with regulations under section 156A).]]

### Textual Amendments

- F540** S. 158: words in sidenote substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 188(3)(a)(5)(6)**, 270(3)(a)
- F541** S. 158(1) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 188(3)(b)(5)(6)**, 270(3)(a)
- F542** Words in s. 158(2) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 188(3)(c)(5)(6)**, 270(3)(a)
- F543** S. 158(2)(aa) inserted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 15**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in [Sch. 1 para. 4\(1\)](#)).
- F544** Words in s. 158(3) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 188(3)(d)(5)(6)**, 270(3)
- F545** Words inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(1)(a), **Sch. 5 Pt. I para. 1(3)(5)**
- F546** S. 158(4) inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(1), **Sch. 5 Pt. I para. 1(3)(5)**
- F547** Words in s. 158(4) substituted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 188(3)(e)(5)(6)**, 270(3)

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### 159 Relevant disposals.

- (1) A disposal, whether of the whole or part of the dwelling-house, is a relevant disposal for the purposes of this Part if it is—
  - (a) a further conveyance of the freehold or an assignment of the lease, or
  - (b) the grant of a lease (other than a mortgage term) for a term of more than 21 years otherwise than at a rack rent.
- (2) For the purposes of subsection (1)(b) it shall be assumed—
  - (a) that any option to renew or extend a lease or sub-lease, whether or not forming part of a series of options, is exercised, and
  - (b) that any option to terminate a lease or sub-lease is not exercised.

### 160 Exempted disposals.

- (1) A disposal is an exempted disposal for the purposes of this Part if—
  - (a) it is a disposal of the whole of the dwelling-house and a further conveyance of the freehold or an assignment of the lease and the person or each of the persons to whom it is made is a qualifying person (as defined in subsection (2));
  - (b) it is a vesting of the whole of the dwelling-house in a person taking under a will or on an intestacy;
  - <sup>F548</sup>(c) it is a disposal of the whole of the dwelling-house in pursuance of any such order as is mentioned in subsection (3);]
  - (d) it is a compulsory disposal (as defined in section 161); or
  - (e) it is a disposal of property consisting of land included in the dwelling-house by virtue of section 184 (land let with or used for the purposes of the dwelling-house).
- (2) For the purposes of subsection (1)(a), a person is a qualifying person in relation to a disposal if—
  - (a) he is the person, or one of the persons, by whom the disposal is made,
  - (b) he is the spouse or a former spouse [<sup>F549</sup>, or the civil partner or a former civil partner,] of that person, or one of those persons, or
  - (c) he is a member of the family of that person, or one of those persons, and has resided with him throughout the period of twelve months ending with the disposal.
- <sup>F550</sup>( 3 ) The orders referred to in subsection (1)(c) are orders under—
  - (a) section 24 or 24A of the Matrimonial Causes Act 1973 (property adjustment orders or orders for the sale of property in connection with matrimonial proceedings),
  - (b) section 2 of the Inheritance (Provision for Family and Dependants) Act 1975 (orders as to financial provision to be made from estate),
  - (c) <sup>F551</sup>.....
  - (d) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents)] [<sup>F552</sup>, or
  - (e) Part 2 or 3 of Schedule 5, or paragraph 9 of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders, or orders for the sale of property, in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ). ]

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#### Textual Amendments

- F548** S. 160(1)(c) substituted (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. III para. 15(2)**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)
- F549** Words in s. 160(2)(b) inserted (5.12.2005) by Civil Partnership Act 2004 (c.33), ss. 81, 263(2), **Sch. 8 para. 18**; S.I. 2005/3175, {art. 2(1)}, Sch. 1
- F550** S. 160(3) added (1.10.1996) by 1996 c. 52, s. 222, **Sch. 18 Pt. III para. 15(3)**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in Sch.)
- F551** S. 160(3)(c) repealed (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 261(4), 263(2), **Sch. 30**; S.I. 2005/3175, **art. 2(6)**
- F552** S. 160(3)(e) and preceding word inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 81, 263(2), **Sch. 8 para. 30**; S.I. 2005/3175, **art. 2(1)**, Sch. 1

### 161 Meaning of “compulsory disposal”.

In this Part a “compulsory disposal” means a disposal of property which is acquired compulsorily, or is acquired by a person who has made or would have made, or for whom another person has made or would have made, a compulsory purchase order authorising its compulsory purchase for the purposes for which it is acquired.

### 162 Exempted disposals which end liability under covenants.

Where there is a relevant disposal which is an exempted disposal by virtue of section 160(1)(d) or (e) (compulsory disposals or disposals of land let with or used for purposes of dwelling-house)—

- (a) the covenant required by section 155 (repayment of discount on early disposal) is not binding on the person to whom the disposal is made or any successor in title of his and that covenant and the charge taking effect by virtue of section 156 cease to apply in relation to the property disposed of, and
- [<sup>F553</sup>(aa) the covenant required by section 156A (right of first refusal for landlord etc. ) is not binding on the person to whom the disposal is made or any successor in title of his, and that covenant ceases to apply in relation to the property disposed of, and ]
- (b) any such covenant as is mentioned in section 157 (restriction on disposal of dwelling-houses in National Parks, etc.) ceases to apply in relation to the property disposed of.

#### Textual Amendments

- F553** S. 162(aa) inserted (18.1.2005) by Housing Act 2004 (c. 34), **ss. 188(4)(5)(6)**, 270(3)

### 163 Treatment of options.

- (1) For the purposes of this Part the grant of an option enabling a person to call for a relevant disposal which is not an exempted disposal shall be treated as such a disposal made to him.
- (2) For the purposes of section 157(2) (requirement of consent to disposal of dwelling-house in National Park, etc.) a consent to such a grant shall be treated as a consent to a disposal in pursuance of the option.

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[<sup>F554</sup>163A] **Treatment of deferred resale agreements for purposes of section 155**

- (1) If a secure tenant or his successor in title enters into an agreement within subsection (3), any liability arising under the covenant required by section 155 shall be determined as if a relevant disposal which is not an exempted disposal had occurred at the appropriate time.
- (2) In subsection (1) “ the appropriate time ” means—
  - (a) the time when the agreement is entered into, or
  - (b) if it was made before the beginning of the discount repayment period, immediately after the beginning of that period.
- (3) An agreement is within this subsection if it is an agreement between the secure tenant or his successor in title and any other person—
  - (a) which is made (expressly or impliedly) in contemplation of, or in connection with, the tenant exercising, or having exercised, the right to buy,
  - (b) which is made before the end of the discount repayment period, and
  - (c) under which a relevant disposal (other than an exempted disposal) is or may be required to be made to any person after the end of that period.
- (4) Such an agreement is within subsection (3)—
  - (a) whether or not the date on which the disposal is to take place is specified in the agreement, and
  - (b) whether or not any requirement to make the disposal is or may be made subject to the fulfilment of any condition.
- (5) The Secretary of State may by order provide—
  - (a) for subsection (1) to apply to agreements of any description specified in the order in addition to those within subsection (3);
  - (b) for subsection (1) not to apply to agreements of any description so specified to which it would otherwise apply.
- (6) An order under subsection (5)—
  - (a) may make different provision with respect to different cases or descriptions of case; and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (7) In this section—
  - “ agreement ” includes arrangement;
  - “ the discount repayment period ” means the period of three or five years that applies for the purposes of section 155(2) or (3) (depending on whether the tenant’s notice under section 122 was given before or on or after the date of the coming into force of section 185 of the Housing Act 2004). ]

**Textual Amendments**

**F554** S. 163A inserted (18.1.2005) by [Housing Act 2004 \(c. 34\)](#), **ss. 187, 270(3)**

*Status: Point in time view as at 06/04/2016.*

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*Powers of Secretary of State*

**164 Secretary of State’s general power to intervene.**

- (1) The Secretary of State may use his powers under this section where it appears to him that tenants generally, a tenant or tenants of a particular landlord, or tenants of a description of landlords, have or may have difficulty in exercising effectively and expeditiously the right to buy or the <sup>F555</sup>right to acquire on rent to mortgage terms].
- (2) The powers may be exercised only after he has given the landlord or landlords notice in writing of his intention to do so and while the notice is in force.
- (3) Such a notice shall be deemed to be given 72 hours after it has been sent.
- (4) Where a notice under this section has been given to a landlord or landlords, no step taken by the landlord or any of the landlords while the notice is in force or before it was given has any effect in relation to the exercise by a secure tenant of the right to buy, <sup>F555</sup>or the right to acquire on rent to mortgage terms], except in so far as the notice otherwise provides.
- (5) While a notice under this section is in force the Secretary of State may do all such things as appear to him necessary or expedient to enable secure tenants of the landlord or landlords to which the notice was given to exercise the right to buy, <sup>F555</sup>and the right to acquire on rent to mortgage terms]; and he is not bound to take the steps which the landlord would have been bound to take under this Part.

<sup>F556</sup>(6) . . . . .

**Textual Amendments**

**F555** Words in s. 164(1)(4)(5) substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 16**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in **Sch.1 para. 4(1)**).

**F556** S. 164(6) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, **arts. 2, 4(b), Sch. 2** (with saving in **Sch. 1 para. 4(1)**).

**165 Vesting orders for purposes of s. 164.**

- (1) For the purpose of conveying a freehold or granting a lease in the exercise of his powers under section 164 the Secretary of State may execute a document, to be known as a vesting order, containing such provisions as he may determine; and for the purposes of stamp duty the vesting order shall be treated as a document executed by the landlord.
- (2) A vesting order has the like effect, except so far as it otherwise provides, as a conveyance or grant duly executed in pursuance of this Part, and, in particular, binds both the landlord and its successors in title and the tenant and his successors in title (including any person deriving title under him or them) to the same extent as if the covenants contained in it and expressed to be made on their behalf had been entered into by them.
- (3) If the landlord’s title to the dwelling-house in respect of which a vesting order is made is not registered, the vesting order shall contain a certificate stating that the freehold conveyed or grant made by it is subject only to such incumbrances, rights and interests as are stated elsewhere in the vesting order or summarised in the certificate.

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- (4) The Chief Land Registrar shall, on a vesting order being presented to him, register the tenant as proprietor of the title concerned; and if the title has not previously been registered—
- (a) he shall so register him with an absolute title, or as the case may require a good leasehold title, and
  - (b) he shall, for the purpose of the registration, accept any such certificate as is mentioned in subsection (3) as sufficient evidence of the facts stated in it.
- (5) ..... <sup>F557</sup>
- (6) If a person suffers loss in consequence of a registration under this section in circumstances in which he would have been entitled to be indemnified under [<sup>F558</sup>Schedule 8 to the Land Registration Act 2002] by the Chief Land Registrar had the registration of the tenant as proprietor of the title been effected otherwise than under this section, he is instead entitled to be indemnified by the Secretary of State and section 166(4) of this Act (recovery of Secretary of State’s costs from landlord) applies accordingly.

**Textual Amendments**

**F557** S. 165(5) repealed by [Land Registration Act 1988 \(c. 3, SIF 98:2\)](#), ss. 1(2)(d), 2, [Sch.](#)

**F558** Words in s. 165(6) substituted (13.10.2003) by [2002 c. 9, ss. 133, 136\(2\), Sch. 11 para. 18\(5\)](#) (with s. 129); [S.I. 2003/1725, art. 2\(1\)](#)

**166 Other provisions supplementary to s. 164.**

- (1) A notice under section 164 may be withdrawn by a further notice in writing, either completely or in relation to a particular landlord or a particular case or description of case.
- (2) The further notice may give such directions as the Secretary of State may think fit for the completion of a transaction begun before the further notice was given; and such directions are binding on the landlord, and may require the taking of steps different from those which the landlord would have been required to take if the Secretary of State’s powers under section 164 had not been used.
- (3) Where in consequence of the exercise of his powers under section 164 the Secretary of State receives sums due to a landlord, he may retain them while a notice under that section is in force in relation to the landlord and is not bound to account to the landlord for interest accruing on them.
- (4) Where the Secretary of State exercises his powers under section 164 with respect to secure tenants of a landlord, he may—
- (a) calculate, in such manner and on such assumptions as he may determine, the costs incurred by him in doing so, and
  - (b) certify a sum as representing those costs;
- and a sum so certified is a debt from the landlord to the Secretary of State payable on a date specified in the certificate, together with interest from that date at a rate so specified.
- (5) sums payable under subsection (4) may, without prejudice to any other method of recovery, be recovered from the landlord by the withholding of sums due from

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the Secretary of State, including sums payable to the landlord and received by the Secretary of State in consequence of his exercise of his powers under section 164.

<sup>F559</sup>(6) .....

#### Textual Amendments

**F559** S. 166(6) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, regs. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).

### 167 Power to give directions as to covenants and conditions.

- (1) Where it appears to the Secretary of State that, if covenants or conditions of any kind were included in conveyances or grants of dwelling-houses of any description executed in pursuance of this Part—
- (a) the conveyances would not conform with Parts I and II of Schedule 6, or
  - (b) the grants would not conform with Parts I and III of that Schedule [<sup>F560</sup>or
  - (c) in the case of conveyances or grants executed in pursuance of the right to acquire on rent to mortgage terms, the conveyances or grants would not conform with Schedule 6A,]

he may direct landlords generally, landlords of a particular description or particular landlords not to include covenants or conditions of that kind in such conveyances or grants executed on or after a date specified in the direction.

- (2) A direction under this section may be varied or withdrawn by a subsequent direction.

#### Textual Amendments

**F560** S. 167(1)(c) and preceding word inserted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21** para. 17; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in **Sch. 1** para. 4(1)).

### 168 Effect of direction under s. 167 on existing covenants and conditions.

- (1) If a direction under section 167 so provides, the provisions of this section shall apply in relation to a covenant or condition which—
- (a) was included in a conveyance or grant executed before the date specified in the direction, and
  - (b) could not have been so included if the conveyance or grant had been executed on or after that date.
- (2) The covenant or condition shall be discharged or (if the direction so provides) modified, as from the specified date, to such extent or in such manner as may be provided by the direction; and the discharge or modification is binding on all persons entitled or capable of becoming entitled to the benefit of the covenant or condition.
- (3) The landlord by whom the conveyance or grant was executed shall, within such period as may be specified in the direction—
- (a) serve on the person registered as the proprietor of the dwelling-house, and on any person registered as the proprietor of a charge affecting the dwelling-house, a written notice informing him of the discharge or modification, and



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- (b) on behalf of the person registered as the proprietor of the dwelling-house, apply to the Chief Land Registrar (and pay the appropriate fee) for notice of the discharge or modification to be entered in the register.

<sup>F561</sup>(4) .....

(5) <sup>F562</sup> .....

**Textual Amendments**

**F561** S. 168(4) repealed by [Land Registration Act 1988 \(c. 3, SIF 98:2\)](#), s. 2, [Sch.](#)

**F562** S. 168(5) repealed (13.10.2003) by [2002 c. 9, ss. 135, 136\(2\)](#), [Sch. 13](#) (with s. 129, [Sch. 12 para. 1](#)); [S.I. 2003/1275](#), [art. 2\(1\)](#)

**169 Power to obtain information, etc.**

- (1) Where it appears to the Secretary of State necessary or expedient for the purpose of determining whether his powers under section 164 or 166 (general power to intervene) or section 167 or 168 (power to give directions as to covenants and conditions) are exercisable, or for or in connection with the exercise of those powers, he may by notice in writing to a landlord require it—

- (a) at such time and at such place as may be specified in the notice, to produce any document, or
- (b) within such period as may be so specified or such longer period as the Secretary of State may allow, to furnish a copy of any document or supply any information.

- (2) Any officer of the landlord designated in the notice for that purpose or having custody or control of the document or in a position to give that information shall, without instructions from the landlord, take all reasonable steps to ensure that the notice is complied with.

- (3) In this section references to a landlord include—

- (a) a landlord by whom a conveyance or grant was executed in pursuance of this Part. <sup>F563</sup> . . .

<sup>F563</sup>(b) .....

**Textual Amendments**

**F563** S. 169(3)(b) and preceding word repealed (11.10.1993) by [1993 c. 28, s. 187\(2\)](#), [Sch. 22](#); [S.I. 1993/2134](#), [arts. 2, 4\(b\)](#), [Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#))

**170 Power to give assistance in connection with legal proceedings.**

- (1) This section applies to—

- (a) proceedings under this Part or to determine a question arising under or in connection with this Part, and
- (b) proceedings to determine a question arising under or in connection with a conveyance or grant executed in pursuance of this Part,

other than proceedings to determine a question as to the value of a dwelling-house (or part of a dwelling-house).

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- (2) A party or prospective party to proceedings or prospective proceedings to which this section applies, who—
- (a) has claimed to exercise or has exercised the right to buy or the [<sup>F564</sup>right to acquire on rent to mortgage terms], or
  - (b) is a successor in title of a person who has exercised either of those rights,
- may apply to the Secretary of State for assistance under this section.
- (3) The Secretary of State may grant the application if he thinks fit to do so on the ground—
- (a) that the case raises a question of principle, or
  - (b) that it is unreasonable having regard to the complexity of the case, or to any other matter, to expect the applicant to deal with it without such assistance,
- or by reason of any other special consideration.
- (4) Assistance by the Secretary of State under this section may include—
- (a) giving advice.
  - (b) procuring or attempting to procure the settlement of the matter in dispute,
  - (c) arranging for the giving of advice or assistance by a solicitor or counsel,
  - (d) arranging for representation by a solicitor or counsel, including such assistance as is usually given by a solicitor or counsel in the steps preliminary or incidental to any proceedings, or in arriving at or giving effect to a compromise to avoid or bring to an end any proceedings, and
  - (e) any other form of assistance which the Secretary of State may consider appropriate;
- but paragraph (d) does not affect the law and practice regulating the descriptions of persons who may appear in, conduct, defend and address the court in any proceedings.
- (5) In so far as expenses are incurred by the Secretary of State in providing the applicant with assistance under this section, the recovery of those expenses (as taxed or assessed in such manner as may be prescribed by rules of court) shall constitute a first charge for the benefit of the Secretary of State—
- (a) on any costs which (whether by virtue of a judgment or order of a court or an agreement or otherwise) are payable to the applicant by any other person in respect of the matter in connection with which the assistance was given, and
  - (b) so far as relates to any costs, on his rights under any compromise or settlement arrived at in connection with that matter to avoid or bring to an end any proceedings;
- but subject to any charge [<sup>F565</sup>imposed by [<sup>F566</sup>section 25 of the Legal Aid, Sentencing and Punishment of Offenders Act 2012] and any provision in, or made under, Part I of that Act for the payment of any sum to the [<sup>F567</sup>Lord Chancellor]].
- (6) References in this section to a solicitor include the Treasury Solicitor.

#### Textual Amendments

**F564** Words in s. 170(2) substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 18**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in **Sch. 1 para. 4(1)**).

**F565** Words in s. 170(5) substituted (1.4.2000) by 1999 c. 22, s. 24, **Sch. 4 para. 37** (with s. 107, **Sch. 14 para. 7(2)**); S.I. 2000/774, **art. 2(a)(ii)(iii)** (with transitional provisions and savings in arts. 3-5)

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**F566** Words in s. 170(5) substituted (1.4.2013) by [Legal Aid, Sentencing and Punishment of Offenders Act 2012 \(c. 10\), s. 151\(1\), Sch. 5 para. 33\(a\)](#); S.I. 2013/453, art. 3(h) (with savings and transitional provisions in S.I. 2013/534, art. 6)

**F567** Words in s. 170(5) substituted (1.4.2013) by [Legal Aid, Sentencing and Punishment of Offenders Act 2012 \(c. 10\), s. 151\(1\), Sch. 5 para. 33\(b\)](#); S.I. 2013/453, art. 3(h) (with savings and transitional provisions in S.I. 2013/534, art. 6)

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

**C103** S. 170 applied by [Housing and Planning Act 1986 \(c. 63, SIF 61\), s. 24\(1\), Sch. 5 Pt. I para. 5\(6\)](#)

**C104** S. 170(4)(c)(d) amended (1.1.1992) by S.I. 1991/2684, arts. 2(1), 4, 5, [Sch. 1](#)

**C105** S. 170(4)(c)(d) applied (with modifications) (23.12.2011) by [The Legal Services Act 2007 \(Designation as a Licensing Authority\) \(No. 2\) Order 2011 \(S.I. 2011/2866\), art. 1\(2\), Sch. 2](#)

*Power to extend right to buy, etc.*

**171 Power to extend right to buy, etc.**

(1) The Secretary of State may by order provide that, where there are in a dwelling-house let on a secure tenancy one or more interest to which this section applies, this Part and Part IV (secure tenancies) have effect with such modifications as are specified in the order.

(2) This section applies to an interest held by—

a local authority,

a new town corporation,

[<sup>F568</sup>a housing action trust]

an urban development corporation,

[<sup>F569</sup>a Mayoral development corporation, ]

<sup>F570</sup>

the [<sup>F571</sup>[<sup>F572</sup>Regulator of Social Housing] or Scottish Homes], [<sup>F573</sup>a non-profit registered provider of social housing]or

a [<sup>F574</sup>registered social landlord],

which is immediately superior to the interest of the landlord or to another interest to which this section applies.

(3) An order under this section—

(a) may make different provision with respect to different cases or descriptions of case;

(b) may contain such consequential, supplementary or transitional provisions as appear to the Secretary of State to be necessary or expedient; and

(c) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

**Textual Amendments**

**F568** Entry inserted by [Housing Act 1988 \(c. 50, SIF 61\), s. 83\(5\)](#)

**F569** Words in s. 171(2) inserted (15.1.2012) by [Localism Act 2011 \(c. 20\), s. 240\(1\)\(l\), Sch. 22 para. 13](#)

**F570** Words in s. 171(2) repealed (1.10.1998) by [1998 c. 38, s. 152, Sch. 18 Pt. IV](#) (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, [art. 4](#)

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- F571** Words in s. 171(2) substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 13** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F572** Words in s. 171(2) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), **Sch. 2 para. 27(a)** (with art. 6, Sch. 3)
- F573** Words in s. 171(2) 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. 27(b)** (with art. 6, Sch. 3)
- F574** Words in s. 171(2) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(15)**

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

- C106** S. 171(2) modified (1.12.2008) by The Transfer of Housing Corporation Functions (Modifications and Transitional Provisions) Order 2008 (S.I. 2008/2839), art. 3, **Sch. para. 2(1)** (with art. 6); S.I. 2008/3068, **art. 2(1)(b)** (with arts. 6-13)

*f<sup>575</sup> Preservation of right to buy on disposal to private sector landlord*

**Textual Amendments**

- F575** Ss. 171A–171H inserted by Housing and Planning Act 1986 (c. 63, SIF 61), **s. 8(1)**

**171A Cases in which right to buy is preserved.**

- (1) The provisions of this Part continue to apply where a person ceases to be a secure tenant of a dwelling-house by reason of the disposal by the landlord of an interest in the dwelling-house to a person who is not an authority or body within section 80 (the landlord condition for secure tenancies).
- (2) In the following provisions of this Part—
  - (a) references to the preservation of the right to buy and to a person having the preserved right to buy are to the continued application of the provisions of this Part by virtue of this section and to a person in relation to whom those provisions so apply;
  - (b) “qualifying disposal” means a disposal in relation to which this section applies, and
  - (c) “former secure tenant” and the “former landlord” are the persons mentioned in subsection (1).
- (3) This section does not apply—
  - (a) where the former landlord was a person against whom the right to buy could not be exercised by virtue of paragraph 1, 2 or 3 of Schedule 5 (charities and certain housing associations), or
  - (b) in such other cases as may be excepted from the operation of this section by order of the Secretary of State.
- (4) Orders under subsection (3)(b)—
  - (a) may relate to particular disposals and may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.]

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[<sup>F576</sup> **171B** ~~Extent of preserved right: qualifying persons and dwelling-houses.~~

(1) A person to whom this section applies has the preserved right to buy so long as he occupies the relevant dwelling-house as his only or principal home, subject to the following provisions of this Part.

[ A person to whom this section applies ceases to have the preserved right to buy if  
<sup>F577</sup>(1A) the tenancy of a relevant dwelling-house becomes a demoted tenancy by virtue of a demotion order under section 6A of the Housing Act 1988.]

(2) References in this Part to a “qualifying person” and “qualifying dwelling-house”, in relation to the preserved right to buy, are to a person who has that right and to a dwelling-house in relation to which a person has that right.

(3) The following are the persons to whom this section applies—

- (a) the former secure tenant, or in the case of a joint tenancy, each of them;
- (b) a qualifying successor as defined in subsection (4); and
- (c) a person to whom a tenancy of a dwelling-house is granted jointly with a person who has the preserved right to buy in relation to that dwelling-house.

(4) The following are qualifying successors for this purpose—

[  
<sup>F578</sup>(a) where the former secure tenancy was not a joint tenancy and, immediately before his death, the former secure tenant was tenant under an assured tenancy of a dwelling-house in relation to which he had the preserved right to buy, a member of the former secure tenant’s family who acquired that assured tenancy under the will or intestacy of the former secure tenant [<sup>F579</sup>or in whom that assured tenancy vested under section 17 of the Housing Act 1988 (statutory succession to assured tenancy)];

(aa) where the former secure tenancy was not a joint tenancy, a member of the former secure tenant’s family to whom the former secure tenant assigned his assured tenancy of a dwelling-house in relation to which, immediately before the assignment, he had the preserved right to buy]

(b) a person who becomes the tenant of a dwelling-house in pursuance of—

- (i) a property adjustment order under section 23A or 24 of the Matrimonial Causes Act 1973, or
- (ii) an order under Schedule 1 to the Matrimonial Homes Act 1983 [<sup>F580</sup>or Schedule 7 to the Family Law Act 1996] transferring the tenancy, [<sup>F581</sup>or
- (iii) a property adjustment order under section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.), or
- (iv) an order under paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents), [<sup>F582</sup>or
- (v) an order under Part 2 of Schedule 5, or a property adjustment order under paragraph 9(2) or (3) of Schedule 7, to the Civil Partnership Act 2004 (property adjustment orders in connection with civil partnership proceedings or after overseas dissolution of civil partnership, etc. ), ]

in place of a person who had the preserved right to buy in relation to that dwelling-house.

(5) The relevant dwelling-house is in the first instance—

- (a) in relation to a person within paragraph (a) subsection (3), the dwelling-house which was the subject of the qualifying disposal;

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- (b) in relation to a person within paragraph ( b ) of that subsection, the dwelling-house of which he became the statutory tenant or tenant as mentioned in [ <sup>F583</sup> subsection (4) ] ;
- (c) in relation to a person within paragraph ( c ) of subsection (3), the dwelling-house of which he became a joint tenant as mentioned in that paragraph.
- (6) If a person having the preserved right to buy becomes the tenant of another dwelling-house in place of the relevant dwelling-house (whether the new dwelling-house is entirely different or partly or substantially the same as the previous dwelling-house) and the landlord is the same person as the landlord of the previous dwelling-house or, where that landlord was a company, is a connected company, the new dwelling-house becomes the relevant dwelling-house for the purposes of the preserved right to buy.

For this purpose “ connected company ” means a subsidiary or holding company within the meaning of [ <sup>F584</sup> section 1159 of the Companies Act 2006 ] . ]

#### Textual Amendments

- F576** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), [s. 8\(1\)](#)
- F577** S. 171B(1A) inserted (30.6.2004 for E. and 30.9.2004 for specified purposes for W. and 30.4.2005 otherwise for W.) by [Anti-social Behaviour Act 2003 \(c. 38\)](#), [ss. 14, 93\(2\)](#), [Sch. para. 2\(3\)](#); [S.I. 2004/1502](#), [art. 2\(a\)\(iii\)](#); [S.I. 2004/2557](#), [art. 2\(a\)\(ii\)](#); [S.I. 2005/1225](#), [art. 2\(b\)](#)
- F578** S. 171B(4)(a)(aa) substituted for S. 171B(4)(a) by [Housing Act 1988 \(c. 50, SIF 61\)](#), [s. 127\(1\)](#)
- F579** Words in s. 171B(4)(a) inserted (24.9.1996) by [1996 c. 52](#), [ss. 222, 232\(2\)](#), [Sch. 18 Pt. IV para. 26\(1\)\(a\)](#)
- F580** Words in s. 171B(4)(b)(ii) inserted (1.10.1997) by [1996 c. 27](#), [s. 66\(1\)](#), [Sch. 8 Pt. III para. 56](#) (with [Sch. 9 paras. 8-10](#)); [S.I. 1997/1892](#), [art. 3](#)
- F581** S. 171B(4)(b)(iii)(iv) and word preceding it inserted (1.10.1996) by [1996 c. 52](#), [s. 222](#), [Sch. 18 Pt. III para. 16](#); [S.I. 1996/2402](#), [art. 3](#) (subject to transitional provisions and savings in [Sch.](#))
- F582** S. 171B(4)(b)(v) and preceding word inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), [ss. 81, 263\(2\)](#), [Sch. 8 para. 31](#); [S.I. 2005/3175](#), [art. 2\(1\)](#), [Sch. 1](#)
- F583** Words in s. 171B(5)(b) substituted (24.9.1996) by [1996 c. 52](#), [s. 222, 232\(2\)](#), [Sch. 18 Pt. IV para. 26\(1\)\(b\)](#)
- F584** Words in s. 171B(6) substituted (1.10.2009) by [The Companies Act 2006 \(Consequential Amendments, Transitional Provisions and Savings\) Order \(S.I. 2009/1941\)](#), [art. 2\(1\)](#), [Sch. 1 para. 62\(5\)](#) (with [art. 10](#))

#### [ <sup>F585</sup> 171C Modifications of this Part in relation to preserved right.

- (1) Where the right to buy is preserved, the provisions of this Part have effect subject to such exceptions, adaptations and other modifications as may be prescribed by regulations made by the Secretary of State.
- (2) The regulations may in particular provide—
- (a) that paragraphs [ <sup>F586</sup> 1, 3 and] 5 to 11 of Schedule 5 (certain exceptions to the right to buy) do not apply;
- <sup>F587</sup>(b) .....
- (c) that the provisions of this Part relating to the [ <sup>F588</sup> right to acquire on rent to mortgage terms] do not apply; and
- (d) that the landlord is not required to but may include a covenant for the repayment of discount, provided its terms are no more onerous than those of the covenant provided for in section 155.

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- (3) The prescribed exceptions, adaptations and other modifications shall take the form of textual amendments of the provisions of this Part as they apply in cases where the right to buy is preserved; and the first regulations, and any subsequent consolidating regulations, shall set out the provisions of this Part as they so apply.
- (4) The regulations—
- may make different provision for different cases or descriptions of case, including different provision for different areas,
  - may contain such incidental, supplementary and transitional provisions as the Secretary of State considers appropriate, and
  - shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

[ The disapplication by the regulations of paragraph 1 of Schedule 5 shall not be taken  
<sup>F589</sup>(5) to authorise any action on the part of a charity which would conflict with the trusts of the charity.]]

#### Textual Amendments

**F585** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 8(1)

**F586** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 127(2)

**F587** S. 171C(2)(b) repealed (11.10.1993) by 1993 c. 28, s. 187(2), [Sch. 22](#); S.I. 1993/2134, arts. 2, 4(b), [Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

**F588** Words in s. 171C(2) substituted (11.10.1993) by 1993 c. 28, s. 187(1), [Sch. 21](#), para. 19; S.I. 1993/2134, arts. 2, 4(b) (with saving in [Sch. 1 para. 4\(1\)](#)).

**F589** S. 171C(5) added by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 127(3)

#### <sup>F590</sup> 171D **Subsequent dealings: disposal of landlord's interest in qualifying dwelling-house.**

- (1) The disposal by the landlord of an interest in the qualifying dwelling-house, whether his whole interest or a lesser interest, does not affect the preserved right to buy, unless—
- as a result of the disposal an authority or body within section 80(1) (the landlord condition for secure tenancies) becomes the landlord of the qualifying person or persons, or
  - paragraph 6 of Schedule 9A applies (effect of failure to register entry protecting preserved right to buy),
- in which case the right to buy ceases to be preserved.
- (2) The disposal by the landlord of a qualifying dwelling-house of less than his whole interest as landlord of the dwelling-house, or in part of it, requires the consent of the [<sup>F591</sup>appropriate authority], unless the disposal is to the qualifying person or persons.

[ “ The appropriate authority ” means—

<sup>F592</sup>(2A) (a) in relation to a disposal of land in England by a [<sup>F593</sup>private registered provider] of social housing, the Regulator of Social Housing,

- in relation to any other disposal of land in England, the Secretary of State, and
- in relation to a disposal of land in Wales, the Welsh Ministers.]

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- (3) Consent may be given in relation to a particular disposal or generally in relation to disposals of a particular description and may, in either case, be given subject to conditions.
- (4) A disposal made without the consent required by subsection (2) is void, except in a case where, by reason of a failure to make the entries on the land register or land charges register required by Schedule 9A, the preserved right to buy does not bind the person to whom the disposal is made.]

#### Textual Amendments

- F590** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\), s. 8\(1\)](#)
- F591** Words in s. 171D(2) substituted (1.4.2010) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 191\(1\)\(a\), 325\(1\)](#) (with s. 189); [S.I. 2010/862, art. 2](#) (with Sch.)
- F592** S. 171D(2A) inserted (1.4.2010) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 191\(1\)\(b\), 325\(1\)](#) (with s. 189); [S.I. 2010/862, art. 2](#) (with Sch.)
- F593** Words in s. 171D(2A)(a) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Registration of Local Authorities\) Order 2010 \(S.I. 2010/844\), art. 1\(2\), Sch. 2 para. 17](#)

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

- C107** S. 171D: transfer of functions (1.4.2010) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 190\(a\), 325\(1\)](#) (with s. 189); [S.I. 2010/862, art. 2](#) (with Sch.)
- C108** S. 171D: transfer of functions (prosp.) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 190\(a\), 325](#)

#### [<sup>F594</sup>171E] Subsequent dealings: termination of landlord's interest in qualifying dwelling-house.

- (1) On the termination of the landlord's interest in the qualifying dwelling-house—
  - (a) on the occurrence of an event determining his estate or interest, or by re-entry on a breach of condition or forfeiture, or
  - (b) where the interest is a leasehold interest, by notice given by him or a superior landlord, on the expiry or surrender of the term, or otherwise (subject to subsection (2)),
 the right to buy ceases to be preserved.
- (2) The termination of the landlord's interest by merger on his acquiring a superior interest, or on the acquisition by another person of the landlord's interest together with a superior interest, does not affect the preserved right to buy, unless—
  - (a) as a result of the acquisition an authority or body within section 80(1) (the landlord condition for secure tenancies) becomes the landlord of the qualifying person or persons, or
  - (b) paragraph 6 of Schedule 9A applies (effect of failure to register entry protecting preserved right to buy),
 in which case the right to buy ceases to be preserved.
- (3) Where the termination of the landlord's interest as mentioned in subsection (1) is caused by the act or omission of the landlord, a qualifying person who is thereby deprived of the preserved right to buy is entitled to be compensated by him.]



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#### Textual Amendments

**F594** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 8(1)

### [<sup>F595</sup>171F] **Subsequent dealings: transfer of qualifying person to alternative accommodation.**

The court shall not order a qualifying person to give up possession of the qualifying dwelling-house in pursuance of section 98(1)( a ) of the Rent Act 1977 [<sup>F596</sup> or on Ground 9 in Schedule 2 to the Housing Act 1988 ] (suitable alternative accommodation) unless the court is satisfied—

- (a) that the preserved right to buy will, by virtue of section 171B(6) (accommodation with same landlord or connected company), continue to be exercisable in relation to the dwelling-house offered by way of alternative accommodation and that the interest of the landlord in the new dwelling-house will be—
  - (i) where the new dwelling-house is a house, not less than the interest of the landlord in the existing dwelling-house, or
  - (ii) where the new dwelling-house is a flat, not less than the interest of the landlord in the existing dwelling-house or a term of years of which 80 years or more remain unexpired, whichever is the less; or
- (b) that the landlord of the new dwelling-house will be an authority or body within section 80(1) (the landlord condition for secure tenancies).]

#### Textual Amendments

**F595** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 8(1)

**F596** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 42](#)

### [<sup>F597</sup>171G] **Land registration and related matters.**

Schedule 9A has effect with respect to registration of title and related matters arising in connection with the preservation of the right to buy.]

#### Textual Amendments

**F597** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 8(1)

### [<sup>F598</sup>171H] **Disposal after notice claiming to exercise right to buy, etc.**

- (1) Where notice has been given in respect of a dwelling-house claiming to exercise the right to buy <sup>F599</sup> . . . and before the completion of the exercise of that right the dwelling-house is the subject of—
  - (a) a qualifying disposal, or
  - (b) a disposal to which section 171D(1)( a ) or 171E(2)( a ) applies (disposal to authority or body satisfying landlord condition for secure tenancies),all parties shall, subject to subsection (2), be in the same position as if the donee had become the landlord before the notice was given and had been given that notice

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and any further notice given by the tenant to the landlord and had taken all steps which the landlord had taken.

(2) If the circumstances after the disposal differ in any material respect, as for example where—

(a) the interest of the donee in the dwelling-house after the disposal differs from that of the donor before the disposal, or

<sup>F600</sup>(b) .....

(c) any of the provisions of Schedule 5 (exceptions to the right to buy) becomes or ceases to be applicable,

all those concerned shall, as soon as practicable after the disposal, take all such steps (whether by way of amending or withdrawing and re-serving any notice or extending any period or otherwise) as may be requisite for the purpose of securing that all parties are, as nearly as may be, in the same position as they would have been if those circumstances had obtained before the disposal.]

**Textual Amendments**

**F598** Ss. 171A–171H inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 8(1)

**F599** Words in s. 171H(1) repealed (11.10.1993) by 1993 c. 28, s. 187(2), [Sch. 22](#); S.I. 1993/2134, arts. 2, 4(b), [Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

**F600** S. 171H(2)(b) repealed (11.10.1993) by 1993 c. 28, s. 187(2), [Sch. 22](#); S.I. 1993/2134, arts. 2, 4(b), [Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

*Modifications of Leasehold Reform Act 1967 in relation to leases granted under this Part*

**172 Exclusion of leases where landlord is housing association and freeholder is a charity.**

(1) Part I of the <sup>M25</sup>Leasehold Reform Act 1967 (enfranchisement and extension of long leaseholds) does not apply where, in the case of a tenancy or sub-tenancy to which this section applies, the landlord is a housing association and the freehold is owned by a body of persons or trust established for charitable purposes only.

(2) This section applies to a tenancy created by the grant of a lease in pursuance of this Part of a dwelling-house which is a house.

(3) Where Part I of the 1967 Act applies as if there had been a single tenancy granted for a term beginning at the same time as the term under a tenancy falling within subsection (2) and expiring at the same time as the term under a later tenancy, this section also applies to that later tenancy.

(4) This section applies to any sub-tenancy directly or indirectly derived out of a tenancy falling within subsection (2) or (3).

**Marginal Citations**

**M25** 1967 c. 88.

<sup>F601</sup>173 .....

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**Textual Amendments**

**F601** S. 173 repealed (19.11.1998) by 1998 c. 43, s. 1(1), **Sch. 1 Pt. X** Group 5

**174 Leases granted under this Part to be treated as long leases at a low rent.**

For the purposes of Part I of the <sup>M26</sup>Leasehold Reform Act 1967 (enfranchisement and extension of long leaseholds)—

- (a) a tenancy created by the grant of a lease in pursuance of this part of a dwelling-house which is a house shall be treated as being a long tenancy notwithstanding that it is granted for a term of 21 years or less, <sup>F602</sup> . . .
- <sup>F602</sup>(b) . . . . .

**Textual Amendments**

**F602** S. 174(b) and the preceding word repealed (19.11.1998) by 1998 c. 43, s. 1(1), **Sch. 1 Pt. X** Group 5

**Marginal Citations**

**M26** 1967 c. 88.

**175 Determination of price payable.**

- (1) Where, in the case of a tenancy or sub-tenancy to which this section applies, the tenant exercises his right to acquire the freehold under Part I of the Leasehold Reform Act 1967, the price payable for the dwelling-house shall be determined in accordance with section 9(1A) of that Act notwithstanding that [<sup>F603</sup>the circumstances specified in that section do not apply].
- (2) This section applies to a tenancy created by the grant of a lease in pursuance of this Part of a dwelling-house which is a house.
- (3) Where Part I of the 1967 Act applies as if there had been a single tenancy granted for a term beginning at the same time as the term under a tenancy falling within subsection (2) and expiring at the same time as the term under a later tenancy, this section also applies to that later tenancy.
- (4) This section applies to any sub-tenancy directly or indirectly derived out of a tenancy falling within subsection (2) or (3).
- (5) This section also applies to a tenancy granted in substitution for a tenancy or sub-tenancy falling within subsections (2) to (4) in pursuance of Part I of the 1967 Act.

**Textual Amendments**

**F603** Words substituted by S.I. 1990/434, reg. 2, **Sch. para. 20**

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### *Supplementary provisions*

#### **176 Notices.**

- (1) The Secretary of State may by regulations prescribe the form of any notice under this Part and the particulars to be contained in the notice.
- (2) Where the form of, and the particulars to be contained in, a notice under this Part are so prescribed, a tenant who proposes to claim, or has claimed, to exercise the right to buy may request the landlord to supply him with a form for use in giving such notice; and the landlord shall do so within seven days of the request.
- (3) A notice under this Part may be served by sending it by post.
- (4) Where the landlord is a housing association, a notice to be served by the tenant on the landlord under this Part may be served by leaving it at, or sending it to, the principal office of the association or the office of the association with which the tenant usually deals.
- (5) Regulations under this section—
  - (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument.

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

**C109** Ss. 176, 177, 180, 181 applied by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(1), [Sch. 5 Pt. I para. 5\(6\)](#)

#### **177 Errors and omissions in notices.**

- (1) A notice served by a tenant under this Part is not invalidated by an error in, or omission from, the particulars which are required by regulations under section 176 to be contained in the notice.
- (2) Where as a result of such an error or omission—
  - (a) the landlord has mistakenly admitted or denied the right to buy or the <sup>F604</sup>right to acquire on rent to mortgage terms] in a notice under section 124 or 146, or
  - (b) the landlord <sup>F605</sup> . . . has formed a mistaken opinion as to any matter required to be stated in a notice by any of the provisions mentioned in sub-section (3) and has stated that opinion in the notice,

the parties shall, as soon as practicable after they become aware of the mistake, take all such steps (whether by way of amending, withdrawing or re-serving any notice or extending any period or otherwise) as may be requisite for the propose of securing that all parties are, as nearly as may be, in the same position as they would have been if the mistake had not been made.
- (3) The provisions referred to in subsection (2)(b) are—
 

section 125 (notice of purchase price, etc.),  
<sup>F606</sup> . . . .  
<sup>F607</sup> section 146 (landlord’s notice admitting or denying right to acquire on rent to mortgage terms).]

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F606 . . .

- (4) Subsection (2) does not apply where the tenant has exercised the right to which the notice relates before the parties become aware of the mistake.

#### Textual Amendments

- F604** Words in s. 177(2) substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 20(1)**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in Sch. 1 para. 4(1)).
- F605** Words in s. 177(2)(b) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), Sch. 2 (with saving in Sch. 1 para. 4(1)).
- F606** Entries in s. 177(3) repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in Sch. 1 para. 4(1)).
- F607** Entry in s. 177(3) substituted for entries (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 20(2)**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in Sch. 1 para. 4(1)).

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

- C110** Ss. 176, 177, 180, 181 applied by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(1), **Sch. 5 Pt. I para. 5(6)**
- C111** S. 177 excluded by Housing Act 1988 (c. 50, SIF 61), **ss. 122(4), 123(4)**

#### [<sup>F608</sup>178 Costs.

An agreement between the landlord and a tenant claiming to exercise—

- (a) the right to buy,
- (b) the right to acquire on rent to mortgage terms, or
- (c) any such right as is mentioned in paragraph 2(1) or 6(1) of Schedule 6A (redemption of landlord's share: right to make final or interim payment),

is void in so far as it purports to oblige the tenant to bear any part of the costs incurred by the landlord in connection with the tenant's exercise of that right.]

#### Textual Amendments

- F608** S. 178 substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 21**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in Sch. 1 para. 4(1)).

#### 179 Provisions restricting right to buy, etc. of no effect.

- (1) A provision of a lease held by the landlord or a superior landlord, or of an agreement (whenever made), is void in so far as it purports to prohibit or restrict—

- (a) the grant of a lease in pursuance of the right to buy or the [<sup>F609</sup>right to acquire on rent to mortgage terms], or
- (b) the subsequent disposal (whether by way of assignment, sub-lease or otherwise) of a lease so granted

or to authorise a forfeiture, or impose on the landlord or superior landlord a penalty or disability, in the event of such a grant or disposal.

- (2) Where a dwelling-house let on a secure tenancy is land held—

- (a) for the purposes of section 164 of the <sup>M27</sup>Public Health Act 1875 (pleasure grounds), or

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(b) in accordance with section 10 of the <sup>M28</sup>Open Spaces Act 1906 (duty of local authority to maintain open spaces and burial grounds),  
then, for the purposes of this Part, the dwelling-house shall be deemed to be freed from any trust arising solely by virtue of its being land held in trust for enjoyment by the public in accordance with section 164 or, as the case may be, section 10.

**Textual Amendments**

**F609** Words in s. 179(1) substituted (11.10.1993) by 1993 c. 28, s. 187(1) **Sch. 21 para. 22**; S.I. 1993/2134, arts. 2, 4(b) (with saving in Sch. 1 para. 4(1)).

**Marginal Citations**

**M27** 1875 c. 55.  
**M28** 1906 c. 25.

**180 Statutory declarations.**

A landlord, <sup>F610</sup> . . . or the Secretary of State may, if the landlord, <sup>F610</sup> . . . or Secretary of State thinks fit, accept a statutory declaration made for the purposes of this Part as sufficient evidence of the matters declared in it.

**Textual Amendments**

**F610** Words in s. 180 repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts 2, 4(b), **Sch. 2** (with saving in Sch. 1 para. 4(1)).

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

**C112** Ss. 176, 177, 180, 181 applied by **Housing and Planning Act 1986** (c. 63, SIF 61), s. 24(1), **Sch. 5 Pt. I para. 5(6)**

**181 Jurisdiction of county court.**

- (1) [<sup>F611</sup>The county court ]has jurisdiction—
  - (a) to entertain any proceedings brought under this Part, and
  - (b) to determine any question arising under this Part or under [<sup>F612</sup>a conveyance or grant executed in pursuance of the right to acquire on rent to mortgage terms]; but subject to sections 128 [<sup>F613</sup>, 128B][<sup>F614</sup>, 155C and 158]<sup>F615</sup> . . . (which provide for matters of valuation to be determined by the district valuer).
- (2) The jurisdiction conferred by this section includes jurisdiction to entertain proceedings on any such question as is mentioned in subsection (1)(b) notwithstanding that no other relief is sought than a declaration.
- (3) If a person takes proceedings in the High Court which, by virtue of this section, he could have taken in the county court, he is not entitled to recover any costs.
- (4) <sup>F616</sup> . . . . .
- (5) <sup>F616</sup> . . . . .

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#### Textual Amendments

- F611** Words in s. 181(1) substituted (22.4.2014) by [Crime and Courts Act 2013 \(c. 22\), s. 61\(3\), Sch. 9 para. 52](#); [S.I. 2014/954, art. 2\(c\)](#) (with [art. 3](#)) (with transitional provisions and savings in [S.I. 2014/956, arts. 3-11](#))
- F612** Words in s. 181(1) substituted (11.10.1993) by [1993 c. 28, s. 187\(1\), Sch. 21 para. 23](#); [S.I. 1993/2134, arts. 2, 4\(b\)](#) (with saving in [Sch. 1 para. 4\(1\)](#)).
- F613** Word in s. 181(1) inserted (22.9.2008) by [Housing and Regeneration Act 2008 \(c. 17\), ss. 306\(11\), 325\(2\)](#) (with [s. 306\(12\)](#))
- F614** Words in s. 181 substituted (18.1.2005) by [Housing Act 2004 \(c. 34\), ss. 186\(2\), 270\(3\)\(a\)](#)
- F615** Words in s. 181(1) repealed (11.10.1993) by [1993 c. 28, s. 187\(2\), Sch. 22](#); [S.I. 1993/2134, arts. 2, 4\(b\), Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).
- F616** S. 181(4)(5) repealed (3.4.2006) by [Constitutional Reform Act 2005 \(c. 4\), ss. 15, 146, 148\(1\), Sch. 4 para. 182, Sch. 18 Pt. 2](#); [S.I. 2006/1014, art. 2\(a\)](#), [Sch. 1 paras. 10, 11\(r\), 29, 30\(b\)](#)

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

- C113** Ss. 176, 177, 180, 181 applied by [Housing and Planning Act 1986 \(c. 63, SIF 61\), s. 24\(1\), Sch. 5 Pt. I para. 5\(6\)](#)

### 182 Power to repeal or amend local Acts.

- (1) The Secretary of State may by order repeal or amend a provision of a local Act passed before 8th August 1980 where it appears to him that the provision is inconsistent with a provision of this Part relating to the right to buy <sup>F617</sup> . . . .
- (2) Before making an order under this section the Secretary of State shall consult any local housing authority appearing to him to be concerned.
- (3) An order made under this section may contain such transitional, incidental or supplementary provisions as the Secretary of State considers appropriate.
- (4) An order under this section—
  - (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

#### Textual Amendments

- F617** Words in s. 182(1) repealed (11.10.1993) by [1993 c. 28, s. 187\(2\), Sch. 22](#); [S.I. 1993/2134, arts. 2, 4\(b\), Sch. 2](#) (with saving in [Sch. 1 para. 4\(1\)](#)).

### 183 Meaning of “house”, “flat” and “dwelling-house”.

- (1) The following provisions apply to the interpretation of “house”, “flat” and “dwelling-house” when used in this Part.
- (2) A dwelling-house is a house if, and only if, it (or so much of its as does not consist of land included by virtue of section 184) is a structure reasonably so called; so that—
  - (a) where a building is divided horizontally, the flats or other units into which it is divided are not houses;

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- (b) where a building is divided vertically, the units into which it is divided may be houses;
  - (c) where a building is not structurally detached, it is not a house if a material part of it lies above or below the remainder of the structure.
- (3) A dwelling-house which is not a house is a flat.

#### **184 Land let with or used for purposes of dwelling-house.**

- (1) For the purpose of this Part land let together with a dwelling-house shall be treated as part of the dwelling-house, unless the land is agricultural land (within the meaning set out in section 26(3)(a) of the <sup>M29</sup>General Rate Act 1967) exceeding two acres.
- (2) There shall be treated as included in a dwelling-house any land which is not within subsection (1) but is or has been used for the purpose of the dwelling-house if—
- (a) the tenant, by a written notice served on the landlord at any time before he exercises the right to buy or the [<sup>F618</sup>right to acquire on rent to mortgage terms], requires the land to be included in the dwelling-house, and
  - (b) it is reasonable in all the circumstances for the land to be so included.
- (3) A notice under subsection (2) may be withdrawn by a written notice served on the landlord at any time before the tenant exercises the right to buy or the [<sup>F618</sup>right to acquire on rent to mortgage terms].
- (4) Where a notice under subsection (2) is served or withdrawn after the service of the notice under section 125 (landlord’s notice of purchase price, etc.), the parties shall, as soon as practicable after the service or withdrawal, take all such steps (whether by way of amending, withdrawing or re-serving any notice or extending any period or otherwise) as may be requisite for the purpose of securing that all parties are, as nearly as may be, in the same position as they would have been in if the notice under subsection (2) had been served or withdrawn before the service of the notice under section 125.

#### **Textual Amendments**

**F618** Words in s. 184(2)(3) substituted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 24**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in **Sch. 1 para. 4(1)**).

#### **Marginal Citations**

**M29** 1967 c. 9.

#### **185 Meaning of “secure tenancy” and “secure tenant”.**

- (1) References in this Part to a secure tenancy or a secure tenant in relation to a time before 26th August 1984 are to a tenancy which would have been a secure tenancy if Chapter II of Part I of the <sup>M30</sup>Housing Act 1980 and Part I of the <sup>M31</sup>Housing and Building Control Act 1984 had then been in force or to a person who would then have been a secure tenant.
- (2) For the purpose of determining whether a person would have been a secure tenant and his tenancy a secure tenancy—



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- (a) a predecessor of a local authority shall be deemed to have been such an authority, and
- (b) a housing association shall be deemed to have been registered if it is or was <sup>F619</sup>a <sup>F620</sup>private registered provider of social housing or registered social landlord] at any later time.

#### Textual Amendments

**F619** Words in s. 185(2)(b) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(16)**

**F620** Words in s. 185(2)(b) 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. 28** (with art. 6, Sch. 3)

#### Marginal Citations

**M30** 1980 c. 51.

**M31** 1984 c. 29.

### 186 Members of a person's family.

- (1) A person is a member of another's family within the meaning of this Part if—
  - (a) he is the spouse <sup>F621</sup>or civil partner] of that person, or he and that person live together as husband and wife <sup>F622</sup>or as if they were civil partners] , or
  - (b) he is that person's parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew or niece.
- (2) For the purposes of subsection (1)(b)—
  - (a) a relationship by marriage <sup>F623</sup>or civil partnership] shall be treated as a relationship by blood,
  - (b) a relationship of the half-blood shall be treated as a relationship of the whole blood,
  - (c) the stepchild of a person shall be treated as his child, and
  - (d) an illegitimate child shall be treated as as the legitimate child of his mother and reputed father.

#### Textual Amendments

**F621** Words in s. 186(1)(a) inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 81, 263(2), **Sch. 8 para. 27(2)(a)**; S.I. 2005/3175, **art. 2(1)**, Sch. 1

**F622** Words in s. 186(1)(a) inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 81, 263(2), **Sch. 8 para. 27(2)(b)**; S.I. 2005/3175, **art. 2(1)**, Sch. 1

**F623** Words in s. 186(2)(a) inserted (5.12.2005) by Civil Partnership Act 2004 (c. 33), ss. 81, 263(2), **Sch. 8 para. 27(3)**; S.I. 2005/3175, **art. 2(1)**, Sch. 1

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

**C114** S. 186 applied by Housing Act 1988 (c. 50, SIF 61), s. 79(13), **Sch. 11 para. 4(3)**

### 187 Minor definitions.

In this Part—

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“improvement” means [<sup>F624</sup>, in relation to a dwelling house,] any alteration in, or addition to, [<sup>F625</sup>the dwelling-house] and includes—

- (a) any addition to, or alteration in, landlord’s fixtures and fittings and any addition or alteration connected with the provision of services to [<sup>F625</sup>the dwelling-house],
- (b) the erection of a wireless or television aerial, and
- (c) the carrying out of external decoration;

[<sup>F626</sup>and shall be similarly construed in relation to any other building or land;]

[<sup>F627</sup> “improvement contribution” means an amount payable by a tenant of a flat in respect of improvements to the flat, the building in which it is situated or any other building or land, other than works carried out in discharge of any such obligations as are referred to in paragraph 16A(1) of Schedule 6 (obligations to repair, reinstate, etc. ); ]

“long tenancy” means—

- (a) a long tenancy within the meaning of part IV,
- (b) [<sup>F628</sup> a tenancy falling within paragraph 1 of Schedule 1 to the <sup>M32</sup> Tenants’ Rights, Etc. (Scotland) Act 1980, or ]
- (c) a tenancy falling within paragraph 1 of Schedule 2 to the <sup>M33</sup> Housing (Northern Ireland) Order 1983;

and “long lease” shall be construed accordingly;

<sup>F629</sup>  
...

#### Textual Amendments

**F624** Words inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 30(2)(a)**

**F625** Words substituted by [Housing and Planning Act 1986 \(c.63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 30(2)(b)**

**F626** Words inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 30(2)(c)**

**F627** Definition inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 30(3)**

**F628** By [Housing \(Scotland\) Act 1987 \(c. 26, SIF 61\)](#), ss. 335, 339(2)(3), **Sch. 23 para. 30(2)**, **Sch. 24** (which by s. 340(3) is expressed to extend to Scotland only) it is provided that in s. 187, in the definition of “long tenancy”, paragraph (b) shall cease to have effect (S.)

**F629** Definition in s. 187 repealed (11.10.1993) by [1993 c. 28, s. 187\(2\)](#), **Sch. 22**; [S.I. 1993/2134](#), arts. 2, 4(b), **Sch. 2** (with saving in [Sch. 1 para. 4\(1\)](#)).

#### Marginal Citations

**M32** [1980 c. 52](#).

**M33** [S.I. 1983/1113 \(N.I. 15\)](#).

## 188 Index of defined expressions: Part V

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

*Status: Point in time view as at 06/04/2016.*

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...	...
bank	section 622
building society	section 622
cemetery	section 622
charity	section 662
compulsory disposal	section 161
co-operative housing association	section 5(2)
F631	F631
...	...
[ <sup>F632</sup> disposal and instrument effecting disposal (in Schedule 9A)]	[ <sup>F632</sup> paragraph 10 of Schedule]
[ F633	[ F633
district valuer]	section 622 ]
dwelling-house	sections 183 and 184
F630	F630
...	...
exempted disposal	section 160
family (member of)	section 186
[ F633	[ F633
final payment]	paragraph 1 of Schedule 6A]
flat	section 183
[ <sup>F632</sup> former landlord and former secure tenant (in relation to a qualifying disposal)]	[ <sup>F632</sup> section 171A(2)(c)]
friendly society	section 622
F630	F630
...	...
house	section 183
housing association	section 5(1)
housing trust	section 6
improvement	section 187
[ <sup>F632</sup> improvement contribution]	[ <sup>F632</sup> section 187]
incumbrances	paragraph 7 of Schedule 6
[ F633	[ F633
initial payment and interim payment]	section 143B and paragraph 6 of Schedule 6A]
F630	F630

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...	...
insurance company	section 622
[ F633	[ F633
landlord's share]	section 148 and paragraph 7 of Schedule 6A ]
lease	section 621
local authority	section 4(e)
local housing authority	section 1, 2(2)
long tenancy (and long lease)	section 187
[ F633	[ F633
minimum initial payment and maximum initial payment]	section 143B ]
new town corporation	section 4(b)
F630	F630
...	...
[ F633	[ F633
prescribed]	section 614]
[ <sup>F632</sup> preserved right to buy]	[ <sup>F632</sup> section 171A(2)(a)]
public sector tenancy (and public sector tenant)	paragraphs 6 to 10 of Schedule 4
purchase price	section 126
[ <sup>F632</sup> qualifying disposal (in relation to the preserved right to buy)]	[ <sup>F632</sup> section 171A(2)(b)]
[ <sup>F632</sup> qualifying dwelling-house and qualifying person (in relation to the preserved right to buy)]	[ <sup>F632</sup> section 171B(1)]
[ <sup>F632</sup> reference period (for purposes of s. 125A or 125B)]	[ <sup>F632</sup> section 125C]
[ <sup>F634</sup> registered social landlord]	[ <sup>F634</sup> section 5(4) and (5)]
regular armed forces of the Crown	section 622
[ <sup>F635</sup> the Relevant Authority]	[ <sup>F635</sup> section 6A]
relevant disposal	section 159 (and see section 452(3))
relevant time	section 122(2)
F630	F630
...	...
[ F633	[ F633
	section 143]

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right to acquire on rent to mortgage terms]	
right to buy	section 118(1)
F630	F630
...	...
F630	F630
...	...
secure tenancy and secure tenant [F632service charge]	sections 79 and 185 [F632section 621A]
tenant's incumbrance	paragraph 7 of Schedule 6
F630	F630
...	...
trustee savings bank	section 622
urban development corporation	section 4(d)

#### Textual Amendments

- F630** Entries in s. 188 repealed (11.10.1993) by 1993 c. 28, s. 187(2), **Sch. 22**; S.I. 1993/2134, arts. 2, 4(b), **Sch. 2** (with saving in **Sch. 1** para. 4(1)).
- F631** Entry repealed (1.11.1998) by 1998 c. 38, ss. 140, 152, Sch. 16 para. 14(a), **Sch. 18 Pt. VI** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F632** Entries in s. 188 inserted (17.8.1992) by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(2), **Sch. 5 Pt. II para. 31**; S.I. 1992/1753, **art. 2(2)**
- F633** Entries in s. 188 inserted (11.10.1993) by 1993 c. 28, s. 187(1), **Sch. 21 para. 25**; S.I. 1993/2134, **arts. 2, 4(b)** (with saving in **Sch. 1** para. 4(1)).
- F634** Entry in s. 188 substituted (1.10.1996) by S.I. 1996/2325, **art. 5(1), Sch. 2 para. 14(17)**
- F635** Entry in s. 188 inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 14(b)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**

## PART VI

### REPAIR NOTICES

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

- C115** **Pt. VI** (ss. 189–208): power to apply certain functions conferred by **Housing Act 1988** (c. 50, SIF 61), **s. 65(2)(a)(4)**
- C116** **Pt. VI** (ss. 189–208) applied (17.12.1996) by 1996 c. 53, **s. 90(a)**; S.I. 1996/2842, **art. 3**

#### *Repair Notices*

### 189 Repair notice in respect of unfit [F636dwelling-house].

F637

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**Textual Amendments**

- F636** Words substituted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 130(1)(3), [Sch. 15 para. 1\(1\)\(b\)](#)
- F637** [S. 189](#) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**190 Repair notice in respect of [<sup>F638</sup>dwelling-house][<sup>F639</sup>or house in multiple occupation] in state of disrepair but not unfit.**

<sup>F640</sup> .....

**Textual Amendments**

- F638** Words substituted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 130(1)(3), [Sch. 15 para. 2\(1\)\(a\)](#)
- F639** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(a), [Sch. 9 Pt. I para. 2\(1\)\(b\)](#)
- F640** [S. 190](#) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**[<sup>F641</sup>190A]Effect on section 189 of proposal to include premises in group repair scheme.**

<sup>F642</sup> .....]

**Textual Amendments**

- F641** [S. 190A](#) inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(a), [Sch. 9 Pt. I para. 3](#)
- F642** [S. 190A](#) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**191 Appeals against repair notices.**

<sup>F643</sup> .....

**Textual Amendments**

- F643** [S. 191](#) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**191A Execution of works by local housing authority by agreement**

<sup>F644</sup> .....

**Textual Amendments**

- F644** [S. 191A](#) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

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**192** ..... F645

**Textual Amendments**

**F645** S. 192 repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), ss. 165(1)(a), 194(4), Sch. 9 Pt. I para. 6, **Sch. 12 Pt. II**

*Enforcement*

**193 Power of local housing authority to execute works.**

F646 .....

**Textual Amendments**

**F646** S. 193 repealed (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 266, 270(4) (5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

**194 Notice of authority’s intention to execute works.**

F647 .....

**Textual Amendments**

**F647** S. 194 repealed (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 266, 270(4) (5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

**195 Power of court to order occupier or owner to permit things to be done.**

F648 .....

**Textual Amendments**

**F648** S. 195 repealed (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 266, 270(4) (5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

**196 Power of court to authorise owner to execute works on default of another owner.**

F649 .....

**Textual Amendments**

**F649** S. 196 repealed (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 266, 270(4) (5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

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**197 Powers of entry.**

F650 .....

**Textual Amendments**

**F650** S. 197 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**198 Penalty for obstruction.**

F651 .....

**Textual Amendments**

**F651** S. 198 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**198A Penalty for failure to execute works.**

F652 .....

**Textual Amendments**

**F652** S. 198A repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

*Provisions for protection of owner and others*

**199** ..... F653  
**201.**

**Textual Amendments**

**F653** Ss. 199 - 201 repealed with saving by [Housing Act 1988 \(c. 50, SIF 61\)](#), ss. 130(1)(3), 140(2), [Sch. 15](#) para. 9, [Sch. 18](#)

**202 Owner not in receipt of rents, &c. to receive notice of proceedings.**

F654 .....

**Textual Amendments**

**F654** S. 202 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)



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**203 Saving for rights arising from breach of covenant, &c.**

F655 .....

**Textual Amendments**

**F655** S. 203 repealed (16.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**204 Effect of approved proposals for re-development.**

F656 .....

**Textual Amendments**

**F656** S. 204 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

*Supplementary provisions*

**205** ..... F657

**Textual Amendments**

**F657** S. 205 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(a), 194(4), Sch. 9 Pt. I para. 10, [Sch. 12 Pt. II](#)

**206** ..... F658

**Textual Amendments**

**F658** S. 206 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(a), 194(4), Sch. 9 Pt. I para. 11, [Sch. 12 Pt. II](#)

**207 Minor definitions.**

F659 .....

**Textual Amendments**

**F659** S. 207 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4) (5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**208 Index of defined expressions: Part VI.**

F660 .....

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#### Textual Amendments

**F660** S. 208 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

## PART VII

209— ..... <sup>F661</sup>  
238.

#### Textual Amendments

**F661** Ss. 209–238 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(2), 194(4), [Sch. 12 Pt. II](#)

## PART VIII

### AREA IMPROVEMENT

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

**C117** Pt. VIII (ss. 239–263): by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), [s. 98\(1\)](#) it is provided that the provisions of Part VII of that Act shall have effect in place of Part VIII of this Act

### *Housing action areas*

#### **239 Declaration of housing action area.**

- (1) Where a report with respect to an area within their district consisting primarily of housing accommodation is submitted to the local housing authority by a person appearing to the authority to be suitably qualified (who may be an officer of the authority), and the authority, upon consideration of the report and of any other information in their possession, are satisfied, having regard to—
  - (a) the physical state of the housing accommodation in the area as a whole, and
  - (b) social conditions in the area,
 that the requirement mentioned in subsection (2) is fulfilled with respect to the area, they may cause the area to be defined on a map and by resolution declare it to be a housing action area.
- (2) The requirement is that the living conditions in the area are unsatisfactory and can most effectively be dealt with within a period of five years so as to secure—
  - (a) the improvement of the housing accommodation in the area as a whole,
  - (b) the well-being of the persons for the time being resident in the area, and
  - (c) the proper and effective management and use of that accommodation,
 by declaring the area to be a housing action area.

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- (3) In considering whether to take action under this section the local housing authority shall have regard to such guidance as may from time to time be given by the Secretary of State, either generally or with respect to a particular authority or description of authority or in any particular case, with regard to the identification of areas suitable to be declared housing action areas.
- (4) An area which is declared to be a housing action area shall be such an area for the period of five years . . . <sup>F662</sup>, subject to—
  - (a) section 241(2)(a) (power of Secretary of State to overrule declaration),
  - (b) section 250(1)(b) (power of local housing authority to terminate housing action area), and
  - (c) section 251 (extension of duration of housing action area).
- (5) A resolution declaring an area to be a housing action area is a local land charge.

#### Textual Amendments

**F662** Words repealed by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 21(2)(a)

#### 240 Steps to be taken after declaration of housing action area.

- (1) As soon as may be after . . . <sup>F663</sup> declaring an area to be a housing action area the local housing authority shall take the following steps.
- (2) They shall publish in two more more newspapers circulating in the locality (of which one at least shall, if practicable, be a local newspaper) a notice of the resolution—
  - (a) identifying the area, and
  - (b) naming a place where a copy of the resolution, a map on which the area is defined and of the report referred to in section 239 may be inspected at all reasonable times.
- (3) They shall take such further steps as appear to them best designed to secure—
  - (a) that the resolution and the obligations imposed by section 247 (duty to notify local housing authority of changes of ownership or occupation of land) are brought to the attention of persons residing or owning property in the area, and
  - (b) that those persons are informed of the name and address of the person to whom should be addressed inquiries and representations concerning action to be taken with respect to the area or concerning the obligations imposed by that section.
- (4) They shall send to the Secretary of State—
  - (a) a copy of the resolution, the map and a copy of the report mentioned in section 239(1),
  - (b) a statement of the numbers of dwellings, houses in multiple occupation and hostels in the area, and
  - (c) a statement, containing such information as the Secretary of State may for the time being require, either generally or with respect to a particular authority or description of authority or in any particular case, showing the basis on which the authority satisfied themselves, having regard to the matters mentioned in section 239(1) and any relevant guidance under section 239(3), that the area was suitable to be a housing action area.

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- (5) They shall also send to the Secretary of State a statement of their proposals, whether general or specific, for the participation of [<sup>F664</sup>private registered providers of social housing or (as the case may be)] [<sup>F665</sup>registered social landlords] in dealing with living conditions in the area.

#### Textual Amendments

**F663** Words repealed by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 21(2)(b)

**F664** Words in s. 240(5) 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. 29** (with art. 6, Sch. 3)

**F665** Words in s. 240(5) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(18)**

### 241 Functions of Secretary of State with respect to declaration of housing action area.

- (1) When a local housing authority have declared an area to be a housing action area and have sent to the Secretary of State the documents referred to in section 240(4), he shall send them a written acknowledgement of the receipt of those documents.
- (2) If it appears to the Secretary of State appropriate to do so, he may, at any time within the period of 28 days beginning with the day on which he sent the acknowledgement, notify the authority—
- (a) that the area declared by them to be a housing action area is no longer to be such an area, or
  - (b) that land defined on a map accompanying the notification is to be excluded from the area,
- or notify them that he requires more time to consider their declaration of the area as a housing action area.
- (3) Where the Secretary of State notifies an authority that he requires more time, he may direct the authority to send him such further information and documents as are specified in the direction; and on completion of his consideration of the matter, he shall either—
- (a) notify the authority as mentioned in subsection (2)(a) or (b), or
  - (b) notify them that he proposes to take no further action with respect to their declaration.
- (4) Where the Secretary of State notifies the authority as mentioned in subsection (2)(a) or (b) (whether under that subsection or under subsection (3)), the area concerned shall cease to be a housing action area or, as the case may be, the land concerned shall be excluded from the housing action area, with effect from the date on which the authority is so notified.
- (5) The authority shall, as soon as may be after the receipt of the notification, publish in two or more newspapers circulating in the locality (of which one at least shall, if practicable, be a local newspaper) a notice—
- (a) stating the effect of the Secretary of State's notification, and
  - (b) naming a place where a copy of the notification and, in the case of a notification excluding land from the area, a copy of the amended map of the housing action area, may be inspected at all reasonable times,

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and take such further steps as may appear to them best designed to secure that the effect of the notification is brought to the attention of persons residing or owning property in the area declared by them to be a housing action area.

## **242 Incorporation into housing action area of land comprised in general improvement area.**

- (1) If a local housing authority propose to declare as a housing action area an area which consists of or includes land which is comprised in a general improvement area, they shall indicate on the map referred to in section 239(1) the land which is so comprised.
- (2) With effect from the date on which [<sup>F666</sup>the area is declared] to be a housing action area, the land so indicated shall be deemed to have been excluded from the general improvement area or, as the case may be, to have ceased to be such an area by virtue of a resolution under section 258 passed on that date, but subject to the following provisions.
- (3) If the Secretary of State notifies the local housing authority in accordance with section 241 that the area declared by them to be a housing action area is no longer to be such an area, subsection (2) shall be treated as never having applied in relation to land in that area.
- (4) If the Secretary of State notifies the local housing authority in accordance with section 241 that any land within the area declared by the authority to be a housing action area is to be excluded from the housing action area, subsection (2) shall be treated as never having applied in relation to land so excluded.

### **Textual Amendments**

**F666** Words substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 21(2)(c)

## **243 General powers of local housing authority.**

- (1) Where a local housing authority have declared an area to be a housing action area, they may, for the purpose of securing or assisting in securing all or any of the objectives specified in section 239(2)(a) to (c) exercise the following powers.
- (2) They may acquire by agreement, or be authorised by the Secretary of State to acquire compulsorily, land in the area on which there are premises consisting of or including housing accommodation.
- (3) They may undertake on land so acquired all or any of the following activities—
  - (a) the provision of housing accommodation (by the construction, conversion or improvement of buildings, or otherwise);
  - (b) the carrying out of works for the improvement or repair of housing accommodation (including works to the exterior, or on land within the curtilage, of buildings containing housing accommodation);
  - (c) the management of housing accommodation;
  - (d) the provision of furniture, fittings or services in or in relation to housing accommodation.
- (4) If after—

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- (a) the authority have entered into a contract for the acquisition of land under subsection (2), or
- (b) a compulsory purchase order authorising the acquisition of land under that subsection has been confirmed,

the housing action area concerned ceases to be such an area or the land is excluded from the area, the provisions of that subsection continue to apply as if the land continued to be in a housing action area.

**244 Environmental works.**

- (1) For the purpose of improving the amenities in a housing action area, the local housing authority may—
  - (a) carry out environmental works on land belonging to them, and
  - (b) give assistance towards the carrying out of environmental works by others.
- (2) Assistance under subsection (1)(b) may be given to any person having an interest in the land in question and may consist of all or any of the following—
  - (a) a grant in respect of expenditure which appears to the authority to have been properly incurred in carrying out the works;
  - (b) the provision of materials for the carrying out of the works;
  - (c) the execution of the works, by agreement with the person concerned, either at his expense or at the authority’s expense or partly at his expense and partly at the authority’s expense.

<sup>F667</sup>(3) .....

<sup>F668</sup>(3A) .....

- (4) Where the assistance takes the form of a grant, it may be paid—
  - (a) after completion of the works, or
  - (b) in part by instalments as the works progress and the balance after completion of the works;

but where part is paid by instalments the aggregate amount of the instalments paid at any time whilst the works are in progress shall not exceed one-half of the cost of the works executed up to that time.

- (5) In this section “environmental works” means any works other than works to the interior of housing accommodation.

**Textual Amendments**

**F667** S. 244(3) repealed (18.7.2003) by S.I. 2002/1860, arts. 1(3), 12, 15, Sch. 4 para. 2(3), **Sch. 6** (with arts. 11(2), 15(2))

**F668** S. 244(3A) repealed (17.12.1996) by 1996 c. 53, ss. 103, 147, Sch. 1 para. 7(2), **Sch. 3 Pt. I**; S.I. 1996/2842, **art. 3**

**245 Contributions by Secretary of State.**

- (1) The Secretary of State may pay contributions to a local housing authority towards such expenditure incurred by them under section 244 (environmental works) as he may determine.

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- [<sup>F669</sup>(2) In the case of any expenditure, the contribution—
- (a) shall be equal to one-half of the amount of the expenditure; and
  - (b) shall be payable in one sum or by two or more instalments, according as the Secretary of State may determine.]
- (3) The aggregate of the expenditure towards which such contributions may be made with respect to a housing action area shall not exceed the sum arrived at by multiplying—
- (a) [<sup>F670</sup>£600], by
  - (b) the number of dwellings, houses in multiple occupation and hostels stated by the local housing authority under section 240(4)(b) to be in the areaX;
- but two adjoining housing action areas may for this purpose be treated as one.
- (4) The Secretary of State may, with the consent of the Treasury—
- (a) by order substitute in subsections (2) and (3) another fraction for one-half and another amount for £400
  - (b) direct that those subsections shall have effect, in the case of a housing action area specified in the direction or of a description so specified, with the substitution of a higher fraction or a greater amount than that for the time being specified in the subsection.
- (5) An order under subsection (4)(a)—
- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of the House of Commons.

#### Textual Amendments

**F669** S. 245(2) substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 98(5)

**F670** “£600” substituted by [S.I. 1988/1258](#), art. 2

#### 246 Duty to publish information.

Where a local housing authority have declared an area to be a housing action area, they shall bring to the attention of persons residing or owning property in the area—

- (a) the action they propose to take in relation to the housing action area, and
- (b) the assistance available for the improvement of the housing accommodation in the area,

by publishing from time to time, in such manner as appears to them appropriate, such information as is in their opinion best designed to further the purpose for which the area was declared a housing action area.

#### 247 Changes of ownership or occupation of land to be notified to local housing authority.

- (1) This section—
- (a) applies to land in a housing action area which consists of or includes housing accommodation, and

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- (b) comes into operation in relation to a housing action area at the end of the period of four weeks beginning with the date on which the housing action area is declared.
- (2) Where notice to quit is served in respect of land to which this section applies on a tenant who occupies as a dwelling the whole or part of the land, the landlord by whom, or on whose behalf, the notice was served shall, within the period of seven days beginning with the date on which the notice was served, notify the local housing authority that the notice has been served.
- (3) Where a tenancy of land to which this section applies is about to expire by effluxion of time, the person who is the landlord under the tenancy shall, not less than four weeks before the tenancy does so expire, notify the local housing authority that the tenancy is about to expire.
- (4) A person who carries out a disposal of land to which this section applies, other than a disposal excepted by subsection (5), shall notify the local housing authority, not less than four weeks or more than six months before the date of the disposal, that the disposal is about to take place.
- (5) Subsection (4) does not apply to—
- (a) a disposal by a person who, throughout the period of six months ending on the date of the disposal has been continuously in exclusive occupation (with or without members of his household) of the land to which the disposal relates;
  - (b) a disposal to which the local housing authority are a party;
  - (c) the grant of a protected tenancy or protected occupancy or the entering into of a restricted contract;
  - [<sup>F671</sup>(ca) the grant of an assured tenancy or assured agricultural occupancy, or of a tenancy which is not such a tenancy or occupancy by reason only of paragraph 10 of Schedule 1 to the Housing Act 1988 (resident landlords) or of that paragraph and the fact that the accommodation which is let is not let as a separate dwelling]
  - (d) the grant or assignment of a lease (of land or an interest in land) for a term which expires within the period of five years and three months beginning on the date of the grant of the lease, where neither the lease nor any other instrument or contract confers on the lessor or the lessee an option (however expressed) to renew or extend the term so that the new or extended term would continue beyond the end of that period;
  - (e) the grant of an estate or interest by way of security for a loan;
  - (f) a conveyance of an estate or interest which gives effect to a contract to convey that estate or interest which was duly notified to the local housing authority in accordance with subsection (4).
- (6) When the local housing authority receive notification from a person under this section with respect to any land they shall—
- (a) send him, as soon as practicable, written acknowledgement of the receipt of the notification, stating the date on which it was received, and
  - (b) inform him, within the period of four weeks beginning with that date, of what action, if any, they propose to take with respect to that land as a result of the notification.



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### Textual Amendments

**F671** S. 247(5)(ca) inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 45](#)

## 248 Form and contents of notification under s. 247.

- (1) A notification under section 247 shall be in writing and contain the information required by this section.
- (2) Every notification shall contain—
  - (a) the name and address of the person by whom it is given,
  - (b) the address of, and any further information necessary to identify, the land to which it relates, and
  - (c) the estate or interest in that land which the person by whom it is given has at the time it is given.
- (3) The reference in subsection (2)(a) to a person's address is to his place of abode or place of business or, in the case of a company, to its registered office.
- (4) To the extent that it is capable of being given by reference to a plan accompanying the notification, the information required by subsection (2)(b) may be so given.
- (5) A notification required by section 247(2) or (3) (notice to quit or impending expiry of tenancy) shall specify—
  - (a) whether the tenancy concerned is periodic or for a term certain,
  - (b) the length of the period or term, and
  - (c) the date on which the tenancy will come to an end (by virtue of the service of the notice to quit or by effluxion of time);and in the case of a notification required by section 247(2) the landlord may also, if he considers it appropriate, give his reason for serving notice to quit.
- (6) A notification required by section 247(4) (disposal of land) shall specify—
  - (a) whether at the time the notification is given the person giving it intends to retain an estate or interest in the land, and
  - (b) if he does, the nature of that estate or interest and the land in which he intends that it should subsist.

## 249 Penalty for failure to notify, &c.

- (1) A person who—
  - (a) fails without reasonable excuse to comply with an obligation imposed on him by section 247(2) or (3), or
  - (b) without reasonable excuse carries out a disposal of land without having complied with the obligation imposed on him by section 247(4), or
  - (c) in purporting to comply with an obligation imposed on him by section 247 knowingly or recklessly furnishes a notification which is false in a material particular, or
  - (d) knowingly or recklessly omits from any such notification any information required to be contained in it by virtue of any provision of section 248,

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commits a summary offence and is liable on conviction to a fine not exceeding level 5 on the standard scale.

- (2) The commission by a person of an offence under subsection (1) does not affect—
- (a) in the case of a notification required by section 247(2) or (3) (notice to quit or expiry of tenancy), the date on which the tenancy expires;
  - (b) in the case of a notification required by section 247(4) (disposal of land), the validity of the disposal.

## 250 Exclusion of land from, or termination of, housing action area.

- (1) The local housing authority may by resolution—
- (a) exclude land from a housing action area, or
  - (b) declare that an area shall cease to be a housing action area . . . <sup>F672</sup>;
- and as soon as may be after passing such a resolution the authority shall take the following steps.
- (2) They shall send a copy of the resolution to the Secretary of State.
- (3) They shall publish in two or more newspapers circulating in the locality (of which one at least shall, if practicable, be a local newspaper) a notice of the resolution—
- (a) in the case of a resolution excluding land from a housing action area, identifying the housing action area concerned and the land excluded from it.
  - (b) in the case of a resolution declaring that an area is no longer to be a housing action area, naming a place at which a copy of the resolution may be inspected at all reasonable times.
- (4) They shall take such further steps as may appear to the authority best designed to secure that the resolution is brought to the attention of persons residing or owning property in the housing action area.

### Textual Amendments

**F672** Words repealed by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 21(2)(d)

## 251 Extension of duration of housing action area.

- (1) The local housing authority may by resolution extend the duration of a housing action area by a period of two years, and may do so more than once.
- (2) Written notification of the passing of the resolution must be given by the authority to the Secretary of State at least three months before the date on which the housing action area would otherwise cease to exist.
- (3) On receipt of a notification under subsection (2) the Secretary of State shall send a written acknowledgement to the authority.
- (4) If it appears to the Secretary of State appropriate to do so, he may, at any time within the period of 28 days beginning with the day on which he sent the acknowledgement, notify the authority—
- (a) that the duration of the housing action area is not to be extended in accordance with their resolution, or

*Status: Point in time view as at 06/04/2016.*

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- (b) that he requires more time to consider their extension of the duration of the housing action area.
- (5) Where the Secretary of State notifies an authority that he requires more time, he shall on completion of his consideration of the matter notify the authority—
- (a) that the duration of the housing action area is not to be extended in accordance with their resolution,
  - (b) where the extension has already begun to run, that the area is to cease to be a housing action [<sup>F673</sup>area] on such date as may be specified in the notification, or
  - (c) that he proposes to take no further action with respect to their resolution.
- (6) As soon as may be after passing a resolution or receiving a notification from the Secretary of State under this Section (other than a notification that he proposes to take no further action), the local housing authority shall—
- (a) publish in two or more newspapers circulating in the locality (of which at least one shall, if practicable, be a local newspaper) a notice of the resolution or, as the case may be stating the effect of the notification, naming a place where a copy of the resolution or notification may be inspected at all reasonable times, and
  - (b) take such further steps as appear to the authority best designed to secure that the resolution or notification is brought to the attention of persons residing or owning property in the housing action areas concerned.

#### Textual Amendments

**F673** Words inserted (*retrospectively* 1.4.86) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(1), [Sch. 5 Pt. I para. 10\(3\)\(9\)](#)

## 252 Meaning of “housing accommodation” and related expressions.

In the provisions of this Part relating to housing action areas—

- (a) “housing accommodation” means dwellings, houses in multiple occupation and hostels;
- (b) “dwelling” means a building or part of a building occupied or intended to be occupied as a separate dwelling, together with any yard, garden, outhouses and appurtenances belonging to or usually enjoyed with that building or part; and
- <sup>F674</sup>(c) “house in multiple occupation” means a house in multiple occupation as defined by sections 254 to 259 of the Housing Act 2004, as they have effect for the purposes of Part 1 of that Act (that is, without the exclusions contained in Schedule 14 to that Act), but does not include any part of such a house which is occupied as a separate dwelling by persons who form a single household.]

#### Textual Amendments

**F674** S. 252(c) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 12](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, {[art. 2 \(b\)](#)} (with [Sch.](#))

*Status: Point in time view as at 06/04/2016.*

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### *General improvement areas*

#### **253 Declaration of general improvement area.**

- (1) Where a report with respect to a predominantly residential area within their district is submitted to the local housing authority by a person appearing to the authority to be suitably qualified (who may be an officer of the authority), and it appears to the authority, upon consideration of the report and of any other information in their possession—
  - (a) that living conditions in the area can most appropriately be improved by the improvement of the amenities of the area or of dwellings in the area, or both, and
  - (b) that such an improvement may be effected or assisted by the exercise of their powers under the provisions of this Part relating to general improvement areas,
 the authority may cause the area to be defined on a map and by resolution declare it to be a general improvement area.
- (2) A general improvement area may not be defined so as to include, but may be defined so as to surround, land which is comprised in a housing action area.
- (3) A general improvement area may not (unless the land has been cleared of buildings) be so defined as to include, but may be so defined as to surround—
  - (a) land comprised in a clearance area,
  - (b) land purchased by the local housing authority under section 290(2) (land surrounded by or adjoining clearance area), or
  - (c) land included in a clearance area under section 293(1) (local housing authority's own property);

and where the Secretary of State on confirming a compulsory purchase order under Schedule 22 (acquisition of land for clearance) modifies the order by excluding from a clearance area land adjoining a general improvement area, the land shall, unless the Secretary of State otherwise directs, be taken to be included in the general improvement area.

#### **254 Steps to be taken after declaration.**

- (1) As soon as may be after passing a resolution declaring an area to be a general improvement area the local housing authority shall take the following steps.
- (2) They shall publish in two or more newspapers circulating in the locality (of which one at least shall, if practicable, be a local newspaper) a notice of the resolution—
  - (a) identifying the area, and
  - (b) naming the place where a copy of the resolution, of the map on which the area is defined and of the report mentioned in section 253(1) may be inspected at all reasonable times.
- (3) They shall take such further steps as appear to them best designed to secure—
  - (a) that the resolution is brought to the attention of persons residing or owning property in the area, and
  - (b) that those persons are informed of the name and address of the person to whom enquiries and representations should be addressed concerning action to be taken in the exercise of the authority's powers under the provisions of this Part relating to general improvement areas.

*Status: Point in time view as at 06/04/2016.*

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- (4) They shall send to the Secretary of State a copy of the resolution, of the report and of the map and a statement of the number of dwellings in the area.

## 255 General powers of local housing authority.

- (1) Where a local housing authority have declared an area to be a general improvement area, they may, for the purpose of effecting or assisting the improvement of the amenities of the area, or of the dwellings in the area, or both—

- (a) carry out works on land owned by them and assist (by grants, loans or otherwise) in the carrying out of works on land not owned by them,
- (b) acquire any land by agreement, and
- (c) let or otherwise dispose of land for the time being owned by them;

and may be authorised by the Secretary of State to acquire compulsorily land within the general improvement area or adjoining it.

- (2) The authority may not under this section—

- (a) improve a dwelling which has not been acquired or provided by them in pursuance of this section, <sup>F675</sup> . . .

<sup>F675</sup>(b) . . . . .

<sup>F676</sup>(3) . . . . .

### Textual Amendments

**F675** S. 255(2)(b) and the preceding word “or” repealed (18.7.2003) by S.I. 2002/1860, arts. 1(3), 12, 15, Sch. 4 para. 2(4), **Sch. 6** (with arts. 11(2), 15(2))

**F676** S. 255(3) repealed (18.12.1996) by 1996 c. 53, ss. 103, 147, Sch. 1 para. 8(2), **Sch. 3 Pt. I**; S.I. 1996/2842, **art. 3**

## 256 Power to apply for orders extinguishing right to use vehicles on highway.

- (1) A local housing authority who have declared a general improvement area may exercise the powers of a local planning authority under [<sup>F677</sup>sections 249 and 250 of the Town and Country Planning Act 1990] (extinguishment of right to use vehicles on certain highways) with respect to a highway in that area notwithstanding that they are not the local planning authority, but subject to the following provisions.
- (2) The local housing authority shall not make an application under [<sup>F678</sup>subsection (2) or (6) of section 249] (application to Secretary of State to make or revoke order extinguishing right to use vehicles) except with the consent of the local planning authority.
- (3) If the local housing authority are not also the highway authority, any such application made by them shall in the first place be sent to the highway authority who shall transmit it to the Secretary of State.
- (4) Where an order under [<sup>F679</sup>subsection (2) of section 249] (order extinguishing right to use vehicles) has been made on an application made by a local housing authority by virtue of this section—

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- (a) any compensation under [F679 subsection (1) of section 250] (compensation for loss of access to highway) is payable by them instead of by the local planning authority, and
- (b) ..... F680

**Textual Amendments**

**F677** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\)](#), s. 4, [Sch. 2 para. 71\(1\)\(a\)](#)

**F678** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\)](#), s. 4, [Sch. 2 para. 71\(1\)\(b\)](#)

**F679** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\)](#), s. 4, [Sch. 2 para. 71\(1\)\(c\)](#)

**F680** [S. 256\(4\)\(b\)](#) repealed by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\)](#), s. 3, [Sch. 1 Pt. 1](#)

**257 Duty to publish information.**

Where a local housing authority [F681 have passed a resolution declaring] an area to be a general improvement area, they shall bring to the attention of persons residing in the area or owning property in it—

- (a) the action they propose to take in the exercise of their powers under the provisions of this Part relating to general improvement areas, and
- (b) the [F681 assistance which is or will be available] for the improvement of the amenities of the area or of the dwellings in the area,

by publishing from time to time, in such manner as appears to them appropriate, such information as is in their opinion best designed to further the objects of those provisions.

**Textual Amendments**

**F681** Words substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), [s. 21\(2\)\(e\)](#)

**258 Exclusion of land from, or termination of, general improvement area.**

- (1) The local housing authority may by resolution—
  - (a) exclude land from a general improvement area, or
  - (b) declare [F682 that an area shall cease to be] a general improvement area.
- (2) The resolution does not affect the continued operation of the provisions of this Part relating to general improvement areas, or any other provision so relating, in relation to works begun before [F683 the date on which the exclusion or cessation takes effect]; but [F683 the resolution] does apply with respect to works which have not been begun before that date, notwithstanding that expenditure in respect of the works has been approved before that date.

**Textual Amendments**

**F682** Words substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), [s. 21\(2\)\(f\)](#)

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**F683** Words substituted by [Housing and Planning Act 1986 \(c. 63, SIF 61\), s. 21\(2\)\(g\)](#)

## **259 Contributions by Secretary of State.**

(1) The Secretary of State may pay contributions to a local housing authority towards such expenditure incurred by them under the provisions of this Part relating to general improvement areas as he may determine.

[<sup>F684</sup>(2) In the case of any expenditure, the contribution—

- (a) shall be equal to one-half of the amount of the expenditure; and
- (b) shall be payable in one sum or by two or more instalments, according as the Secretary of State may determine.]

(3) The aggregate of the expenditure towards which such contributions may be made with respect to a general improvement area shall not exceed the sum arrived at by multiplying—

- (a) [<sup>F685</sup>£600], by
- (b) the number of dwellings stated by the local housing authority under section 254(4) to be in the areaX;

but two adjoining general improvement areas may for this purpose be treated as one.

(4) The Secretary of State may, with the consent of the Treasury—

- (a) by order substitute in subsections (2) and (3) another fraction for one-half and another amount for £400;
- (b) direct that those subsections shall have effect, in the case of a general improvement area specified in the direction or of a description so specified, with the substitution of a higher fraction or a greater amount than that for the time being specified in the subsection.

(5) An order under subsection (4)(a)—

- (a) may make different provision for different cases or descriptions of case, including different provision for different areas, and
- (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of the House of Commons.

(6) For the purposes of this section—

- (a) the cost of acquiring an estate or interest in a case where periodical payments fall to be made in connection with the acquisition shall be taken to include such sum as the Secretary of State may determine to be the capital equivalent of those payments; and
- (b) the cost of works shall be taken to include the cost of the employment in connection with the works of an architect, engineer, surveyor, land-agent or other person in an advisory or supervisory capacity.

(7) In the case of contributions payable in respect of—

- (a) works to which the <sup>M34</sup>Housing Act 1971 applied (works in certain areas completed before 23rd June 1974), or
- (b) expenditure on providing land treated as expenditure on such works by virtue of section 2(4) of that Act,

subsection (2)(b) above has effect with the substitution of “75 per cent.” for “one-half”.

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#### Textual Amendments

**F684** S. 259(2) substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 98(6)

**F685** “£600” substituted by [S.I. 1988/1258](#), art. 2

#### Marginal Citations

**M34** 1971 c. 76.

### <sup>F686</sup> *Supplementary provisions*

#### Textual Amendments

**F686** Ss. 259A, 259B inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 21(1)

### **259A Effect of resolutions relating to housing action area or general improvement area.**

- (1) A resolution of a local housing authority passed after the commencement of this section—
  - (a) declaring an area to be a housing action area, excluding land from a housing action area or declaring that an area shall cease to be a housing action area, or
  - (b) declaring an area to be a general improvement area, excluding land from a general improvement area or declaring that an area shall cease to be a general improvement area,
 has effect, subject to subsection (2), from the day on which the resolution is passed.
- (2) A resolution declaring an area to be a general improvement area may be expressed to have effect from a future date, not later than four weeks after the passing of the resolution, on which the whole or part of that area will cease to be, or be included in, a housing action area.]

### <sup>F687</sup> **Effect of certain resolutions passed before commencement of s. 259A.**

- (1) Where before the commencement of section 259A a local housing authority passed a resolution of any of the descriptions mentioned in the section expressed to have effect from a date after that on which it was passed—
  - (a) anything done before the commencement of this section in reliance on the view that the resolution was invalid shall have effect as if the resolution had not been passed, but
- (3) Where the resolution declared a housing action area or general improvement area and, before the commencement of this section, the local housing authority passed a further resolution making the like declaration in relation to the whole or part of the area to which the first resolution then related—
  - (a) both resolutions are effective, notwithstanding that they relate in whole or in part to the same area;
  - (b) the area covered by both resolutions is a housing action area or general improvement area by virtue of the joint effect of the two resolutions, and in the case of a housing action area shall continue to be such an area (subject to



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- the provisions of this Part) until the end of the period of five years beginning with the date on which the second resolution was passed;
- (c) it is immaterial whether steps taken before the commencement of this section were taken in reliance on the first resolution or the second, but steps taken in reliance on the first shall not be proceeded with to the extent that they have been superseded by, or are inconsistent with, steps taken in reliance on the second; and
- (d) the areas declared by the two resolutions may be treated as one for the purposes of section 245(3) or 259(3) (limit on aggregate expenditure qualifying for contributions by Secretary of State).
- (4) The provisions of subsection (3) do not affect the powers of the Secretary of State under section 241(2)(a) and (b) (power to overrule declaration of housing action area or exclude land from area) and, so far as they relate to the duration of a housing action area, have effect subject to section 241(4) (effect of Secretary of State’s decision in such a case).]

#### Textual Amendments

**F687** Ss. 259A, 259B inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 21(1)

### 260 Powers of entry.

- (1) A person authorised by the local housing authority or the Secretary of State may at any reasonable time, on giving 24 hours’ notice of his intention to the occupier, and to the owner if the owner is known, enter premises—
- (a) for the purposes of survey and examination where it appears to the authority or the Secretary of State that survey or examination is necessary in order to determine whether any powers under this Part should be exercised; or
- (b) for the purpose of survey or valuation where the authority are authorised by this Part to purchase the premises compulsorily.
- (2) An authorisation for the purposes of this section shall be in writing stating the particular purpose or purposes for which the entry is authorised.

### 261 Penalty for obstruction.

- (1) It is a summary offence to obstruct an officer of the local housing authority, or of the Secretary of State, or a person authorised to enter premises in pursuance of this Part, in the performance of anything which that officer, authority or person is by this Part required or authorised to do.
- (2) A person who commits such an offence is liable on conviction to a fine not exceeding level 2 on the standard scale.

### 262 Minor definitions.

In this Part—

“disposal”, in relation to land, includes a conveyance of, or contract to convey, an estate or interest not previously in existence;

“owner”, in relation to premises—

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- (a) means a person (other than a mortgagee not in possession) who is for the time being entitled to dispose of the fee simple in the premises, whether in possession or reversion, and
- (b) includes also a person holding or entitled to the rents and profits of the premises under a lease of which the unexpired term exceeds three years.

## 263 Index of defined expressions: Part VIII

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section):—

[ <sup>F688</sup> assured agricultural occupancy]	[ <sup>F688</sup> section 622]
[ <sup>F688</sup> assured tenancy]	[ <sup>F688</sup> section 622]
clearance area	section 289
disposal (of land)	section 262
district (of a local housing authority)	section 2(1)
dwelling (in provisions relating to housing action areas)	section 252
general improvement area	section 253
hostel	section 622
house in multiple occupation	section 252
housing accommodation	section 252
housing action area	section 239
lease, lessee and lessor	section 621
local housing authority	section 1, 2(2)
owner (of premises)	section 262
protected occupancy	section 622
protected tenancy	section 622
restricted contact	section 622
standard scale (in reference to the maximum fine on summary conviction)	section 622
tenancy and tenant	section 621

### Textual Amendments

**F688** Entries inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 46](#)

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## PART IX

### SLUM CLEARANCE

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

- C118** Pt. IX (ss. 264–323) extended by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 5(2), [Sch. 4 para. 11](#)
- C119** Pt. IX (ss. 264–323): power to apply certain functions conferred by [Housing Act 1988 \(c. 50, SIF 61\)](#), [s. 65\(2\)\(a\)\(4\)](#)
- C120** Pt. IX (ss. 264–323) extended by [Water Act 1989 \(c. 15, SIF 130\)](#), ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 163, 189(4)–(10), 190(1), 193(1), [Sch. 25 para. 1\(2\)\(xxxii\)](#), [Sch. 26 paras. 3\(1\)\(2\), 17, 40\(4\), 57\(6\), 58](#)

*Demolition or closing of unfit premises beyond repair at reasonable cost*

#### [<sup>F689</sup>264 Power to make closing order.

<sup>F690</sup> .....

#### Textual Amendments

- F689** Ss. 264, 265 substituted by [Local Government and Housing Act 1989 \(c.42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 14](#)
- F690** S. 264 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); [S.I. 2006/1060](#), [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); [S.I. 2006/1535](#), [art. 2\(1\)\(c\)](#) (with [Sch.](#))

#### [<sup>F691</sup>265 Demolition orders

- (1) If—
- (a) the local housing authority are satisfied that a category 1 hazard exists in a dwelling or HMO which is not a flat, and
  - (b) this subsection is not disappplied by subsection (5),
- making a demolition order in respect of the dwelling or HMO is a course of action available to the authority in relation to the hazard for the purposes of section 5 of the Housing Act 2004 (category 1 hazards: general duty to take enforcement action).
- (2) If, in the case of any building containing one or more flats—
- (a) the local housing authority are satisfied that a category 1 hazard exists in one or more of the flats contained in the building or in any common parts of the building, and
  - (b) this subsection is not disappplied by subsection (5),
- making a demolition order in respect of the building is a course of action available to the authority in relation to the hazard for the purposes of section 5 of the Housing Act 2004.
- (3) The local housing authority may make a demolition order in respect of a dwelling or HMO which is not a flat if—
- (a) they are satisfied that a category 2 hazard exists in the dwelling or HMO,

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- (b) this subsection is not disappplied by subsection (5), and
  - (c) the circumstances of the case are circumstances specified or described in an order made by the Secretary of State.
- (4) The local housing authority may make a demolition order in respect of any building containing one or more flats if—
- (a) they are satisfied that a category 2 hazard exists in one or more of the flats contained in the building or in any common parts of the building,
  - (b) this subsection is not disappplied by subsection (5), and
  - (c) the circumstances of the case are circumstances specified or described in an order made by the Secretary of State.
- (5) None of subsections (1) to (4) applies if a management order under Chapter 1 or 2 of Part 4 is in force in relation to the premises concerned.
- (6) This section also has effect subject to section 304(1) (no demolition order to be made in respect of listed building).
- (7) In this section “HMO” means house in multiple occupation.
- (8) An order made under subsection (3) or (4)—
- (a) may make different provision for different cases or descriptions of case (including different provision for different areas);
  - (b) may contain such incidental, supplementary, consequential, transitory, transitional or saving provision as the Secretary of State considers appropriate; and
  - (c) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (9) Sections 584A and 584B provide for the payment of compensation where demolition orders are made under this section, and for the repayment of such compensation in certain circumstances.]

**Textual Amendments**

**F691** S. 265 substituted (18.11.2004 for certain purposes and 6.4.2006 in so far as not already in force for E. and 16.6.2006 in so far as not already in force for W.) by [Housing Act 2004 \(c. 34\)](#), **ss. 46, 270(2)(b)** (4)(5); S.I. 2006/1060, **art. 2(1)(a)** (with Sch.); S.I. 2006/1535, **art. 2(a)** (with Sch.)

**266** ..... **F692**

**Textual Amendments**

**F692** S. 266 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), **ss. 165(1)(b), 194(4)**, **Sch. 9 Pt. II para. 15, Sch. 12 Pt. II**

**267** **Content of demolition** <sup>F693</sup> . . . .

- (1) A demolition order is an order requiring that the premises—

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- (a) be vacated within a specified period (of at least 28 days) from the date on which the order becomes operative, and
  - (b) be demolished within six weeks after the end of that period or, if it is not vacated before the end of that period, after the date on which it is vacated or, in either case, within such longer period as in the circumstances the local housing authority consider it reasonable to specify.
- (2) <sup>F694</sup> .....
- (3) <sup>F695</sup> .....

#### Textual Amendments

- F693** S. 267: words in sidenote repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F694** S. 267(2) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)](#) (with Sch.); S.I. 2006/1535, {art.2 (c)(v)} (with Sch.)
- F695** S. 267(3) repealed (6.4.2006 for E. and 16.4.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5); S.I. 2006/1060, [art. 2\(1\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

#### [<sup>F696</sup> 268 Service of copies of demolition order.

- (1) A local housing authority who have made a demolition order must serve a copy of the order on every person who, to their knowledge, is—
  - (a) an owner or occupier of the whole or part of the premises to which the order relates,
  - (b) authorised to permit persons to occupy the whole or part of those premises, or
  - (c) a mortgagee of the whole or part of the premises.
- (2) The copies required to be served under subsection (1) shall be served within the period of seven days beginning with the day on which the order is made.
- (3) A copy of the order is to be regarded as having been served on every occupier in accordance with subsections (1) and (2) if a copy of the order is fixed to some conspicuous part of the premises within the period of seven days mentioned in subsection (2).
- (4) A demolition order against which no appeal is brought under section 269 becomes operative at the end of the period of 28 days beginning with the day on which the order is made and is final and conclusive as to matters which could be raised on an appeal.
- (5) Section 246 of the Housing Act 2004 (service of notices)—
  - (a) applies in relation to copies required to be served under this section (instead of section 617 below), and
  - (b) so applies as it applies in relation to documents required to be served under any provision of Parts 1 to 4 of that Act.]

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### Textual Amendments

**F696** S. 268 substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 13](#); S.I. 2006/1060 {art. 2(1)(d)} (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

## 269 Right of appeal against order.

- (1) A person aggrieved by a [<sup>F697</sup>demolition order may, within the period of 28 days beginning with the day on which the order is made,], appeal to [<sup>F698</sup>the appropriate tribunal].
- (2) No appeal lies at the instance of a person who is in occupation of the premises [<sup>F699</sup>or part of the premises] under a lease or agreement with an unexpired term of three years or less.
- (2A) <sup>F700</sup> . . . . .
- (3) On an appeal the [<sup>F701</sup>tribunal]—
- (a) may make such order either confirming or quashing or varying the order as it thinks fit, <sup>F702</sup> . . . . .
- <sup>F702</sup>(b) . . . . .
- (3A) <sup>F703</sup> . . . . .
- <sup>F704</sup>(4) . . . . .
- (6) If an appeal is brought the order does not become operative until—
- (a) a decision on the appeal confirming the order (with or without variation) is given and the period within which an appeal to the [<sup>F705</sup>Upper Tribunal] may be brought expires without any such appeal having been brought, or
- (b) if a further appeal to the [<sup>F705</sup>Upper Tribunal] is brought, a decision on that appeal is given confirming the order (with or without variation);
- and for this purpose the withdrawal of an appeal has the same effect as a decision confirming the order or decision appealed against.

### Textual Amendments

**F697** Words in s. 269(1) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 14](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

**F698** Words in s. 269(1) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 41](#) (with Sch. 3)

**F699** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 17\(1\)](#)

**F700** S. 269(2A) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**F701** Word in s. 269(3) substituted (6.4.2006 for E and 16. 6. 2006 for W) by [Housing Act 2004 \(c.34\)](#), ss. {48(2)(b)}, 270(4)(5); S.I. 2006/1060, [art. 2\(1\)](#) (with arts. 2, 3, Sch.); S.I. 2006/1535, {art. 2(a)} (with art. 3, Sch.)

**F702** Word;and and s. 269(3)(b) repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(b), 194(4), [Sch. 9 Pt. II para. 17\(3\)](#), [Sch. 12 Pt. II](#)

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- F703** S. 269(3A) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F704** s. 269(4)(5) repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(b), 194(4), [Sch. 9 Pt. II para. 17\(5\)](#), [Sch. 12 Pt. II](#)
- F705** Words in s. 269(6)(a)(b) substituted (1.6.2009) by [The Transfer of Tribunal Functions \(Lands Tribunal and Miscellaneous Amendments\) Order \(S.I. 2009/1307\)](#), art. 5(1)(2), {Sch. 1 para. 172} (with Sch. 5)

## [<sup>F706</sup>269A Appeals suggesting certain other courses of action

- (1) One ground of appeal under section 269 in relation to a demolition order made under section 265 is that a course of action mentioned in subsection (2) is the best course of action in relation to the hazard concerned.
- (2) The courses of action are—
  - (a) serving an improvement notice under section 11 or 12 of the Housing Act 2004;
  - (b) making a prohibition order under section 20 or 21 of that Act;
  - (c) serving a hazard awareness notice under section 28 or 29 of that Act; or
  - (d) declaring the area in which the premises concerned are situated to be a clearance area in accordance with section 289 of this Act.
- (3) Subsection (4) applies where—
  - (a) [<sup>F707</sup>the appropriate tribunal] is hearing an appeal under section 269 in relation to a demolition order made under section 265; and
  - (b) the grounds on which the appeal is brought are or include the ground that a course of action mentioned in subsection (2) is the best course of action in relation to each hazard concerned.
- (4) The tribunal shall have regard to any guidance given to the local housing authority under section 9 of the Housing Act 2004.
- (5) Subsection (6) applies where—
  - (a) an appeal under section 269 is allowed against a demolition order made under section 265; and
  - (b) the reason or one of the reasons for allowing the appeal is that a course of action mentioned in subsection (2) is the best course of action in relation to the hazard concerned.
- (6) The tribunal shall, if requested to do so by the appellant or the local housing authority, include in its decision a finding to that effect and identifying the course of action concerned.
- (7) Subsection (1) of this section is without prejudice to the generality of section 269.]

### Textual Amendments

- F706** S. 269A inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 15](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)
- F707** Words in s. 269A(3)(a) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 42](#) (with Sch. 3)

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### Demolition orders

#### 270 Demolition orders: recovery of possession of building to be demolished.

- (1) Where a demolition order has become operative [<sup>F708</sup>with respect to any premises], the local housing authority shall serve on [<sup>F709</sup>any occupier of the premises or any part of the premises] a notice—
  - (a) stating the effect of the order,
  - (b) specifying the date by which the order requires the [<sup>F710</sup>premises] to be vacated, and
  - (c) requiring him to quit the [<sup>F710</sup>premises] before that date or before the expiration of 28 days from the service of the notice, whichever may be the later.
- (2) If any person is in occupation of [<sup>F711</sup>the premises], or any part of [<sup>F712</sup>them], at any time after the date on which the notice requires [<sup>F711</sup>the premises] to be vacated, the local housing authority or an owner of [<sup>F711</sup>the premises] may apply to the county court which shall thereupon order vacant possession of [<sup>F711</sup>the premises] or part to be given to the applicant within such period, of not less than two or more than four weeks, as the court may determine.
- (3) Nothing in the Rent Acts [<sup>F713</sup>or Part I of the Housing Act 1988] affects the provisions of this section relating to the obtaining possession of [<sup>F714</sup>any premises].
- (4) Expenses incurred by the local housing authority under this section in obtaining possession of [<sup>F714</sup>any premises], or part of [<sup>F714</sup>any premises], may be recovered by them by action from the owner, or from any of the owners, of [<sup>F711</sup>the premises].
- (5) A person who, knowing that a demolition order has become operative and applies to [<sup>F714</sup>any premises]—
  - (a) enters into occupation of [<sup>F711</sup>the premises], or a part of [<sup>F712</sup>them], after the date by which the order requires [<sup>F712</sup>them] to be vacated, or
  - (b) permits another person to enter into such occupation after that date,
 commits a summary offence and is liable on conviction to a fine not exceeding level 5 on the standard scale and to a further fine not exceeding £5 for every day or part of a day on which the occupation continues after conviction.

#### Textual Amendments

- F708** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 18(1)(a)**
- F709** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 18(1)(b)**
- F710** Word substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 18(1)(c)**
- F711** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 18(2)(a)**
- F712** Word substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 18(2)(b)**
- F713** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 47**
- F714** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 18(2)(c)**



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## **271 Demolition orders: execution of order.**

- (1) When a demolition order has become operative, the owner of the premises to which it applies shall demolish the premises within the time limited by the order, and if the premises are not demolished within that time the local housing authority shall enter and demolish them and sell the materials.
- (2) Subsection (1) has effect subject to—
  - section 273 (cleansing before demolition),
  - section 274 (power to permit reconstruction), and
  - section 275 (use otherwise than for human habitation).

## **272 Demolition orders: expenses of local housing authority, &c.**

- (1) Expenses incurred by the local housing authority under section 271 (execution of demolition order), after giving credit for any amount realised by the sale of materials, may be recovered by them from the owner of the premises.
- (2) If there is more than one owner—
  - (a) the expenses may be recovered by the local housing authority from the owners in such shares as [<sup>F715</sup>the appropriate tribunal] may determine to be just and equitable, and
  - (b) an owner who pays to the authority the full amount of their claim may recover from any other owner such contribution, if any, as [<sup>F716</sup>[<sup>F717</sup>the appropriate] tribunal] may determine to be just and equitable.
- (3) A surplus in the hands of the authority shall be paid by them to the owner of the premises or, if there is more than one owner, as the owners may agree.
- (4) If there is more than one owner and the owners do not agree as to the division of the surplus, the authority shall, by virtue of this subsection, be trustees of the surplus for the owners of the premises and section 63 of the <sup>M35</sup>Trustee Act 1925 (which relates to payment into court by trustees) has effect accordingly.
- (5) [<sup>F718</sup>[<sup>F719</sup>a residential property tribunal] has jurisdiction to hear and determine proceedings under subsection (1) (as well as those under subsection (2)), and [<sup>F720</sup>the county court ] has] jurisdiction under section 63 of the <sup>M36</sup>Trustee Act 1925 in relation to such a surplus as is referred to in subsection (4).
- (6) In determining for the purposes of this section the shares in which expenses are to be paid or contributed by, or a surplus divided between, two or more owners of premises, [<sup>F721</sup>a tribunal or court] shall have regard to all the circumstances of the case, including—
  - (a) their respective interests in the premises, and
  - (b) their respective obligations and liabilities in respect of maintenance and repair under any covenant or agreement, whether express or implied.

### **Textual Amendments**

**F715** Words in s. 272(2)(a) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 43\(a\)](#) (with [Sch. 3](#))

**F716** Words in s. 272(2) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 48\(3\)\(a\)](#), [270\(4\)\(5\)](#); [S.I. 2006/1060](#), [art. 2\(1\)](#) (with [Sch.](#)); [S.I. 2006/1535](#), [art. 2\(a\)](#) (with [Sch.](#))

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- F717** Words in s. 272(2)(b) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 43\(b\)](#) (with Sch. 3)
- F718** Words in s. 272(5) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 48\(3\)\(b\)](#), [270\(4\)\(5\)](#); [S.I.2006/1060](#), [art. 2\(1\)\(a\)](#) (with Sch.); [S.I. 2006/1535](#), [art. 2\(a\)](#) (with Sch.)
- F719** Words in s. 272(5) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 43\(a\)](#) (with Sch. 3)
- F720** Words in s. 272(5) substituted (22.4.2014) by [Crime and Courts Act 2013 \(c. 22\)](#), s. 61(3), [Sch. 9 para. 52](#); [S.I. 2014/954](#), art. 2(c) (with art. 3) (with transitional provisions and savings in [S.I. 2014/956](#), arts. 3-11)
- F721** Words in s. 272(6) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 48\(3\)\(c\)](#), [270\(4\)\(5\)](#); [S.I. 2006/1060](#), [art. 2\(1\)\(a\)](#) (with Sch.); [S.I. 2006/1535](#), [art. 2\(a\)](#) (with Sch.)

#### Marginal Citations

- M35** 1925 c. 19  
**M36** 1925 c. 19.

### 273 Demolition orders: cleansing before demolition.

- (1) If it appears to the local housing authority that premises to which a demolition order applies require to be cleansed from vermin, they may, at any time between the date on which the order is made and the date on which it becomes operative, serve notice in writing on the owner or owners of the premises that they intend to cleanse the premises before they are demolished.
- (2) Where the authority have served such a notice—
  - (a) they may, at any time after the order has become operative and the premises have been vacated, enter and carry out such work as they may think requisite for the purpose of destroying or removing vermin, and
  - (b) the demolition shall not be begun or continued by an owner after service of the notice on him, except as mentioned in subsection (3), until the authority have served on him a further notice authorising him to proceed with the demolition.
- (3) An owner on whom a notice has been served under subsection (1) may, at any time after the premises have been vacated, serve notice in writing on the authority requiring them to carry out the work within 14 days from the receipt of the notice served by him, and at the end of that period shall be at liberty to proceed with the demolition whether the work has been completed or not.
- (4) Where the local housing authority serve a notice under subsection (1), they shall not take action under section 271 (under which they are to demolish the [<sup>F722</sup>premises] if the owners do not) until the expiration of six weeks from the date on which the owner or owners become entitled by virtue of subsection (2) or (3) to proceed with the demolition.

#### Textual Amendments

- F722** Word substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 19](#)

### 274 Demolition orders: power to permit reconstruction of condemned house.

- (1) Where a demolition order has become operative—

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- (a) the owner of the [<sup>F723</sup>premises], or
- (b) any other person who in the opinion of the local housing authority is or will be in a position to put his proposals into effect,
- may submit proposals to the authority for the execution by him of works designed to secure the reconstruction, enlargement or improvement of the [<sup>F723</sup>premises], or of buildings including the house.
- [<sup>F724</sup>(2) If the authority are satisfied that the result of the works will be—
- (a) in the case of a demolition order made under section 265(1) or (2), that the hazard concerned ceases to be a category 1 hazard, or
- (b) in the case of a demolition order made under section 265(3) or (4), that a prescribed state of affairs exists,
- they may, in order that the person submitting the proposals may have an opportunity of carrying out the works, extend for such period as they may specify the time within which the owner of the premises is required under section 271 to demolish them.
- (3) In subsection (2) “prescribed state of affairs” means such state of affairs as may be specified or described in an order made by the Secretary of State.
- (4) An order under subsection (3)—
- (a) may make different provision for different cases or descriptions of case (including different provision for different areas);
- (b) may contain such incidental, supplementary, consequential, transitory, transitional or saving provision as the Secretary of State considers appropriate; and
- (c) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (5) That time may be further extended by the authority, once or more often as the case may require, if—
- (a) the works have begun and appear to the authority to be making satisfactory progress, or
- (b) though they have not begun, the authority think there has been no unreasonable delay.
- (6) Where the authority determine to extend, or further extend, the time within which the owner of any premises is required under section 271 to demolish them, notice of the determination shall be served by the authority on every person having an interest in the premises or part of the premises, whether as freeholder, mortgagee or otherwise.
- (7) If the works are completed to the satisfaction of the authority they shall revoke the demolition order (but without prejudice to any subsequent proceedings under this Part or Part 1 of the Housing Act 2004).]

#### Textual Amendments

**F723** Word substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 20\(1\)](#)

**F724** [S. 274\(2\)-\(7\)](#) substituted (6.4.2006 for E. and 16.6.2006 for W.) for s. 274(2)-(5) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1)(a), 270(4)(5), [Sch. 15 para. 16](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (Sch.)

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## [<sup>F725</sup>274A] **Effect of certain enforcement action under the Housing Act 2004**

A demolition order which has been made in respect of any premises shall cease to have effect if a management order under Chapter 1 or 2 of Part 4 of the Housing Act 2004 comes into force in relation to the premises.]

### Textual Amendments

**F725** S. 274A inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 17](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

## [<sup>F726</sup>275] **Demolition orders: substitution of prohibition order to permit use otherwise than for human habitation**

- (1) If—
- (a) an owner of any premises in respect of which a demolition order has become operative, or
  - (b) any other person who has an interest in the premises,
- submits proposals to the local housing authority for the use of the premises for a purpose other than human habitation, the authority may, if they think fit, determine the demolition order and make a prohibition order under section 20 or 21 of the Housing Act 2004 in respect of the hazard concerned.
- (2) The authority shall serve notice that the demolition order has been determined, and a copy of the prohibition order, on every person on whom they are required by Part 1 of Schedule 2 to the Housing Act 2004 to serve a copy of the prohibition order.]

### Textual Amendments

**F726** S. 275 substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 18](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

### *Closing orders*

## 276 **Closing orders: recovery of possession of house.**

<sup>F727</sup> .....

### Textual Amendments

**F727** S. 276 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

## 277 **Closing orders: enforcement.**

<sup>F728</sup> .....

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**Textual Amendments**

**F728** S. 277 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**278 Closing orders: determination of order on premises being rendered fit.**

F729 .....

**Textual Amendments**

**F729** S. 278 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**279 Closing orders: substitution of demolition order.**

F730 .....

**Textual Amendments**

**F730** S. 279 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

**280**— ..... **F731**  
**282.**

**Textual Amendments**

**F731** Ss. 280–282 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(b), 194(4), Sch. 9 Pt. II para. 24, [Sch. 12 Pt. II](#)

*Demolition of obstructive buildings*

**283 Buildings liable to be demolished as “obstructive buildings”.**

F732 .....

**Textual Amendments**

**F732** S. 283 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 52, 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(a\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)\(c\)\(v\)](#) (with Sch.)

**284 Obstructive building order.**

F733 .....

*Status: Point in time view as at 06/04/2016.*

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**Textual Amendments**

**F733** S. 284 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 52, 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(a\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(a\)\(c\)\(v\)](#) (with [Sch.](#))

**285 Right of appeal against obstructive building order.**

F734 .....

**Textual Amendments**

**F734** S. 285 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 52, 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(a\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(a\)\(c\)\(v\)](#) (with [Sch.](#))

**286 Obstructive building order: recovery of possession of building to be demolished.**

F735 .....

**Textual Amendments**

**F735** S. 286 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 52, 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(a\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(a\)\(c\)\(v\)](#) (with [Sch.](#))

**287 Execution of obstructive building order.**

F736 .....

**Textual Amendments**

**F736** S. 287 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 52, 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(a\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(a\)\(c\)\(v\)](#) (with [Sch.](#))

**288 Obstructive buildings: expenses of local housing authority, &c.**

F737 .....

**Textual Amendments**

**F737** S. 288 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 52, 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(a\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(a\)\(c\)\(v\)](#) (with [Sch.](#))

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### *Clearance areas*

#### **289 Declaration of clearance area.**

- (1) A clearance area is an area which is to be cleared of all buildings in accordance with the following provisions of this Part.
- [<sup>F738</sup>(2) If the local housing authority are satisfied, in relation to any area—
- (a) that each of the residential buildings in the area contains a category 1 hazard, and
  - (b) that the other buildings (if any) in the area are dangerous or harmful to the health or safety of the inhabitants of the area,
- declaring the area to be a clearance area is a course of action available to the authority in relation to the hazard or hazards for the purposes of section 5 of the Housing Act 2004 (category 1 hazards: general duty to take enforcement action).
- (2ZA) The local housing authority may declare an area to be a clearance area if they are satisfied that—
- (a) the residential buildings in the area are dangerous or harmful to the health or safety of the inhabitants of the area as a result of their bad arrangement or the narrowness or bad arrangement of the streets; and
  - (b) that the other buildings (if any) in the area are dangerous or harmful to the health or safety of the inhabitants of the area.
- (2ZB) The local housing authority may declare an area to be a clearance area if they are satisfied that—
- (a) that each of the residential buildings in the area contains a category 2 hazard,
  - (b) that the other buildings (if any) in the area are dangerous or harmful to the health or safety of the inhabitants of the area, and
  - (c) the circumstances of the case are circumstances specified or described in an order made by the Secretary of State.
- Subsection (8) of section 265 applies in relation to an order under this subsection as it applies in relation to an order under subsection (3) or (4) of that section.
- (2ZC) In this section “residential buildings” means buildings which are dwellings or houses in multiple occupation or contain one or more flats.
- This is subject to subsection (2ZD).
- (2ZD) For the purposes of subsection (2) or (2ZB)—
- (a) subsection (2ZC) applies as if “two or more flats” were substituted for “one or more flats”; and
  - (b) a residential building containing two or more flats is only to be treated as containing a category 1 or 2 hazard if two or more of the flats within it contain such a hazard.
- (2ZE) Subsections (2) to (2ZB) are subject to subsections (2B) to (4) and (5B).]
- (2B) Before declaring an area to be a clearance area, the authority shall—
- (a) serve notice of their intention to include a building in the clearance area on every person who has an interest in the building (whether as freeholder, lessee or mortgagee) and also, in the case of a residential building, on every person who has such an interest in any flat in the building; and

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- (b) take reasonable steps to inform any occupiers of a residential building who do not have such an interest in the building or a flat in the building as is referred to in paragraph (a) of their intention to include the building in the clearance area; and
  - (c) publish in two or more newspapers circulating in the locality (of which one at least shall, if practicable, be a local newspaper) notice of their intention to declare the area to be a clearance area.
- (2C) A notice served under paragraph (a) of subsection (2B) shall invite representations from the person on whom the notice was served within such reasonable period, being not less than twenty-eight days after the date on which the notice is served, as may be specified in the notice.
- (2D) The authority shall, by the steps taken in relation to occupiers of a residential building as mentioned in paragraph (b) of subsection (2B), invite representations from those occupiers within such reasonable period, expiring not less than twenty-eight days after the date on which the steps are taken, as may be specified by the authority.
- (2E) A notice published in accordance with paragraph (c) of subsection (2B) shall invite representations from any interested persons within such reasonable period, being not less than twenty-eight days after the date on which the notice is published, as may be specified in the notice.
- (2F) The authority shall consider all representations made under subsections (2C), (2D) and (2E) and, in the light of the representations, shall take whichever of the following decisions they think appropriate, that is to say—
- (a) they may decide to declare the area to be a clearance area; or
  - (b) they may decide to declare the area to be a clearance area but exclude such residential buildings which [<sup>F739</sup>contain category 1 or category 2 hazards] as they think fit; or
  - (c) they may decide not to declare the area to be a clearance area.
- (3) [<sup>F740</sup>Subject to subsection (5B), where the authority decide to declare an area to be a clearance area in accordance with paragraph (a) or paragraph (b) of subsection (2F)] they shall—
- (a) cause the area to be defined on a map in such manner as to exclude from any area
    - [<sup>F741</sup>(i) any residential building which is not [<sup>F742</sup>dangerous or harmful to health or safety]
    - (ii) any other building which is not dangerous or [<sup>F743</sup>harmful to health or safety] ; and
    - (iii) any residential buildings which, by virtue of subsection (2F)(b), they have decided to exclude from the area; and]
  - (b) pass a resolution declaring the area so defined to be a clearance area.
- (4) Before passing such a resolution the authority shall satisfy themselves—
- (a) that, in so far as suitable accommodation does not already exist for the persons who will be displaced by the clearance of the area, the authority can provide, or secure the provision of, such accommodation in advance of the displacements which will from time to time become necessary as the demolition of the buildings in the area, or in different parts of it, proceeds, and
  - (b) that the resources of the authority are sufficient for the purposes of carrying the resolution into effect.



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- (5) The authority shall forthwith transmit to the Secretary of State a copy of any resolution passed by them under this section, together with a statement of the number of persons who on a day specified in the statement were occupying the buildings comprised in the clearance area.

[<sup>F744</sup>(5A) <sup>F745</sup> .....

- (5B) Subject to section 578A, a clearance area may not include any parcel of land which is not contiguous with another parcel of land within the area; and, where the effect of subsection (3) would otherwise be that a clearance area would comprise two or more separate and distinct areas, paragraph (b) of that subsection shall have effect as if for the words “pass a resolution declaring the area so defined” there were substituted “if the effect of paragraph (a) would otherwise be that the area would comprise two or more separate and distinct areas, pass a separate resolution in respect of each of those areas declaring each of them]

(6) ..... <sup>F746</sup>

#### Textual Amendments

- F738** S. 289(2)-(2ZE) substituted (18.11.2004 for specified purposes and 6.4.2006 in so far as not already in force for E. and 16.6.2006 in so far as not already in force for W.) for s. 289(2)(2A) by [Housing Act 2004 \(c. 34\)](#), [ss. 47](#), [270\(2\)\(b\)\(4\)\(5\)](#); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#)
- F739** Words in s. 289(2F)(b) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 265\(1\)](#), [270\(4\)\(5\)](#), [Sch. 15 para. 19](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)
- F740** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 25\(3\)\(a\)](#)
- F741** S. 289(3)(a)(i)-(iii) substituted by [Local Government and Housing Act 1989 \(c.42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 25\(3\)\(b\)](#)
- F742** Words in s. 289(3)(i) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 265\(1\)](#), [270\(4\)\(5\)](#), [Sch. 15 para. 19\(3\)\(a\)](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)
- F743** Words in s. 289(3)(ii) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 265\(1\)](#), [270\(4\)\(5\)](#), [Sch. 15 para. 19\(3\)\(b\)](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)
- F744** S. 289(5A)(5B) inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 25\(4\)](#)
- F745** S. 289(5A) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), [ss. 266](#), [270\(4\)\(5\)](#), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F746** S. 289(6) repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1)(4), [Sch. 11 para. 70](#), [Sch. 12 Pt. II](#)

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

- C121** S. 289 restricted (11.9.1996 for specified purposes and 16.12.1997 otherwise) by [1996 c. 53, s. 131\(1\)](#); S.I. 1996/2352, [art. 2\(2\)](#); S.I. 1997/2846, [art. 2](#)

## 290 Acquisition of land for clearance.

- (1) So soon as may be after the local housing authority have declared an area to be a clearance area, they shall proceed to secure the clearance of the area (subject to and in accordance with the provisions of this Part) by purchasing the land comprised in

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the area and themselves undertaking, or otherwise securing, the demolition of the buildings on the land.

- (2) Where the authority determine to purchase land comprised in a clearance area, they may also purchase—
  - (a) land which is surrounded by the clearance area and the acquisition of which is reasonably necessary for the purpose of securing a cleared area of convenient shape and dimensions, and
  - (b) adjoining land the acquisition of which is reasonably necessary for the satisfactory development or use of the cleared area.
- (3) Where the authority have determined to purchase land under this section, they may purchase the land by agreement or be authorised by the Secretary of State to purchase the land compulsorily.
- (4) The powers conferred by subsection (3) are exercisable notwithstanding that any of the buildings within the area have been demolished since the area was declared to be a clearance area.

## 291 Method of dealing with land acquired for clearance.

- (1) A local housing authority who have purchased land under section 290 shall, so soon as may be, cause every building on the land to be vacated and deal with the land in one or other of the following ways, or partly in one of those ways and partly in the other, that is to say—
  - (a) themselves demolish every building on the land within the period mentioned in subsection (2) and thereafter appropriate or dispose of the land, subject to such restrictions and conditions (if any) as they think fit, or
  - (b) dispose of the land as soon as may be subject to a condition that the buildings on it be demolished forthwith, and subject to such restrictions and other conditions (if any) as they think fit.
- (2) The period within which the authority is to demolish a building under paragraph (a) of subsection (1) is six weeks from the date on which the building is vacated or such longer period as in the circumstances they consider reasonable.
- (3) This section has effect subject to—
  - section 301 (retention of premises for temporary housing use),
  - sections 305 and 306 (suspensions of clearance procedure on building becoming listed), and
  - ..... <sup>F747</sup> .....
- (4) The references in subsection (1) to appropriation or disposal under the general powers conferred by section 122 or 123 of the <sup>M37</sup>Local Government Act 1972.

### Textual Amendments

**F747** Words repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(b), 194(4), [Sch. 9 Pt. II para. 26](#), [Sch. 12 Pt. II](#)

### Marginal Citations

**M37** [1972 c. 70](#).

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## **292 Power to discontinue proceedings if acquisition of land proves unnecessary.**

Where the local housing authority have submitted to the Secretary of State an order for the compulsory purchase of land in a clearance area and the Secretary of State, on an application being made to him by the owner or owners of the land and the authority, is satisfied—

- (a) that the owner or owners of the land, with the concurrence of any mortgagee of the land, agree to the demolition of the buildings on the land, and
- (b) that the authority can secure the proper clearance of the area without acquiring the land,

the Secretary of State may authorise the authority to discontinue proceedings for the purchase of the land on their being satisfied that such covenants have been or will be entered into by all necessary parties as may be requisite for securing that the buildings will be demolished, and the land become subject to the like restrictions and conditions, as if the authority had dealt with the land in accordance with the provisions of section 291.

## **293 Property belonging to the local housing authority.**

- (1) The local housing authority may include in a clearance area land belonging to them which they might have included in the area if it had not belonged to them, and the provisions of this Part apply to land so included as they apply to land purchased by the authority as being comprised in the clearance area.
- (2) Where land belonging to the local housing authority is surrounded by or adjoins a clearance area and might, had it not previously been acquired by them, have been purchased by the authority under section 290(2), the provisions of this part apply to that land as they apply to land purchased by the authority as being surrounded by or adjoining the clearance area.

## **294 Extinguishment of public rights of way over land acquired.**

- (1) The local housing authority may, with the approval of the Secretary of State, by order extinguish any public right of way over land acquired by them under section 290 (land acquired for clearance) [<sup>F748</sup>as from such date as the Secretary of State in approving the order may direct].
- (2) Where the authority have resolved to purchase under that section land over which a public right of way exists, [<sup>F749</sup>an order made by the authority in advance of the purchase and approved by the Secretary of State (whether before or after the purchase) shall extinguish that right as from such date as the Secretary of State in approving the order may direct].
- (3) The order shall be published in such manner as may be prescribed and if objection to the order is made to the Secretary of State before the expiration of [<sup>F750</sup>four] weeks from its publication [<sup>F751</sup>then, subject to subsection (4)], he shall not approve the order until he has caused a public local inquiry to be held into the matter.
- [<sup>F752</sup>(4) The Secretary of State may dispense with such an inquiry as is referred to in subsection (3) if he is satisfied that in the special circumstances of the case the holding of such an inquiry is unnecessary.]

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#### Textual Amendments

- F748** Words added by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 27(1)**
- F749** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 27(2)**
- F750** Word substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 27(3)(a)**
- F751** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 27(3)(b)**
- F752** S. 294(4) inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 27(4)**

### 295 Extinguishment of other rights over land acquired.

- (1) Upon the completion by the local housing authority of the purchase by them under section 290 (land acquired for clearance)—
- (a) all private rights of way over the land,
  - (b) all rights of laying down, erecting, continuing or maintaining apparatus on, under or over the land, and
  - (c) all other rights or easements in or relating to the land,
- shall be extinguished and any such apparatus shall vest in the authority.
- (2) Subsection (1) has effect subject to—
- (a) any agreement which may be made between the local housing authority and the person in or to whom the right or apparatus is vested or belongs, and
  - (b) sections 296 and 298 (which relate to the rights and apparatus of statutory undertakers and certain operators of [<sup>F753</sup>electronic communications networks]).
- (3) A person who suffers loss by the extinguishment of any right or the vesting of any apparatus under subsection (1) is entitled to be paid by the local housing authority compensation to be determined under and in accordance with the <sup>M38</sup>Land Compensation Act 1961.

#### Textual Amendments

- F753** Words in s. 295(2)(b) substituted (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), **Sch. 17 para. 79(2)**; S.I. 2003/1900, **art. 2(1)**, Sch. 1

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

- C122** S. 295 applied (with modifications) (30.5.2006) by [London Olympic Games and Paralympic Games Act 2006 \(c. 12\)](#), **ss. 36(3)(b)**, 40(9)(b); S.I. 2006/1118, **art. 4**

#### Marginal Citations

- M38** 1961 c. 33.

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## 296 Apparatus of statutory undertakers.

- (1) Section 295(1) (extinguishment of rights over land acquired for clearance and vesting of apparatus in local housing authority) does not apply to—
  - (a) any right vested in statutory undertakers of laying down, erecting, continuing or maintaining any apparatus, or
  - (b) any apparatus belonging to statutory undertakers.
- (2) Where the removal or alteration of apparatus belonging to statutory undertakers—
  - (a) on, under or over land purchased by a local housing authority under section 290 (land acquired for clearance), or
  - (b) on, under or over a street running over, or through, or adjoining any such land.is reasonably necessary for the purpose of enabling the authority to exercise any of the powers conferred on them by the provisions of this Part relating to clearance areas, the authority may execute works for the removal or alteration of the apparatus, subject to and in accordance with the provisions of section 297 (procedure for removal or alteration of apparatus).
- (3) The local housing authority shall make reasonable compensation to statutory undertakers for any damage sustained by the undertakers by reason of the execution by the authority of works under this section and not made good by the provision of substituted apparatus; and any question as to the right of undertakers to recover such compensation or as to its amount shall be referred to and determined by the [<sup>F754</sup>Upper Tribunal].
- (4) In this section—
  - (a) “statutory undertakers” means persons authorised by an enactment, or by an order, rule or regulation made under an enactment, to construct, work or carry on a railway, canal, inland navigation, dock, harbour, tramway, gas, . . . <sup>F755</sup>, . . . <sup>F756</sup> or other public undertaking;
  - (b) “apparatus” means sewers, drains, culverts, water-courses, mains, pipes, valves, tubes, cables, wires, transformers and other apparatus laid down or used for or in connection with the carrying, conveying or supplying to any premises of a supply of water, water for hydraulic power, gas or electricity, and standards and brackets carrying street lamps;
  - (c) references to the alteration of apparatus include references to diversion and to the alteration of position or level.

### Textual Amendments

**F754** Words in s. 296(3) substituted (1.6.2009) by The Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order (S.I. 2009/1307), art. 5(1)(2), {Sch. 1 para. 173} (with Sch. 5)

**F755** Word repealed by Electricity Act 1989 (c. 29, SIF 44:1), s. 112(3)(4), Sch. 17 para. 35(1), Sch. 18

**F756** Word repealed by Water Act 1989 (c. 15, SIF 130), ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 163, 189(4)–(10), 190(3), 193(1), Sch. 26 paras. 3(1)(2), 17, 40(4), 41(1), 57(6), 58, Sch. 27 Pt. I

### Modifications etc. (not altering text)

**C123** Ss. 283, 296 extended by Airports Act 1986 (c. 31, SIF 9), s. 58, Sch. 2 para. 1(1)

**C124** Ss. 283(2), 296 extended by Gas Act 1986 (c. 44, SIF 44:2), s. 67(1)(3), Sch. 7 para. 2(1)(xlviii), Sch. 8 para. 33

**C125** S. 296 extended by Electricity Act 1989 (c. 29, SIF 44:1), s. 112(1)(3), Sch. 16 para. 2(4)(e)(9), Sch. 17 paras. 33, 35(1)

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S. 296 extended (1.3.1996) by 1995 c. 45, s. 16(1), **Sch. 4 para. 2(1)(xxxvi)**; S.I. 1996/218, **art. 2**  
**C126** S. 296 modified (1.4.2001) by 2000 c. 38, s. 37, **Sch. 5 para. 1(2)(o)** (with s. 106); S.I. 2001/869, **art. 2**

## **297 Procedure for removal or alteration of apparatus under s. 296.**

- (1) A local housing authority who intend to remove or alter apparatus in exercise of the power conferred by section 296—
  - (a) shall serve on the undertakers notice in writing of their intention with particulars of the proposed works and of the manner in which they are to be executed and plans and sections of them, and
  - (b) shall not commence any works until the expiration of the period of 28 days from the date of service of that notice;

and within that period the undertakers may, by notice in writing served on the authority, make objections to, or state requirements with respect to, the proposed works as follows.
- (2) The undertakers may object to the execution of the works, or any of them, on the ground that they are not reasonably necessary for the purpose mentioned in section 296(2); and if objection is so made to any works and not withdrawn, the authority shall not execute the works unless they are determined by arbitration to be so necessary.
- (3) The undertakers may state requirements to which, in their opinion, effect ought to be given as to—
  - (a) the manner of, or the conditions to be observed in, the execution of the works, or
  - (b) the execution of other works for the protection of other apparatus belonging to the undertakers or for the provision of substituted apparatus, whether permanent or temporary;

and if any such requirement is so made and not withdrawn, the authority shall give effect to it unless it is determined by arbitration to be unreasonable.
- (4) At least seven days before commencing any works which they are authorised by section 296, or required by subsection (3), to execute, the local housing authority shall, except in case of emergency, serve on the undertakers notice in writing of their intention to do so; and the works shall be executed by the authority under the superintendence (at the expense of the authority) and to the reasonable satisfaction of the undertakers.
- (5) If within seven days from the date of service on them of such a notice the undertakers so elect, they shall themselves execute the works in accordance with the reasonable directions and to the reasonable satisfaction of the authority; and the reasonable costs of the works shall be repaid to the undertakers by the authority.
- (6) Any matter which by virtue of subsection (2) or (3) is to be determined by arbitration, and any difference arising between statutory undertakers and a local housing authority under subsection (4) or (5), shall be referred to and determined by an arbitrator to be appointed, in default of agreement, by the Secretary of State.

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## 298 Telecommunication apparatus.

- (1) <sup>F757</sup> .....
- (2) Where a public right of way over land is extinguished by an order under section 294 and immediately before the order comes into operation there is under, in, on, over, along or across the land [<sup>F758</sup>electronic communications apparatus] kept installed for the purposes of [<sup>F759</sup>an electronic communications code network] , the powers of the operator of [<sup>F760</sup>the network] in respect of the apparatus are not affected by the order, but any person entitled to the land over which the right of way subsisted may require the alteration of the apparatus, and paragraph 21 of [<sup>F761</sup>the electronic communications code](procedure for exercise of right to require removal of apparatus) applies.
- (3) Section 295(1) (extinguishment of other rights over land acquired for clearance and vesting of apparatus in local housing authority) does not apply to—
- (a) any right conferred by or in accordance with [<sup>F761</sup>the electronic communications code] on the operator of [<sup>F759</sup>an electronic communications code network] , or
  - (b) [<sup>F758</sup>electronic communications apparatus]kept installed for the purposes of such [<sup>F762</sup>a network];

but the local housing authority may, where it is reasonably necessary for the purpose of enabling the authority to exercise any of the powers conferred on them by the provisions of this Act relating to clearance areas, execute works for the alteration of such apparatus, and paragraph 23 of the telecommunications code (procedure for works involving alteration of apparatus) applies.

### Textual Amendments

- F757** S. 298(1) repealed (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), [Sch. 19\(1\)](#); S.I. 2003/1900, [art. 2\(1\)](#), [Sch. 1](#)
- F758** Words in s. 298(2)(3) substituted (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), [Sch. 17 para. 79\(3\)\(a\)](#) (with [Sch. 18](#)); S.I. 2003/1900, [art. 2\(1\)](#), [Sch. 1](#)
- F759** Words in s. 298(2)(3) substituted (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), [Sch. 17 para. 79\(3\)\(b\)](#) (with [Sch. 18](#)); S.I. 2003/1900, [art. 2\(1\)](#), [Sch. 1](#)
- F760** Words in s. 298(2) substituted (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), [Sch. 17 para. 79\(3\)\(d\)](#) ([Sch. 18](#)); S.I. 2003/1900, [art. 2\(1\)](#), [Sch. 1](#)
- F761** Words in s. 298(2)(3) substituted (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), [Sch. 17 para. 79\(3\)\(c\)](#) (with [Sch. 18](#)); S.I.2003/1900, [art. 2\(1\)](#), [Sch. 1](#)
- F762** Words in s. 298(3) substituted (25.7.2003) by [Communications Act 2003 \(c. 21\)](#), ss. 406, 411(2), [Sch. 17 para. 79\(3\)\(d\)](#) (with [Sch. 18](#)); S.I. 2003/1900, [art. 2\(1\)](#), [Sch. 1](#)

## 299 ..... <sup>F763</sup>

### Textual Amendments

- F763** S. 299 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(b), 194(4), [Sch. 9 Pt. II para. 28](#), [Sch. 12 Pt. II](#)

*Status: Point in time view as at 06/04/2016.*

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*Use of condemned houses for temporary housing accommodation*

**[<sup>F764</sup>300 Purchase of houses liable to be demolished or to be subject to a prohibition order.**

- (1) Where—
  - (a) the local housing authority would be required under section 5 of the Housing Act 2004 to make a demolition order under section 265(1) or (2) of this Act in respect of a dwelling, a house in multiple occupation or a building containing one or more flats, and
  - (b) it appears to them that the dwelling, house in multiple occupation or, as the case may be, building is or can be rendered capable of providing accommodation of a standard which is adequate for the time being,
 they may purchase it instead.
- (2) Where—
  - (a) the local housing authority would be required under section 5 of the Housing Act 2004 to make a relevant prohibition order in respect of a dwelling, a house in multiple occupation or a building containing one or more flats, and
  - (b) it appears to them that the dwelling, house in multiple occupation or, as the case may be, building is or can be rendered capable of providing accommodation of a standard which is adequate for the time being,
 they may purchase it instead.
- (3) In subsection (2) “relevant prohibition order” means a prohibition order under section 20 of the Housing Act 2004 which imposes in relation to the whole of the dwelling, house in multiple occupation or building a prohibition on its use for all purposes other than any purpose approved by the authority.
- (4) Where an authority have determined to purchase any premises under subsection (1)—
  - (a) they shall serve a notice of their determination on the persons on whom they would have been required by section 268(1) to serve a copy of a demolition order, and
  - (b) sections 268(4) and 269(1), (2), (3) and (6) (operative date and right of appeal) apply to such a notice as they apply to a demolition order.
- (5) Where an authority have determined to purchase any premises under subsection (2)—
  - (a) they shall serve a notice of their determination on the persons on whom they would have been required by Part 1 of Schedule 2 to the Housing Act 2004 (service of prohibition orders) to serve a copy of the relevant prohibition order; and
  - (b) section 24 of that Act and Parts 1 and 3 of that Schedule (operative date, right of appeal etc.) apply to such a notice as they apply to a prohibition order which is not suspended or to appeals against such an order (as the case may be).
- (6) At any time after the notice has become operative the authority may purchase the dwelling, house in multiple occupation or building by agreement or be authorised by the Secretary of State to purchase it compulsorily.
- (7) This section does not apply where section 304(1) applies (listed building or building protected pending listing).]



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#### Textual Amendments

**F764** S. 300 substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 20](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

### 301 Retention of houses acquired for clearance.

- (1) The local housing authority, having declared an area to be a clearance area, may postpone for such period as they may determine the demolition of [<sup>F765</sup>residential buildings] on land purchased by them within the area if, in their opinion, the [<sup>F765</sup>residential buildings] are or can be rendered capable of providing accommodation of a standard which is adequate for the time being.
- (2) Where the local housing authority are satisfied that a [<sup>F766</sup>residential building] on land purchased by them within a clearance area which is not retained by them for temporary use for housing purposes—
  - (a) is required for the support of a [<sup>F766</sup>residential building] which is so retained, or
  - (b) should not be demolished for the time being for some other special reason connected with the exercise in relation to the clearance area of the authority's powers under subsection (1).they may retain the [<sup>F766</sup>residential building] for the time being and are not required to demolish it so long as it is required for that purpose or, as the case may be, so long as those powers are being exercised by the authority in relation to that area.
- (3) Where the demolition of any [<sup>F767</sup>residential buildings] in a clearance area is postponed under this section, the local housing authority may also postpone the taking of proceedings under section 290(1) (acquisition of land for clearance) in respect of buildings other than [<sup>F767</sup>residential buildings] within the area.

[<sup>F768</sup>(4) In this section and section 302 “residential building” has the same meaning as it has in section 289.]

#### Textual Amendments

**F765** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 30\(1\)](#)

**F766** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 30\(2\)](#)

**F767** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 30\(3\)](#)

**F768** S. 301(4) inserted by [Local Government and Housing Act 1989 \(c.42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 30\(4\)](#)

### 302 Management and repair of houses acquired under s. 300 or retained under s. 301

Where a [<sup>F769</sup>residential building] is acquired by a local housing authority under section 300 or retained by a local housing authority under section 301 for temporary use for housing purposes—

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- (a) the authority have the like powers in respect of the [<sup>F769</sup>residential building] as they have in respect of dwellings provided by them under Part II (provision of housing accommodation);
- (b) the authority may carry out such works as may from time to time be required for rendering and keeping the [<sup>F769</sup>residential building] capable of providing accommodation of a standard which is adequate for the time being pending its demolition;
- (c) section 8 of the <sup>M39</sup>Landlord and Tenant Act 1985 (implied condition of fitness for human habitation) does not apply to a contract for the letting of the [<sup>F770</sup>residential building or any flat in the building] by the authority.

#### Textual Amendments

**F769** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 31\(a\)](#)

**F770** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 31\(b\)](#)

#### Marginal Citations

**M39** 1985 c. 70.

### *Listed buildings*

#### **303 Meaning of “listed building”.**

In this Part “listed building” means a building included in a list of buildings of special architectural or historic interest under [<sup>F771</sup>section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990].

#### Textual Amendments

**F771** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\)](#), s. 4, [Sch. 2 para. 71\(2\)](#)

#### **[<sup>F772</sup>304 Demolition order not to be made in respect of listed building .**

- (1) A local housing authority shall not make a demolition order under section 265 (power to make a demolition order) in respect of a listed building.
- (2) Where a dwelling, house in multiple occupation or building in respect of which a demolition order has been made becomes a listed building, the local housing authority shall determine the order (whether or not it has become operative).
- (3) The local housing authority shall serve notice that the demolition order has been determined on every person on whom they would be required by section 268 to serve a copy of a new demolition order in relation to the premises.
- (4) The Secretary of State may give notice in respect of a dwelling, house in multiple occupation or building to the local housing authority stating that its architectural or historic interest is sufficient to render it inexpedient that it should be demolished pending determination of the question whether it should be a listed building; and the

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provisions of this section apply to a dwelling, house in multiple occupation or building in respect of which such a notice is in force as they apply to a listed building.]

**Textual Amendments**

**F772** S. 304 substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 21](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))

**305 Building becoming listed when subject to compulsory purchase for clearance.**

- (1) Where a building to which a compulsory purchase order under section 290 applies (acquisition of land for clearance) becomes a listed building at any time after the making of the order, the authority making the order may, within the period of three months beginning with the date on which the building becomes a listed building, apply to the Secretary of State (and only to him) [<sup>F773</sup>for his consent under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990] to the demolition of the building.
- (2) If the authority have not served notice to treat in respect of the building under section 5 of the <sup>M40</sup>Compulsory Purchase Act 1965, they shall not do so unless and until the Secretary of State gives that consent.
- (3) The following provisions of this section have effect where—
  - (a) an application for such consent is made and refused, or
  - (b) the period for making an application expires without the authority having made an application;and in those provisions “the relevant date” means the date of the refusal or, as the case may be, the expiry of that period.
- (4) If at the relevant date—
  - (a) the building has not vested in the authority, and
  - (b) no notice to treat has been served by the authority under section 5 of the <sup>M41</sup>Compulsory Purchase Act 1965 in respect of an interest in the building.the compulsory purchase order shall cease to have effect in relation to the building and, where applicable, the building shall cease to be comprised in a clearance area.
- (5) <sup>F774</sup> .....
- (6) Where subsection (4) does not apply, the authority shall cease to be subject to the duty imposed by section 291 (method of dealing with land acquired for clearance) to demolish the building, and—
  - (a) if the building or an interest in it is vested in the authority at the relevant date, it shall be treated in the case of a [<sup>F775</sup>residential building] as appropriated to the purposes of Part II of this Act (provision of housing accommodation) and in any other case as appropriated to the purposes of [<sup>F776</sup>Part IX of the Town and Country Planning Act 1990] (planning purposes);
  - (b) in relation to an interest in the building which has not at the relevant date vested in the authority, the compulsory purchase order has effect in the case of a [<sup>F775</sup>residential building] as if made and confirmed under Part II of this Act and in any other case as if made and confirmed under [<sup>F776</sup>Part IX of the Town and Country Planning Act 1990].

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- (7) No account shall be taken for the purposes of section 4 of the Compulsory Purchase Act 1965 (time limit for completing compulsory purchase) of any period during which an authority are prevented by this section from serving a notice to treat under section 5 of that Act.

[<sup>F777</sup>(8) In this section “residential building” has the same meaning as in section 289. <sup>F778</sup> . . . ]

#### Textual Amendments

- F773** Words substituted by Planning (Consequential Provisions) Act 1990 (c. 11, SIF 123:1, 2), s. 4, **Sch. 2 para. 71(3)(a)**
- F774** S. 305(5) repealed (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)
- F775** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 165(1)(b), **Sch. 9 Pt. II para. 33(2)**
- F776** Words substituted by Planning (Consequential Provisions) Act 1990 (c. 11, SIF 123:1, 2), s. 4, **Sch. 2 para. 71(3)(b)**
- F777** S. 305(8) inserted by Local Government and Housing Act 1989 (c.42, SIF 61), s. 165(1)(b), **Sch. 9 Pt. II para. 33(3)**
- F778** Words in s. 305(8) repealed (6.4.2006 for E. and 16.6.2006 for W.) by Housing Act 2004 (c. 34), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

#### Marginal Citations

- M40** 1965 c. 56.  
**M41** 1965 c. 56.

### 306 Building becoming listed when acquired by agreement for clearance.

- (1) Where section 291 (method of dealing with land acquired for clearance) applies to a building purchased by the local housing authority by agreement and the building becomes a listed building, the authority may, within the period of three months beginning with the date on which the building becomes a listed building, apply to the Secretary of State (and only to him) [<sup>F779</sup>for his consent under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990] to the demolition of the building.
- (2) Where such an application is made and is refused, or the period for making such an application expires without the authority making an application—
- the authority shall cease to be subject to the duty imposed by section 291 to demolish the building, and
  - the building shall be treated in the case of a [<sup>F780</sup>residential building (within the meaning of section 289)] as appropriated to the purposes of Part II of this Act (provision of housing accommodation) and in any other case as appropriated to the purposes of [<sup>F781</sup>Part IX of the Town and Country Planning Act 1990] (planning purposes).

#### Textual Amendments

- F779** Words substituted by Planning (Consequential Provisions) Act 1990 (c. 11, SIF 123:1, 2), s. 4, **Sch. 2 para. 71(4)(a)**

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**F780** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 34](#)

**F781** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\)](#), s. 4. Sch. 2 para. 71(4)(b)

### *Provisions for protection or assistance of owners*

## **307 Saving for rights arising from breach of covenant, &c.**

- (1) Nothing in the provisions of this Part [<sup>F782</sup>relating to the demolition or purchase of unfit premises prejudices] or interferes with the rights or remedies of an owner for breach of any covenant or contract entered into by a lessee in reference to premises in respect of which an order is made by the local housing authority under those provisions.
- (2) If an owner is obliged to take possession of premises in order to comply with such an order, the taking possession does not affect his right to avail himself of any such breach which occurred before he so took possession.

### **Textual Amendments**

**F782** Words in s. 307(1) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 22](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))

## **308 Approval of owner's proposals for redevelopment.**

- (1) A person proposing to undertake the re-development of land may submit particulars of his proposals to the local housing authority for approval under this section.
- (2) The authority shall consider the proposals and if they appear to the authority to be satisfactory, the authority shall give notice to that effect to the person by whom they were submitted, specifying times within which the several parts of the re-development are to be carried out.
- (3) Where the authority have so given notice of their satisfaction with proposals, no action shall be taken in relation to the land under any of the powers conferred by the provisions of this Part [<sup>F783</sup>or Chapter 2 of Part 1 of the Housing Act 2004] relating to—
  - (a) the demolition [<sup>F784</sup>or purchase of premises or the prohibition of uses of premises] , or
  - (b) clearance areas.if and so long as the re-development is being proceeded with in accordance with the proposals and within the specified time limits, subject to any variation or extension approved by the authority.
- (4) This section does not apply to premises—
  - (a) in respect of which a demolition order has become operative, or
  - (b) comprised in a compulsory purchase order under section 290 (acquisition of land for clearance) which has been confirmed by the Secretary of State; and has effect subject to section 311 in a case where proposals are submitted under this section with respect to premises in a clearance area.

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#### Textual Amendments

- F783** Words s. 308(3) inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 23\(a\)](#) (with Sch.); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F784** Words in s. 308(3) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 23\(b\)](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)

### 309 Recovery of possession of premises for purposes of approved re-development.

- (1) Where the local housing authority have given notice of their satisfaction with proposals submitted to them under section 308 and are satisfied—
- (a) that it is necessary for the purpose of enabling re-development to be carried out in accordance with the proposals that a dwelling-house let on or subject to a protected tenancy or statutory tenancy (within the meaning of the <sup>M42</sup>Rent Act 1977) [<sup>F785</sup>or let on or subject to an assured tenancy or assured agricultural occupancy] should be vacated, and
  - (b) that alternative accommodation complying with the requirements of this section is available for the tenant or will be available for him at a future date, they may issue to the landlord a certificate, which shall be conclusive evidence for the purposes of section 98(1)(a) of the Rent Act 1977 [<sup>F785</sup>or section 7 of the Housing Act 1988] (grounds for possession), that suitable alternative accommodation is available for the tenant or will be available for him by that future date.
- (2) The requirements with which the alternative accommodation must comply are—
- (a) that it must be a [<sup>F786</sup>dwelling-house] in which the tenant and his family can live without causing it to be overcrowded within the meaning of Part X;
  - (b) that it must be certified by the local housing authority to be suitable to the needs of the tenant and his family as respects security of tenure, proximity to place of work and otherwise, and to be suitable in relation to his means; and
  - (c) that if the [<sup>F786</sup>dwelling-house] belongs to the local housing authority it must be certified by them to be suitable to the needs of the tenant and his family as regards accommodation, for this purpose treating a [<sup>F786</sup>dwelling-house] containing two bedrooms as providing accommodation for four persons, a [<sup>F786</sup>dwelling-house] containing three bedrooms as providing accommodation for five persons and a [<sup>F786</sup>dwelling-house] containing four bedrooms as providing accommodation for seven persons.

#### Textual Amendments

- F785** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 48](#)
- F786** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 35](#)

#### Marginal Citations

- M42** 1977 c. 42.

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**310 Certificate of fitness resulting from owner’s improvements or alterations.**

F787 .....

**Textual Amendments**

**F787** S. 310 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 266, 270(4)(5), [Sch. 15 para. 24](#), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(d\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

**311 Consideration of proposals under s. 308 or s. 310 with respect to premises in clearance area.**

- (1) Where proposals as respects premises in a clearance area are submitted to the local housing authority under section 308 (owner’s re-development) <sup>F788</sup> . . . , the authority may, instead of proceeding under that section, transmit the proposals to the Secretary of State.
- (2) The Secretary of State shall deal with the proposals in connection with the consideration by him of the compulsory purchase order relating to the premises as if the proposals had been objections to the order made on the date on which they were submitted to the authority.
- (3) If in confirming the order the Secretary of State excludes the premises from the clearance area, the authority shall then proceed in relation to the proposals under section 308 <sup>F789</sup> . . . .

**Textual Amendments**

**F788** Words in s. 311(1) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

**F789** Words in s. 311(3) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

**312—** ..... <sup>F790</sup>  
**314.**

**Textual Amendments**

**F790** Ss. 312–314 repealed and superseded by [Local Government and Housing Act 1989 \(c.42, SIF 61\)](#), ss. 165(3), 194(4), [Sch. 12, Pt. II](#) (by S.I. 1990/191, [art. 5](#) the repeal came into force 1.3.1990 but without effect in relation to any financial year beginning before 1.4.1990)

*Miscellaneous*

**315 Power of court to order occupier or owner to permit things to be done.**

- (1) If a person, after receiving notice of the intended action—

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- (a) being the occupier of premises, prevents the owner . . . <sup>F791</sup> of the premises, or his officers, servants or agents, from carrying into effect with respect to the premises any of the provisions of this Part, or
  - (b) being the occupier, [<sup>F792</sup>or owner] of premises, prevents an officer, servant or agent of the local housing authority from so doing,
- a magistrates' court may order him to permit to be done on the premises all things requisite for carrying into effect those provisions.
- (2) A person who fails to comply with an order of the court under this section commits a summary offence and is liable on conviction to a fine not exceeding £20 in respect of each day during which the failure continues.

#### Textual Amendments

**F791** Words repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(b), 194(4), [Sch. 9 Pt. II para. 37\(a\)](#), [Sch. 12 Pt. II](#)

**F792** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), [Sch. 9 Pt. II para. 37\(b\)](#)

### 316 Power of court to authorise owner to demolish premises on default of another owner.

- (1) If it appears to a magistrates' court on the application of an owner of premises in respect of which a demolition order <sup>F793</sup> . . . has been made, that owing to the default of another owner of the premises in demolishing the premises, the interests of the applicant will be prejudiced, the court may make an order empowering the applicant forthwith to enter on the premises, and, within a period fixed by the order, demolish them.
- (2) Where the court makes an order under subsection (1), the court may, where it seems to the court just to do so, make a like order in favour of any other owner.
- (3) Before an order is made under this section, notice of the application shall be given to the local housing authority.

#### Textual Amendments

**F793** Words in s. 316(1) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

### 317 Power of court to determine lease where premises demolished <sup>F794</sup> . . . .

- (1) Where premises in respect of which a demolition <sup>F795</sup> . . . order under this Part has become operative form the subject matter of a lease, the lessor or the lessee may apply to [<sup>F796</sup>the appropriate tribunal] for an order determining or varying the lease.
- (2) On the application the [<sup>F797</sup>tribunal] may make such an order if it thinks fit, after giving any sub-lessee an opportunity of being heard.
- (3) The order may be unconditional or subject to such terms and conditions (including conditions with respect to the payment of money by one party to the proceedings to



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another by way of compensation, damages or otherwise) as the [<sup>F798</sup>tribunal] may think just and equitable to impose, having regard to the respective rights, obligations and liabilities of the parties under the lease and to all the other circumstances of the case.

- (4) In this section “lessor” and “lessee” include a person deriving title under a lessor or lessee.

#### Textual Amendments

- F794** S. 317: words in sidenote repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art.2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F795** Words in s. 317(1) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F796** Words in s. 317(1) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 44](#) (with Sch. 3)
- F797** Words in s. 317(2) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. [48\(4\)\(b\)](#), 270(4)(5); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)
- F798** Words in s. 317(3) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. [48\(4\)\(b\)](#), 270(4)(5); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)

### 318 Power of [<sup>F799</sup>tribunal] to authorise execution of works on unfit premises or for improvement.

- (1) Where on an application made by a person entitled to any interest in land used in whole or in part as a site for [<sup>F800</sup>[<sup>F801</sup>dwellings] or houses in multiple occupation or both][<sup>F802</sup>the appropriate tribunal] is satisfied—
- (a) that the premises on the land are, or are likely to become, dangerous or [<sup>F803</sup>harmful to health or safety] and the interests of the applicant are thereby prejudiced, or
  - (b) that the applicant should be entrusted with the carrying out of a scheme of improvement or reconstruction approved by the local housing authority,
- [<sup>F804</sup>the tribunal] may make an order empowering the applicant forthwith to enter on the land and within a period fixed by the order execute such works as may be necessary.
- (2) Where the [<sup>F805</sup>tribunal] makes such an order, it may order that any lease held from the applicant and any derivative lease shall be determined, subject to such conditions and the payment of such compensation as the court may think just.
- (3) The [<sup>F805</sup>tribunal] shall include in its order provisions to secure that the proposed works are carried out and may authorise the local housing authority to exercise such supervision or take such action as may be necessary for the purpose.
- (4) <sup>F806</sup> .....

#### Textual Amendments

- F799** S. 318: word in sidenote substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. [48\(5\)\(a\)](#), 270(4)(5); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)

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- F800** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 38**
- F801** S. 318(1): words in para. (a) substituted (6.4.2006 for E. and 16.6.2006 for W.) by virtue of [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), **Sch. 15 para. 25(a)**; S.I. 2006/1060, **art. 2(1)(d)** (with Sch.); S.I. 2006/1535, **art. 2(b)** (with Sch.)
- F802** Words in s. 318(1) substituted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, **Sch. 1 para. 45** (with Sch. 3)
- F803** Words in s. 318(1)(a) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 65(1), 270(4)(5), {Sch. 15 para. 25(b)}; S.I. 2006/1060, **art. 2(1)(d)** (with Sch.); S.I. 2006/1535, **art. 2(b)** (with Sch.)
- F804** Words in s. 318(1) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 48(5)(b), 270(4)(5); S.I. 2006/1060, **art. 2(1)(a)** (with Sch.); S.I. 2006/1535, **art. 2(a)** (with Sch.)
- F805** Words in s. 318(2)(3) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 48(5)(c), 270(4)(5); S.I. 2006/1060, **art. 2(1)(a)** (with Sch.); S.I. 2006/1535, **art. 2(a)** (with Sch.)
- F806** S. 318(4) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 48(5)(d), 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(a)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(a)(c)(v)** (with Sch.)

### *Supplementary provisions*

#### **319 Powers of entry.**

- (1) A person authorised by the local housing authority or the Secretary of State may at any reasonable time, on giving [<sup>F807</sup>seven days] notice of his intention to the occupier, and to the owner if the owner is known, enter premises—
- for the purpose of survey and examination where it appears to the authority or the Secretary of State that survey or examination is necessary in order to determine whether any powers under this Part should be exercised in respect of the premises; or
  - for the purpose of survey and examination where a demolition <sup>F808</sup>. . . order, <sup>F809</sup>. . . , has been made in respect of the premises; or
  - for the purpose of survey or valuation where the authority are authorised by this Part to purchase the premises compulsorily.
- (2) An authorisation for the purposes of this section shall be in writing stating the particular purpose or purposes for which the entry is authorised [<sup>F810</sup>and shall, if so required, be produced for inspection by the occupier or anyone acting on his behalf].

#### **Textual Amendments**

- F807** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 39(1)**
- F808** Words in s. 319(1)(b) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)
- F809** Words in s. 319(1)(b) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)
- F810** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(b), **Sch. 9 Pt. II para. 39(2)**

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**320 Penalty for obstruction.**

- (1) It is a summary offence [<sup>F811</sup>intentionally] to obstruct an officer of the local housing authority or of the Secretary of State, or any person authorised to enter premises in pursuance of this Part, in the performance of anything which he is by this Part required or authorised to do.
- (2) A person committing such an offence is liable on conviction to a fine not exceeding [<sup>F812</sup>level 3] on the standard scale.

**Textual Amendments**

**F811** Word inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 165\(1\)\(b\), Sch. 9 Pt. II para. 40\(1\)](#)

**F812** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 165\(1\)\(b\), Sch. 9 Pt. II para. 40\(2\)](#)

**321** ..... <sup>F813</sup>

**Textual Amendments**

**F813** [S. 321](#) repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), ss. 165\(1\)\(b\), 194\(4\), Sch. 9 Pt. II para. 41, Sch. 12 Pt. II](#)

[<sup>F814</sup>**322 Minor definitions.**

- (1) In this Part the following expressions have the same meaning as in Part 1 of the Housing Act 2004 (see sections 1(5) to (7) and 2(1) of that Act)—
  - “ building containing one or more flats ”,
  - “ category 1 hazard ”,
  - “ category 2 hazard ”,
  - “ common parts ”, in relation to a building containing one or more flats,
  - “ dwelling ”,
  - “ flat ”,
  - “ hazard ”.
- (2) In this Part—
  - “ health ” includes mental health;
  - “ house in multiple occupation ” means a house in multiple occupation as defined by sections 254 to 259 of the Housing Act 2004, as they have effect for the purposes of Part 1 of that Act (that is, without the exclusions contained in Schedule 14 to that Act);
  - “ owner ”, in relation to premises—
    - (a) means a person (other than a mortgagee not in possession) who is for the time being entitled to dispose of the fee simple in premises, whether in possession or reversion, and
    - (b) includes also a person holding or entitled to the rents and profits of the premises under a lease of which the unexpired term exceeds three years;

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“premises” in relation to a demolition order, means the dwelling, house in multiple occupation or building in respect of which the order is made.

- (3) This Part applies to unoccupied HMO accommodation (as defined by section 1(5) of the Housing Act 2004) as it applies to a house in multiple occupation, and references to a house in multiple occupation in this Part are to be read accordingly.]

[<sup>F815</sup>(4) In this Part “appropriate tribunal” means—

- (a) in relation to premises in England the First-tier Tribunal or, where determined by or under Tribunal Procedure Rules, the Upper Tribunal; and  
(b) in relation to premises in Wales, a residential property tribunal.]

#### Textual Amendments

**F814** S. 322 substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 26](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

**F815** S. 322(4) inserted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013 \(S.I. 2013/1036\)](#), art. 1, [Sch. 1 para. 46](#) (with Sch. 3)

### 323 Index of defined expressions: Part IX.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

[ <sup>F816</sup> appropriate tribunal]	[ <sup>F816</sup> section 322]
[ <sup>F817</sup> assured agricultural occupancy]	[ <sup>F817</sup> section 622]
[ <sup>F817</sup> assured tenancy]	[ <sup>F817</sup> section 622]
[ <sup>F818</sup> building containing one or more flats]	[ <sup>F818</sup> section 322]
[ <sup>F819</sup> category 1 hazard]	[ <sup>F819</sup> section 322]
[ <sup>F820</sup> category 2 hazard]	[ <sup>F820</sup> section 322]
clearance area	section 289(1)
F821	F821
.....	.....
[ <sup>F822</sup> common parts]	[ <sup>F822</sup> section 322]
demolition order	section 267(1)
district (of a local housing authority)	section 2(1)
[ <sup>F823</sup> dwelling]	[ <sup>F823</sup> section 322]
[ <sup>F824</sup> dwelling house]	[ <sup>F824</sup> sections 266 and 322]
F825	F825
.....	.....
...	...

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F826	F826
[ <sup>F824</sup> flat]	[ <sup>F824</sup> section 322]
...	...
F826	F826
...	...
F826	F826
[ <sup>F827</sup> hazard]	[ <sup>F827</sup> section 322]
[ <sup>F828</sup> health]	[ <sup>F828</sup> section 322]
[ <sup>F824</sup> house in multiple occupation]	[ <sup>F824</sup> section 322]
...	...
F826	F826
lease, lessee and lessor	section 621
listed building	section 303
local housing authority	section 1, 2(2)
F829	F829
...	...
F830	F830
...	...
owner (of premises)	section 322
...	...
F826	F826
[ <sup>F824</sup> premises]	[ <sup>F824</sup> section 322]
prescribed	section 614
reasonable expense	section 321
rehabilitation order	Schedule 11
the Rent Acts	section 622
[ <sup>F831</sup> residential property tribunal]	[ <sup>F831</sup> section 229 of the Housing Act 2004]
...	...
F826	F826
...	...
F826	F826
standard scale (in reference to the maximum fine on summary conviction)	section 622
underground room	section 280
F832	F832
...	.....
...	.....
F826	F826

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### Textual Amendments

- F816** S. 323: entry in table inserted (1.7.2013) by [The Transfer of Tribunal Functions Order 2013](#) (S.I. 2013/1036), [art. 1](#), [Sch. 1 para. 47](#) (with [Sch. 3](#))
- F817** Entries inserted by [Housing Act 1988](#) (c. 50, SIF 61), s. 140(1), [Sch. 17 Pt. I para. 49](#)
- F818** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F819** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F820** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F821** S. 323: entry in table repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))
- F822** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), {[Sch. 15 para. 27](#)}; S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F823** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F824** Entries inserted by [Local Government and Housing Act 1989](#) (c. 42, SIF 61), s. 165(1)(b), [Sch. 9 Pt. II para. 43\(c\)](#)
- F825** S. 323: entry in table repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))
- F826** Entries repealed by [Local Government and Housing Act 1989](#) (c. 42, SIF 61), ss. 165(1)(b), 194(4), [Sch. 9 Pt. II para. 43\(a\)](#), [Sch. 12 Pt. II](#)
- F827** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F828** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F829** S. 323: entry in table repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))
- F830** S. 323: entry in table repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#), ss. 266, 270(4)(5), {[Sch. 16](#)}; S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))
- F831** S. 323: entry in table inserted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 265(1), 270(4)(5), [Sch. 15 para. 27](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(b\)](#) (with [Sch.](#))
- F832** S. 323: entry in table repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

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## PART X

### OVERCROWDING

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

**C127 Pt. X** (ss. 324–344): power to apply certain functions conferred by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. [65\(2\)\(4\)](#)

#### *Definition of overcrowding*

#### **324 Definition of overcrowding.**

A dwelling is overcrowded for the purposes of this Part when the number of persons sleeping in the dwelling is such as to contravene—

- (a) the standard specified in section 325 (the room standard), or
- (b) the standard specified in section 326 (the space standard).

#### **325 The room standard.**

- (1) The room standard is contravened when the number of persons sleeping in a dwelling and the number of rooms available as sleeping accommodation is such that two persons of opposite sexes who are not living together as husband and wife must sleep in the same room.
- (2) For this purpose—
  - (a) children under the age of ten shall be left out of account, and
  - (b) a room is available as sleeping accommodation if it is of a type normally used in the locality either as a bedroom or as a living room.

#### **326 The space standard.**

- (1) The space standard is contravened when the number of persons sleeping in a dwelling is in excess of the permitted number, having regard to the number and floor area of the rooms of the dwelling available as sleeping accommodation.
- (2) For this purpose—
  - (a) no account shall be taken of a child under the age of one and a child aged one or over but under ten shall be reckoned as one-half of a unit, and
  - (b) a room is available as sleeping accommodation if it is of a type normally used in the locality either as a living room or as a bedroom.
- (3) The permitted number of persons in relation to a dwelling is whichever is the less of—
  - (a) the number specified in Table I in relation to the number of rooms in the dwelling available as sleeping accommodation, and
  - (b) the aggregate for all such rooms in the dwelling of the numbers specified in column 2 of Table II in relation to each room of the floor area specified in column 1

No account shall be taken for the purposes of either Table of a room having a floor area of less than 50 square feet.

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TABLE I

<i>Number of rooms</i>	<i>Number of persons</i>
1	2
2	3
3	5
4	7½
5 or more	2 for each room

TABLE II

<i>Floor area of room</i>	<i>Number of persons</i>
110 sq. ft. or more	2
90 sq. ft. or more but less than 110 sq.ft.	1½
70 sq. ft. or more but less than 90 sq. ft.	1
50 sq. ft. or more but less than 70 sq. ft.	½

- (4) The Secretary of State may by regulations prescribe the manner in which the floor area of a room is to be ascertained for the purposes of this section; and the regulations may provide for the exclusion from computation, or the bringing into computation at a reduced figure, of floor space in a part of the room which is of less than a specified height not exceeding eight feet.
- (5) Regulations under subsection (4) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (6) A certificate of the local housing authority stating the number and floor areas of the rooms in a dwelling, and that the floor areas have been ascertained in the prescribed manner, is prima facie evidence for the purposes of legal proceedings of the facts stated in it.

#### *Responsibility of occupier*

### **327 Penalty for occupier causing or permitting overcrowding.**

- (1) The occupier of a dwelling who causes or permits it to be overcrowded commits a summary offence, subject to subsection (2).
- (2) The occupier is not guilty of an offence—
- if the overcrowding is within the exceptions specified in section 328 or 329 (children attaining age of 10 or visiting relatives), or
  - by reason of anything done under the authority of, and in accordance with any conditions specified in, a licence granted by the local housing authority under section 330.
- (3) A person committing an offence under this section is liable on conviction to a fine not exceeding [<sup>F833</sup>level 2] on the standard scale and to a further fine not exceeding



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[<sup>F834</sup>one-tenth of the amount corresponding to that level] in respect of every day subsequent to the date on which he is convicted on which the offence continues.

#### Textual Amendments

**F833** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 71(a)**

**F834** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 71(b)**

### **328 Exception: children attaining age of 1 or 10.**

- (1) Where a dwelling which would not otherwise be overcrowded becomes overcrowded by reason of a child attaining the age of one or ten, then if the occupier—
  - (a) applies to the local housing authority for suitable alternative accommodation, or
  - (b) has so applied before the date when the child attained the age in question, he does not commit an offence under section 327 (occupier causing or permitting overcrowding), so long as the condition in subsection (2) is met and the occupier does not fail to take action in the circumstances specified in subsection (3).
- (2) The condition is that all the persons sleeping in the dwelling are persons who were living there when the child attained that age and thereafter continuously live there, or children born after that date of any of those persons.
- (3) The exception provided by this section ceases to apply if—
  - (a) suitable alternative accommodation is offered to the occupier on or after the date on which the child attains that age, or, if he has applied before that date, is offered at any time after the application, and he fails to accept it, or
  - (b) the removal from the dwelling of some person not a member of the occupier's family is on that date or thereafter becomes reasonably practicable having regard to all the circumstances (including the availability of suitable alternative accommodation for that person and the occupier fails to require his removal.

### **329 Exception; visiting member of family.**

Where the persons sleeping in an overcrowded dwelling include a member of the occupier's family who does not live there but is sleeping there temporarily, the occupier is not guilty of an offence under section 327 (occupier causing or permitting overcrowding) unless the circumstances are such that he would be so guilty if that member of his family were not sleeping there.

### **330 Licence of local housing authority.**

- (1) The occupier or intending occupier of a dwelling may apply to the local housing authority for a licence authorising him to permit a number of persons in excess of the permitted number to sleep in the dwelling.
- (2) The authority may grant such a licence if it appears to them that there are exceptional circumstances (which may include a seasonal increase of population) and that it

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is expedient to do so; and they shall specify in the licence the number of persons authorised in excess of the permitted number.

- (3) The licence shall be in the prescribed form and may be granted either unconditionally or subject to conditions specified in it.
- (4) The local housing authority may revoke the licence at their discretion by notice in writing served on the occupier and specifying a period (at least one month from the date of service) at the end of which the licence will cease to be in force.
- (5) Unless previously revoked, the licence continues in force for such period not exceeding twelve months as may be specified in it.
- (6) A copy of the licence and of any notice of revocation shall, within seven days of the issue of the licence or the service of the notice on the occupier, be served by the local housing authority on the landlord (if any) of the dwelling.

#### *Responsibilities of landlord*

### **331 Penalty for landlord causing or permitting overcrowding.**

- (1) The landlord of a dwelling commits a summary offence if he causes or permits it to be overcrowded.
- (2) He shall be deemed to cause or permit it to be overcrowded in the following circumstances, and not otherwise—
  - (a) if he or a person effecting the letting on his behalf had reasonable cause to believe that the dwelling would become overcrowded in circumstances rendering the occupier guilty of an offence;
  - (b) if he or a person effecting the letting on his behalf failed to make inquiries of the proposed occupier as to the number, age and sex of the persons who would be allowed to sleep in the dwelling;
  - (c) if notice is served on him or his agent by the local housing authority that the dwelling is overcrowded in such circumstances as to render the occupier guilty of an offence and he fails to take such steps as are reasonably open to him for securing the abatement of the overcrowding, including if necessary legal proceedings for possession of the dwelling.
- (3) A person committing an offence under this section is liable on conviction to a fine not exceeding [<sup>F835</sup>level 2] on the standard scale and to a further fine not exceeding [<sup>F836</sup>one-tenth of the amount corresponding to that level] in respect of every day subsequent to the day on which he is convicted on which the offence continues.

#### **Textual Amendments**

**F835** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 72\(a\)](#)

**F836** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 72\(b\)](#)

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### **332 Information to be contained in rent book.**

- (1) Every rent book or similar document used in relation to a dwelling by or on behalf of the landlord shall contain—
  - (a) a summary in the prescribed form of the preceding provisions of this Part, and
  - (b) a statement of the permitted number of persons in relation to the dwelling.
- (2) If a rent book or similar document not containing such a summary and statement is used by or on behalf of the landlord, the landlord is guilty of a summary offence and liable on conviction to a fine not exceeding level 1 on the standard scale.
- (3) The local housing authority shall on the application of the landlord or the occupier of a dwelling inform him in writing of the permitted number of persons in relation to the dwelling; and a statement inserted in a rent book or similar document which agrees with information so given shall be deemed to be a sufficient and correct statement.

### **333 Duty to inform local housing authority of overcrowding.**

- (1) Where it comes to the knowledge of the landlord of a dwelling, or of his agent, that the dwelling is overcrowded, then, except in the cases mentioned in subsection (2), the landlord or, as the case may be, the agent shall give notice of the fact of overcrowding to the local housing authority within seven days after that fact first comes to his knowledge.
- (2) The obligation to notify does not arise in the case of overcrowding which—
  - (a) has already been notified to the local housing authority,
  - (b) has been notified to the landlord or his agent by the local housing authority, or
  - (c) is constituted by the use of the dwelling for sleeping by such number of persons as the occupier is authorised to permit to sleep there by a licence in force under section 330 (licence of local housing authority).
- (3) A landlord or agent who fails to give notice in accordance with this section commits a summary offence and is liable on conviction to a fine not exceeding level 1 on the standard scale.

#### *Powers and duties of local housing authority*

### **334 Duty to inspect, report and prepare proposals.**

- (1) If it appears to the local housing authority that occasion has arisen for a report on overcrowding in their district or part of it, or if the Secretary of State so directs, the authority shall—
  - (a) cause an inspection to be made,
  - (b) prepare and submit to the Secretary of State a report showing the result of the inspection and the number of new dwellings required in order to abate the overcrowding, and
  - (c) unless they are satisfied that the dwellings will be otherwise provided, prepare and submit to the Secretary of State proposals for providing the required number of new dwellings.
- (2) Where the Secretary of State gives a direction under subsection (1), he may after consultation with the local housing authority fix dates before which the performance of their functions under that subsection is to be completed.

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**335 Power to require information about persons sleeping in dwelling.**

- (1) The local housing authority may, for the purpose of enabling them to discharge their duties under this Part, serve notice on the occupier of a dwelling requiring him to give them within 14 days a written statement of the number, ages and sexes of the persons sleeping in the dwelling.
- (2) The occupier commits a summary offence if—
  - (a) he makes default in complying with the requirement, or
  - (b) he gives a statement which to his knowledge is false in a material particular, and is liable on conviction to a fine not exceeding level 1 on the standard scale.

**336 Power to require production of rent book.**

- (1) A duly authorised officer of the local housing authority may require an occupier of a dwelling to produce for inspection any rent book or similar document which is being used in relation to the dwelling and is in his custody or under his control.
- (2) On being so required, or within seven days thereafter, the occupier shall produce any such book or document to the officer or at the offices of the authority.
- (3) An occupier who fails to do so commits a summary offence and is liable on conviction to a fine not exceeding level 1 on the standard scale.

**337 Power of entry to determine permitted number of persons.**

- (1) A person authorised by the local housing authority may at any reasonable time, on giving 24 hours' notice of his intention to the occupier, and to the owner if the owner is known, enter premises for the purpose of measuring the rooms of a dwelling in order to ascertain for the purposes of this Part the number of persons permitted to use the dwelling for sleeping.
- (2) An authorisation for the purposes of this section shall be in writing stating the particular purpose for which the entry is authorised.

**338 Notice to abate overcrowding.**

- (1) Where a dwelling is overcrowded in circumstances such as to render the occupier guilty of an offence, the local housing authority may serve on the occupier notice in writing requiring him to abate the overcrowding within 14 days from the date of service of the notice.
- (2) If at any time within three months from the end of that period—
  - (a) the dwelling is in the occupation of the person on whom the notice was served or of a member of his family, and
  - (b) it is overcrowded in circumstances such as to render the occupier guilty of an offence,

the local housing authority may apply to the county court which shall order vacant possession of the dwelling to be given to the landlord within such period, not less than 14 or more than 28 days, as the court may determine.

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- (3) Expenses incurred by the local housing authority under this section in securing the giving of possession of a dwelling to the landlord may be recovered by them from him by action.

#### *Supplementary provisions*

### **339 Enforcement of this Part.**

- (1) The local housing authority shall enforce the provisions of this Part.
- (2) A prosecution for an offence against those provisions may be brought only—
  - (a) by the local housing authority, or
  - (b) in the case of a prosecution against the authority themselves, with the consent of the Attorney General.

### **340 Powers of entry.**

- (1) A person authorised by the local housing authority may at all reasonable times, on giving 24 hours' notice to the occupier, and to the owner if the owner is known, enter any premises for the purpose of survey and examination where it appears to the authority that survey or examination is necessary in order to determine whether any powers under this Part should be exercised.
- (2) An authorisation for the purposes of this section shall be in writing stating the particular purpose for which it is given [<sup>F837</sup> and shall, if so required, be produced for inspection by the occupier or anyone acting on his behalf].

#### **Textual Amendments**

**F837** Words added by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 194\(1\), Sch. 11 para. 73](#)

### **341 Penalty for obstruction.**

- (1) It is a summary offence [<sup>F838</sup> intentionally] to obstruct an officer of the local housing authority, or any person authorised to enter premises in pursuance of this Part, in the performance of anything which he is by this Part required or authorised to do.
- (2) A person committing such an offence is liable on conviction to a fine not exceeding [<sup>F839</sup> level 3] on the standard scale.

#### **Textual Amendments**

**F838** Word inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 194\(1\), Sch. 11 para. 74\(1\)](#)

**F839** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 194\(1\), Sch. 11 para. 74\(2\)](#)

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### 342 Meaning of “suitable alternative accommodation”.

- (1) In this Part “suitable alternative accommodation”, in relation to the occupier of a dwelling, means a dwelling as to which the following conditions are satisfied—
- (a) he and his family can live in it without causing it to be overcrowded;
  - (b) it is certified by the local housing authority to be suitable to his needs and those of his family as respects security of tenure, proximity to place of work and otherwise, and to be suitable in relation to his means;
  - (c) where the dwelling belongs to the local housing authority, it is certified by them to be suitable to his needs and those of his family as respects accommodation.
- (2) For the purpose of subsection (1)(c) a dwelling containing two bedrooms shall be treated as providing accommodation for four persons, a dwelling containing three bedrooms shall be treated as providing accommodation for five persons and a dwelling containing four bedrooms shall be treated as providing accommodation for seven persons.

### 343 Minor definitions.

In this Part—

“agent”, in relation to the landlord of a dwelling—

- (a) means a person who collects rent in respect of the dwelling on behalf of the landlord, or is authorised by him to do so, and
- (b) in the case of a dwelling occupied under a contract of employment under which the provision of the dwelling for his occupation forms part of the occupier’s remuneration, includes a person who pays remuneration on behalf of the employer, or is authorised by him to do so;

“dwelling” means premises used or suitable for use as a separate dwelling;

“landlord”, in relation to a dwelling—

- (a) Means the immediate landlord of an occupier of the dwelling, and
- (b) in the case of a dwelling occupied under a contract of employment under which the provision of the dwelling for his occupation forms part of the occupier’s remuneration, includes the occupier’s employer;

“owner”, in relation to premises—

- (a) means a person (other than a mortgagee not in possession) who is for the time being entitled to dispose of the fee simple, whether in possession or in reversion, and
- (b) includes also a person holding or entitled to the rents and profits of the premises under a lease of which the unexpired term exceeds three years.

### 344 Index of defined expressions:Part X

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

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agent (in relation to the landlord of a dwelling)	section 343
district (of a local housing authority)	section 2(1)

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dwelling	section 343
landlord	sections 343 and 621
local housing authority	section 1, 2(2)
overcrowding (and related expressions)	section 324
owner	section 343
permitted number (of persons sleeping in a dwelling)	section 326
prescribed	section 614
standard scale (in reference to the maximum fine on summary conviction)	section 622
suitable alternative accommodation	section 342

F840F840 **PART XI**

HOUSES IN MULTIPLE OCCUPATION

**Textual Amendments**

**F840** Ss. 345-400 (Pt. XI) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); [S.I. 2006/1060](#), [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); [S.I. 2006/1535](#), [art. 2\(c\)\(v\)](#) (with [Sch.](#)) (certain of the repeal(s) being subject to temp. savings in [S.I. 2007/1904](#), (for E.) regs. 1(2) {13} (1.10.2007) and [S.I. 2007/3231](#), (for W.) regs. 1(2), {13} (5.12.2007))

F947 **PART XII**

**Textual Amendments**

**F947** Pt. XII (ss. 401-416) repealed (3.3.1997) by [1996 c. 52](#), ss. 80, 227, [Sch. 19 Pt. II](#); [S.I. 1997/350](#), [art. 2](#); [S.I. 1997/596](#), [art. 2](#)

**PART XIII**

GENERAL FINANCIAL PROVISIONS

417— ..... F952  
420.

*Status: Point in time view as at 06/04/2016.*

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### Textual Amendments

**F952** Ss. 417–420 repealed and superseded by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 74(6), 88(3), 194(4), **Sch. 12 Pt. II** Note 2

## *Housing subsidy*

### 421 Housing subsidy.

- (1) Housing subsidy is payable for each year to [<sup>F953</sup>[<sup>F954</sup>development] corporations  
<sup>F955</sup> . . .].
- (2) Housing subsidy shall be credited [<sup>F956</sup>to the [<sup>F957</sup>corporation's] housing account]
- (3) Housing subsidy shall be paid by the Secretary of State at such times, in such manner and subject to such conditions as to records, certificates, audit or otherwise as he may, with the agreement of the Treasury, determine.
- (4) Payment of housing subsidy is subject to the making of a claim for it in such form, and containing such particulars, as the Secretary of State may from time to time determine.

### Textual Amendments

**F953** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 77(1)(3)**

**F954** Words in s. 421(1) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 11(2)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F955** Words in s. 421(1) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**

**F956** Words substituted for s. 421(2)(a)(b) by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 77(2)(3)**

**F957** Word in s. 421(2) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3068\)](#), art. 4, **Sch. 1 para. 11(3)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

### Modifications etc. (not altering text)

**C134** Ss. 421–427A: by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), **s. 79(3)** it is provided that **sections 421 to 427A** of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

### 422 Calculation of housing subsidy for local housing authorities.

- (1) The amount of the housing subsidy payable to a [<sup>F958</sup>[<sup>F959</sup>development] corporation] for a year (the year of account) shall be calculated from the amounts which, in accordance with sections 423 to 425, are the [<sup>F958</sup>corporation's]—
  - (a) base amount (BA),
  - (b) housing costs differential (HCD), and
  - (c) local contribution differential (LCD),



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for the year, and shall be so calculated by using the formula BA+HCD-LCD.

- (2) If the amount so calculated is nil or a negative amount, no housing subsidy is payable to the [<sup>F960</sup>corporation] for that year.

#### Textual Amendments

- F958** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), Sch. 11 paras. 77(3), **78(1)**
- F959** Words in s. 422(1) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 12** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F960** Word substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194, Sch. 11 paras. 77(3), **78(2)**

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

- C135** Ss. 421–427A: by Local Government and Housing Act 1989 (c. 42, SIF 61), s. **79(3)** it is provided that sections 421 to 427A of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

### 423 The base amount.

- (1) A [<sup>F961</sup>[<sup>F962</sup>development] corporation's] base amount for a year of account is, subject to any adjustment under subsection (2), the amount calculated for the preceding year under section 422, that is to say, the amount of the housing subsidy payable to the [<sup>F961</sup>corporation] for that year or, if none was payable, nil or a negative amount, as the case may be.
- (2) If the Secretary of State is of opinion that particular circumstances require it, he may adjust the base amount for any year by increasing or decreasing it, either generally or in relation to . . . <sup>F963</sup> any particular [<sup>F964</sup>corporation] .

#### Textual Amendments

- F961** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 79(1)**
- F962** Words in s. 423(1) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 13(2)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F963** Words repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1)(4), Sch. 11 para. 79(2), **Sch. 12 Pt. II**
- F964** Word in s. 423(2) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 13(3)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

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

- C136** Ss. 421–427A: by Local Government and Housing Act 1989 (c. 42, SIF 61), s. **79(3)** it is provided that sections 421 to 427A of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

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#### 424 The housing costs differential.

- (1) A [<sup>F965</sup>[<sup>F966</sup>development] corporation's] housing costs differential for a year of account is the amount by which their reckonable expenditure for that year exceeds their reckonable expenditure for the preceding year (and accordingly is nil or, as the case may be, a negative amount if the reckonable expenditure for the year is the same as or less than that for the preceding year).
- (2) A [<sup>F967</sup>[<sup>F966</sup>development] corporation's] reckonable expenditure for a year is the aggregate of—
  - (a) so much of the expenditure incurred by the [<sup>F967</sup>corporation] in that year and falling to be debited to [<sup>F967</sup>the corporation's housing account] as the Secretary of State may determine, and
  - (b) so much of any other expenditure incurred by the [<sup>F967</sup>corporation] in that year, or treated as so incurred in accordance with a determination made by the Secretary of State, as the Secretary of State may determine to be taken into account for the purposes of housing subsidy.
- (3) A determination may be made for all [<sup>F966</sup>development] corporations or different determinations may be made for individual corporations; and a determination may be varied or revoked in relation to all or any of the corporations for which it was made.]
- (4) Before making a determination for all [<sup>F969</sup>[<sup>F966</sup>development] corporations] the Secretary of State shall consult organisations appearing to him to be representative of [<sup>F969</sup>[<sup>F966</sup>development] corporations].

##### Textual Amendments

- F965** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 80(1)**
- F966** Words in s. 424 substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 14** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F967** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 80(2)**
- F968** S. 424(3) substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 80(3)**
- F969** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), **Sch. 11 para. 80(4)**

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

- C137** Ss. 421–427A: by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), **s. 79(3)** it is provided that [sections 421 to 427A](#) of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

#### 425 The local contribution differential.

- (1) A [<sup>F970</sup>[<sup>F971</sup>development] corporation's] local contribution differential for a year of account is the amount by which their reckonable income for that year exceeds their reckonable income for the preceding year (and accordingly is nil or, as the case may be, a negative amount if their reckonable income for the year is the same as or less than that for the preceding year).

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- (2) [<sup>F972</sup>A corporation's] reckonable income for a year is the amount which, in accordance with any determination made by the Secretary of State, the [<sup>F973</sup>corporation] are assumed to receive for that year as income which they are required to carry to their [<sup>F972</sup>housing account] including—
- (a) any contribution made by the [<sup>F973</sup>corporation] out of their [<sup>F972</sup>general revenue account], and
  - (b) any rent rebate subsidy payable under [<sup>F974</sup>[<sup>F975</sup>section 140A]of the Social Security Administration Act 1992],
- but excluding any other subsidy, grant or contribution.
- (3) A determination shall state the assumptions on which it is based and the method of calculation used in it, and in making it the Secretary of State shall have regard, amongst other things, to past and expected movements in incomes, costs and prices.
- [<sup>F976</sup>(4) A determination may be made for all [<sup>F971</sup>development] corporations or different determinations may be made for different corporations or groups of corporations.]
- (5) Before making a determination for all [<sup>F977</sup>[<sup>F971</sup>development] corporations] the Secretary of State shall consult organisations appearing to him to be representative of [<sup>F977</sup>[<sup>F971</sup>development] corporations].
- (6) A determination shall be made known to the [<sup>F978</sup>corporations] for which it is made in the year preceding the year of account for which it is to have effect.

#### Textual Amendments

- F970** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 81(1)**
- F971** Words in s. 425 substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 15** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)**, (with arts. 6-13)
- F972** Words substituted by Local Government and Housing Act 1989 (c.42, SIF 61), s. 194(1), **Sch. 11 para. 81(2)**
- F973** Word substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 81(2)**
- F974** Words in s. 425(2)(b) substituted (1.7.1992) by virtue of Social Security (Consequential Provisions) Act 1992 (c. 6), ss. 4, 7(2), **Sch. 2 para. 70**
- F975** Words in s. 425(2)(b) substituted (1.4.1997) by 1996 c. 52, s. 123, **Sch. 13 para. 2**; S.I. 1997/618, **art. 2** (subject to transitional provisions and savings in Sch.)
- F976** S. 425(4) substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 81(3)**
- F977** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 81(4)**
- F978** Word substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 81(5)**

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

- C138** Ss. 421–427A: by Local Government and Housing Act 1989 (c. 42, SIF 61), **s. 79(3)** it is provided that sections 421 to 427A of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

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<sup>F979</sup>426 .....

#### Textual Amendments

**F979** S. 426 repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**

#### 427 Recoupment of subsidy in certain cases.

- (1) Where housing subsidy has been paid to a [<sup>F980</sup>[<sup>F981</sup>development] corporation <sup>F982</sup> . . . ] and it appears to the Secretary of State that—
  - (a) the purpose for which it was paid has not been fulfilled or not completely or adequately or not without unreasonable delay, and
  - (b) that the case falls within rules published by him,
 he may recover from [<sup>F980</sup>that [<sup>F983</sup>corporation]] the whole or such part of the payment as he may determine in accordance with the rules, with interest from such time and at such rates as he may so determine.
- (2) A sum recoverable under this section may, without prejudice to other methods of recovery, be recovered by withholding or reducing housing subsidy.
- (3) The withholding or reduction under this section of housing subsidy for a year does not affect the base amount for the following year.

#### Textual Amendments

**F980** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 83**

**F981** Words in s. 427(1) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 16(a)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F982** Words in s. 427(1) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**

**F983** Word in s. 427(1) substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 16(b)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

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

**C139** Ss. 421–427A: by Local Government and Housing Act 1989 (c. 42, SIF 61), **s. 79(3)** it is provided that sections 421 to 427A of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

#### <sup>F984</sup>427A Entitlement to subsidy in case of land subject to management agreement.

[ The fact that a [<sup>F986</sup>[<sup>F987</sup> development ] corporation <sup>F988</sup> . . . ] has entered into a <sup>F985</sup>(1) management agreement, and any letting of land in connection with such an agreement

- (a) shall be disregarded in determining [<sup>F986</sup>that [<sup>F989</sup>corporation's]] reckonable income or expenditure for the purposes of housing subsidy, and

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(b) shall not be regarded as a ground for recovering, withholding or reducing any sum under section 427 (recoupment of housing subsidy).]

[<sup>F990</sup>(2) Reference in subsection (1) to a management agreement includes a section 247 or 249 arrangement, as defined by section 250A(6) of the Housing and Regeneration Act 2008.]

#### Textual Amendments

- F984** S. 427A inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(2), **Sch. 5 Pt. II para. 32**
- F985** S. 427A(1): s. 427A renumbered as s. 427A(1) (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 2 para. 18(a)**
- F986** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(1), **Sch. 11 para. 84**
- F987** Words in s. 427A substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 17(a)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F988** Words in s. 427A(1) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**
- F989** Word in s. 427A substituted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 17(b)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F990** S. 427A(2) inserted (1.4.2010) by The Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844), art. 1(2), **Sch. 2 para. 18(b)**

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

- C140** Ss. 421–427A: by Local Government and Housing Act 1989 (c. 42, SIF 61), **s. 79(3)** it is provided that sections 421 to 427A of the Housing Act 1985 (which are superseded, in their application to local housing authorities, by that section 79 and sections 80 and 86 of that 1989 Act) shall cease to apply in relation to such authorities

### *Borrowing powers*

#### **428 Continuance of certain powers to borrow for housing purposes.**

- (1) A local authority may borrow for any of the purposes for which borrowing was, before the commencement of this Act, authorised by—  
section 136(1) of the <sup>M49</sup>Housing Act 1957,  
section 54(1) of the <sup>M50</sup>Housing (Financial Provisions) Act 1958, or  
paragraph 19 of Schedule 8 to the <sup>M51</sup>Housing Act 1969.
- (2) The maximum period which may be sanctioned as the period for which money may be borrowed for any of those purposes by the Common Council of the City of London is 80 years, notwithstanding the provisions of any Act of Parliament.

#### Marginal Citations

- M49** 1957 c. 56.  
**M50** 1958 c. 42.  
**M51** 1969 c. 33.

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*Miscellaneous*

**429 The improvement for sale scheme.**

- (1) The Secretary of State may, with the consent of the Treasury, make schemes for making contributions to the net cost (as determined under the schemes) to local housing authorities of disposing of dwellings where the authority—
  - (a) disposes of a house as one dwelling,
  - (b) divides a house into two or more separate dwellings and disposes of them, or
  - (c) combines two houses to form one dwelling and disposes of it,
 after carrying out works of repair, improvement or conversion.
- (2) The cost towards which contributions may be made under such a scheme shall not exceed, for any one dwelling—
  - (a) in respect of a dwelling in Greater London, £10,000.
  - (b) elsewhere, £7,500,
 or such other amount as may be prescribed by order of the Secretary of State made with the consent of the Treasury.
- (3) An order under this section—
  - (a) may make different provision in respect of different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (4) In this section “house” includes a flat.

**[<sup>F991</sup>429A] Housing management: financial assistance etc.**

- (1) The Secretary of State may, <sup>F992</sup> . . . , give financial assistance—
  - (a) to persons managing public sector or former public sector housing, and
  - (b) to persons seeking to facilitate or encourage improvements in, or providing services in connection with, the management of such housing;
 and may, <sup>F992</sup> . . . , make payments otherwise than by way of financial assistance in pursuance of arrangements made with any such person.
- (2) For this purpose—
  - (a) “public sector housing” means housing accommodation in which an authority or body within section 80 (the landlord condition for secure tenancies) [<sup>F993</sup> or subsection (2A) ] has an interest by virtue of which it receives a rack-rent, or would do so if the premises were let at a rack-rent; and
  - (b) “former public sector housing” means housing accommodation in which such an authority, or a predecessor of such an authority or an authority abolished by the Local Government Act 1985 formerly had such an interest.

[ Subsection (2)(a) applies to the following bodies—

- <sup>F993</sup>( 2A )<sup>F994</sup>( a ) . . . . .
- <sup>F995</sup>( b ) . . . . .
- (c) a housing trust which is a charity;

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- (d) a [<sup>F996</sup>private registered provider of social housing, or a registered social landlord,] other than a co-operative housing association; and
- [ a co-operative housing association which is [<sup>F998</sup>neither a private registered  
<sup>F997</sup>(e) provider of social housing nor a registered social landlord].]
- [ The reference in subsection (2)(a) to a body within subsection (2A) includes the  
<sup>F999</sup>(2B) Secretary of State if he has the interest as the result of the exercise by him (or Housing for Wales) of functions under Part III of the <sup>M52</sup>Housing Associations Act 1985. ]
- (3) The Secretary of State may, <sup>F992</sup> . . . , give financial assistance—
- (a) to persons providing educational or training courses in housing management,
  - (b) to persons providing services for those providing such courses, and
  - (c) to persons providing financial or other assistance for those attending such courses;
- and may, <sup>F992</sup> . . . , make payments otherwise than by way of financial assistance in pursuance of arrangements made with any such person.
- (4) Financial assistance given by the Secretary of State under subsection (1) or (3) may be given in any form, and may in particular be given by way of grants, loans or guarantees or by incurring expenditure for the benefit of the person assisted; but the Secretary of State shall not in giving such assistance purchase loan or share capital in a company.
- (5) Financial assistance may be given and other payments made on such terms as the Secretary of State, <sup>F1000</sup> . . . , considers appropriate; and the terms may, in particular, include provision as to the circumstances in which the assistance or other payment must be repaid or otherwise made good to the Secretary of State and the manner in which that is to be done.
- (6) A person receiving financial assistance under this section shall comply with the terms on which it is given and compliance may be enforced by the Secretary of State.]

#### Textual Amendments

- F991** S. 429A inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), **s. 16**
- F992** Words in s. 429A(1)(3) repealed (1.10.1996) by [1996 c. 52, ss. 222, 227, Sch. 18 Pt. IV para. 22\(1\)\(c\) \(3\), Sch. 19 Pt. XIII; S.I. 1996/2402, art. 3](#) (subject to transitional provisions and savings in Sch.)
- F993** S. 429A(2A) inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 54**
- F994** S. 429A(2A)(a) repealed (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), Sch. 2 para. 30(a), **Sch. 4** (with art. 6, Sch. 3)
- F995** S. 429A(2A)(b) repealed (1.11.1998) by [1998 c. 38, ss. 140, 152, Sch. 16 para. 15\(2\), Sch. 18 Pt. VI](#) (with ss. 137(1), 139(2), 141(1), 143(2)); [S.I. 1998/2244, art. 5](#)
- F996** Words in s. 429A(2A)(d) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), **Sch. 2 para. 30(b)** (with art. 6, Sch. 3)
- F997** S. 429A(2A)(e) substituted (1.10.1996) by [S.I. 1996/2325, art. 5\(1\), Sch. 2 para. 14\(19\)\(b\)](#)
- F998** Words in s. 429A(2A)(e) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), **Sch. 2 para. 30(c)** (with art. 6, Sch. 3)
- F999** S. 429A(2B) inserted (1.11.1998) by [1998 c. 38, s. 140, Sch. 16 para. 15\(3\)](#) (with ss. 139(2), 141(1), 143(2)); [S.I. 1998/2244, art. 5](#)
- F1000** Words in s. 429A(5) repealed (1.10.1996) by [1996 c. 52, ss. 222, 227, Sch. 18 Pt. IV para. 22\(1\)\(c\)\(3\), Sch. 19 Pt. XIII; S.I. 1996/2402, art. 3](#) (subject to transitional provisions and savings in Sch.)

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

**C141** S. 429A(2A) modified (1.12.2008) by [The Transfer of Housing Corporation Functions \(Modifications and Transitional Provisions\) Order 2008 \(S.I. 2008/2839\)](#), art. 3, **Sch. para. 2(1)** (with art. 6); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

#### Marginal Citations

**M52** 1985 c. 69.

430

— . . . F1001

#### Textual Amendments

**F1001**S. 430 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(2), **Sch. 12 Pt. I**

### 431 Control of expenditure by housing authorities on works of conversion or improvement.

- (1) A local authority or [<sup>F1002</sup>development] corporation may not incur expenses in—
  - (a) providing dwellings by the conversion of houses or other buildings, or
  - (b) carrying out works required for the improvement of dwellings, with or without associated works of repair,
 except in accordance with proposals submitted by the authority or corporation to the Secretary of State and for the time being approved by him.
- (2) The Secretary of State’s approval may be given subject to such conditions, and may be varied in such circumstances, as appear to him to be appropriate; but before varying the terms of an approval he shall consult the authority or corporation concerned.
- (3) In this section “dwelling” has the same meaning as in Part XV (grants for works of improvement, repair and conversion).

#### Textual Amendments

**F1002**Words in s. 431(1) substituted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 18** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

### 432 Superseded contributions, subsidies, grants, and other financial matters.

The provisions of Schedule 15 have effect with respect to superseded contributions, subsidies, grants and other financial matters, as follows—

Part I—Loans under the Housing (Rural Workers) Acts 1926 to 1942.

<sup>F1003</sup>  
— . . .

Part III—Contributions for improvement of dwellings by housing authorities.

Part IV—Town development subsidy.



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### Textual Amendments

**F1003** Entry in s. 432 repealed (1.10.1996) by 1996 c. 52, s. 227, **Sch. 19 Pt. XI**; S.I. 1996/2402, **art. 3** (subject to transitional provisions and savings in **Sch.**)

### Supplementary

#### 433 Minor definitions.

In this Part—

“year” means a period of twelve months beginning on a 1st April.

#### 434 Index of defined expressions: Part XIII.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

base amount	section 423
[ <sup>F1004</sup> charity]	[ <sup>F1004</sup> section 622]
[ <sup>F1004</sup> co-operative housing association]	[ <sup>F1004</sup> section 5(2)]
development corporation	section 4(c)
<sup>F1005</sup>	<sup>F1005</sup>
<sup>F1005</sup>	<sup>F1005</sup>
<sup>F1005</sup>	<sup>F1005</sup>
[ <sup>F1004</sup> housing association]	[ <sup>F1004</sup> section 5(1)]
housing authority	section 4(a)
housing costs differential	section 424
<sup>F1005</sup>	<sup>F1005</sup>
<sup>F1005</sup>	<sup>F1005</sup>
housing subsidy	section 421(1)
[ <sup>F1004</sup> housing trust]	[ <sup>F1004</sup> section 6]
<sup>F1005</sup>	<sup>F1005</sup>
local authority	section 4(e)
local contribution differential	section 425

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local housing authority	section 1, 2(2)
[ <sup>F1006</sup> management agreement]	[ <sup>F1006</sup> sections 27(2) and 27B(4)]
F1007	F1007
.....	
receiving authority (in Part IV of Schedule 15)	paragraph 6 of that Part
[ <sup>F1008</sup> registered social landlord]	[ <sup>F1008</sup> section 5(4) and (5)]
year	section 433
year of account (in relation to housing subsidy)	section 422

**Textual Amendments**

- F1004** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 55**
- F1005** Entries repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(4), **Sch. 12 Pt. II Note 2**
- F1006** Entry inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 33**
- F1007** S. 434: entry in table repealed (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), arts. 4, 6, Sch. 1 para. 19, **Sch. 3** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F1008** Entry in s. 434 inserted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(20)**

**PART XIV**

LOANS FOR ACQUISITION OR IMPROVEMENT OF HOUSING

*Local authority mortgages*

**435 Power of local authorities to advance money.**

- (1) A local authority may advance money to a person for the purpose of—
- (a) acquiring a house,
  - (b) constructing a house,
  - (c) converting another building into a house or acquiring another building and converting it into a house, <sup>F1009</sup> . . .
  - <sup>F1009</sup>(d) .....

or for the purpose of facilitating the repayment of an amount outstanding on a previous loan made for any of those purposes.

- [<sup>F1010</sup>(1A) A local authority which is not a local housing authority may advance money to a person—
- (a) for the purpose of altering, enlarging, repairing or improving a house, or
  - (b) for the purpose of facilitating the repayment of an amount outstanding on a previous loan made for any of those purposes.]

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- (2) The authority may make an advance notwithstanding that it is intended that some part of the premises will be used, or continue to be used, otherwise than as a dwelling if it appears to the authority that the principal effect of making the advance would be to meet the applicant's housing needs; and in such a case the premises shall be treated as a building to be converted into a house.
- (3) The authority may make advances whether or not the houses or buildings are in the authority's area.
- (4) An advance may be made in addition to assistance given by the authority in respect of the same house under any other Act or any other provision of this Act.

#### Textual Amendments

**F1009S.** 435(1)(d) and the preceding word "or" repealed (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, 15, Sch. 2 paras. 1, 2, Sch. 6 (with arts. 10(3), 15(2))

**F1010S.** 435(1A) inserted (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, Sch. 2 paras. 1, 3 (with art. 10(3))

#### 436 Terms of advance.

- (1) The provisions of this section have effect with respect to the terms of advances under section 435.
- (2) The advance, together with the interest on it, shall be secured by a mortgage of the land concerned; and an advance shall not be made unless the estate proposed to be mortgaged is either—
  - (a) an estate in fee simple absolute in possession, or
  - (b) an estate for a term of years absolute of which a period of not less than ten years in excess of the period fixed for the repayment of the advance remains unexpired on the date on which the mortgage is executed.
- (3) The amount of the principal of the advance shall not exceed the value of the mortgage security or, as the case may be the value which it is estimated the mortgaged security will bear when the construction, conversion, alteration, enlargement, repair or improvement has been carried out; and the advance shall not be made except after a valuation duly made on behalf of the authority.
- (4) Where the advance is for any of the purposes specified in [F1011 section 435(1)(b) and (c) and (1A)] (construction, conversion, alteration, enlargement, repair or improvement) it may be made by instalments from time to time as the works progress.
- (5) The mortgage deed shall provide—
  - (a) for repayments of the principal either by instalments of equal or unequal amounts, beginning on the date of the advance or at a later date, or at the end of a fixed period (with or without a provision allowing the authority to extend the period) or on the happening of a specified event before the end of that period, and
  - (b) for the payment of instalments of interest throughout the period beginning on the date of the advance and ending when the whole of the principal is repaid; but subject to section 441 (waiver or reduction of payments in case of property requiring repair or improvement) and to section 446(1)(b) (assistance for first time buyers: part of loan interest-free for up to five years).

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- (6) The mortgage deed shall also provide that, notwithstanding the provisions referred to in subsection (5), the balance for the time being unpaid—
- (a) shall become repayable on demand by the authority in the event of any of the conditions subject to which the advance is made not being complied with, and
  - (b) may, in any event, be repaid on one of the usual quarter-days by the person for the time being entitled to the equity of redemption after one month's written notice of intention to repay has been given to the authority.

#### Textual Amendments

**F1011** Words in s. 436(4) substituted (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, Sch. 2 para. 4(2) (with art. 10(3))

#### 437 Power of local authority on disposal to leave amount outstanding on mortgage.

On the disposal of a house under section 32 (disposal by local authority of land held for purposes of Part II(—

- (a) by way of sale, or
- (b) by the grant or assignment of a lease at a premium

the local authority may agree to the price or premium, or part of it, and any expenses incurred by the purchaser, being secured by a mortgage of the premises.

#### 438 Local authority mortgage interest rates.

- (1) Where after 3rd October 1980 a local authority—

- (a) advance money for any of the purposes mentioned in section 435, or
- (b) on the disposal of a house allow, or have to allow, a sum to be left outstanding on the security of the house, or
- (c) take a transfer of a mortgage in pursuance of section 442 (agreement by local authority to indemnify mortgagee),

the provision made by them with respect to interest on the sum advanced or remaining outstanding shall comply with the provisions of Schedule 16.

- (2) This section does not prevent a local authority from giving assistance in the manner provided by—

section 441 (waiver or reduction of payments in case of property requiring repair or improvement), or  
section 446(1)(b) (assistance for first-time buyers: part of loan interest-free for up to five years).

- (3) This section does not apply to loans made by local authorities under—

section 228 (duty to make loans for improvements required by improvement notice), or  
[<sup>F1012</sup>section 22 of the Housing Act 1996 or section 58] of the <sup>M53</sup>Housing Associations Act 1985 (financial assistance for housing associations).

#### Textual Amendments

**F1012** Words in s. 438(3) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), Sch. 2 para. 14(21)

*Status: Point in time view as at 06/04/2016.*

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

C142 S. 438 excluded by [Local Government Act 1988 \(c. 9, SIF 81:1\)](#), s. 24(4)

**Marginal Citations**

M53 1985 c. 68.

**439 Requirements as to fitness of premises, &c.**

- (1) <sup>F1013</sup> .....
- (2) <sup>F1014</sup> .....
- (3) An advance shall not be made for the purpose specified in the closing words of [<sup>F1015</sup>subsection (1) of section 435] (repayment of previous loan) [<sup>F1016</sup>or in subsection (1A)(b) of that section (repayment of previous loan for improvements etc)], unless the authority satisfy themselves that the primary effect of the advance will be to meet the housing needs of the applicant by enabling him either—
  - (a) to retain an interest in the house concerned, or
  - (b) to carry out such works in relation to the building or house concerned as would be eligible for an advance under [<sup>F1017</sup>(i) subsection (1)(c) of that section (conversion), or (ii) subsection (1A)(a) of that section (improvements, etc), as the case may be.]

**Textual Amendments**

- F1013**S. 439(1) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 266, 270(4)(5), [Sch. 15 para. 28](#), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F1014**S. 439(2) repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 266, 270(4)(5), [Sch. 15 para. 28](#), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with Sch.)
- F1015**Words in s. 439(3) substituted (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, [Sch. 2 para. 4\(3\)\(b\)\(i\)](#) (with [art. 10\(3\)](#))
- F1016**Words in s. 439(3) inserted (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, [Sch. 2 para. 4\(3\)\(b\)\(ii\)](#) (with [art. 10\(3\)](#))
- F1017**S. 439(3)(b)(i)(ii) and words in s. 439(3)(b) substituted for words in s. 439(3)(b) (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, [Sch. 2 para. 4\(3\)\(b\)\(iii\)](#) (with [art. 10\(3\)](#))

**440 Deposits in respect of maintenance or repair of mortgaged premises.**

A local authority by whom has been advanced on the mortgage of a house in pursuance of any enactment may accept the deposit by the mortgagor of the sums estimated to be required for the maintenance or repair of the mortgaged premises, and may pay interest on sums so deposited.

**441 Waiver or reduction of payments in case of property requiring repair or improvement.**

- (1) Where a local authority—

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- (a) advance money for the acquisition of a house which is in need of repair or improvement, or
  - (b) on the disposal of a house which is in need of repair or improvement allow, or have to allow, a sum to be left outstanding on the security of the house,
- they may, if the conditions stated in subsection (2) are satisfied, give assistance in accordance with this section to the person acquiring the house.
- (2) The conditions are—
- (a) that the assistance is given in accordance with a scheme which either has been approved by the Secretary of State or conforms with such requirements as may be prescribed, and
  - (b) that the person acquiring the house has entered into an agreement with the local authority to carry out, within a period specified in the agreement, such works of repair or improvement as are so specified.
- (3) The assistance shall take the form of making provision—
- (a) for waiving or reducing the interest payable on the sum advanced or remaining outstanding, and
  - (b) for dispensing with the repayment of principal,
- for a period ending not later than five years after the date of the advance or, as the case may be, the date of the disposal.
- (4) In this section “prescribed” means prescribed by order of the Secretary of State made with the consent of the Treasury.
- (5) An order—
- (a) may make different provision with respect to different cases or descriptions of case, including different provision for different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

*Local authority assistance in connection with mortgages*

**442 Agreement by local authority to indemnify mortgagee.**

- (1) <sup>F1018</sup>A local authority may enter into an agreement with a person or body making an advance on the security of a house (or a building to be converted into a house)] whereby, in the event of default by the mortgagor, and in the circumstances and subject to conditions specified in the agreement, the authority binds itself to indemnify the <sup>F1019</sup>mortgagee] in respect of the whole or part of the mortgagor’s outstanding indebtedness and any loss or expense falling on the <sup>F1019</sup>mortgagee] in consequence of the mortgagor’s default.
- <sup>F1020</sup>(1A) The local authority may only enter into the agreement if the advance is for one or more of the purposes specified in subsection (1) <sup>F1021</sup>or (1A)] of section 435; and subsections (2) to (4) of that section apply in relation to power to enter into such an agreement as they apply to the power to make an advance under that section.]
- (2) The agreement may also, if the mortgagor is made party to it, enable or require the authority in specified circumstances to take a transfer of the mortgage and assume rights and liabilities under it, the <sup>F1022</sup>mortgagee] being then discharged in respect of them.

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- (3) The transfer may be made to take effect—
- (a) on terms provided for by the agreement (including terms involving the substitution of a new mortgage agreement or modification of the existing one), and
  - (b) so that the authority is treated as acquiring (for and in relation to the purposes of the mortgage) the benefit and burden of all preceding acts, omissions and events.

F1023(4) .....

F1023(5) .....

**Textual Amendments**

**F1018** Words in s. 442(1) substituted (24.9.1996) for s. 442(1)(a)(b) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 Pt. IV para. 27(2)(a)**

**F1019** Words in s. 442(1) substituted (24.9.1996) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 Pt. IV para. 27(2)(b)**

**F1020** S. 442(1A) inserted (24.9.1996) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 Pt. IV para. 27(3)**

**F1021** Words in s. 442(1A) inserted (18.7.2003) by S.I. 2002/1860, arts. 1(3), 10, **Sch. 2 para. 4(4)** (with art. 10(3))

**F1022** Words in s. 442(2) substituted (24.9.1996) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 Pt. IV para. 27(4)**

**F1023** S. 442(4)(5) repealed (24.9.1996) by 1996 c. 52, ss. 222, 227, 232(2), Sch. 18 Pt. IV para. 27(5), **Sch. 19 Pt. XIV**

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

**C143** S. 442 amended by **Local Government Act 1985** (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by **Housing (Consequential Provisions) Act 1985** (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**  
S. 442 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 21(d)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))

**443 Local authority contributions to mortgage costs.**

- (1) A local authority may contribute towards costs incurred by a person in connection with a legal charge which secures, or a proposed legal charge which is intended to secure, a relevant advance made or proposed to be made to him by <sup>F1024</sup>any person or body]

F1025(2) .....

F1025(3) .....

**Textual Amendments**

**F1024** Words in s. 443(1) substituted (24.9.1996) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 Pt. IV para. 28(a)**

**F1025** S. 443(2)(3) repealed (24.9.1996) by 1996 c. 52, ss. 222, 227, 232(2), Sch. 18 Pt. IV para. 28(b), **Sch. 19 Pt. XIV**

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

**C144** S. 443 extended (5.7.1994) by 1994 c. 19, ss. 39, 66(2)(b), **Sch. 13 para. 21(d)** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))

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**[<sup>F1026</sup>444 Relevant advances for the purposes of section 443.**

The expression “relevant advance” in section 443 (contributions to mortgage costs) means an advance made to a person whose interest in the house (or building to be converted into a house) on the security of which the advance is made is, or was, acquired by virtue of a conveyance of the freehold, or a grant or assignment of a long lease, by a housing authority.]

**Textual Amendments**

**F1026S.** 444 substituted (24.9.1996) by 1996 c. 52, ss. 222, 232(2), **Sch. 18 para. IV para. 29**

*Assistance for first-time buyers*

**445 Advances to recognised lending institutions to assist first-time buyers.**

- (1) The Secretary of State may make advances to recognised lending institutions enabling them to provide assistance to first-time purchasers of house property in Great Britain where—
  - (a) the purchaser intends to make his home in the property,
  - (b) finance for the purchase of the property (and improvements, if any) is obtained by means of a secured loan from the lending institution, and
  - (c) the purchase price is within the prescribed limits.
- (2) In this section “prescribed” means prescribed by order of the Secretary of State.
- (3) An order—
  - (a) may prescribe different limits for properties in different areas, and
  - (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of the House of Commons.

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

**C145** Ss. 445–450: power to amend or repeal conferred by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), **s. 171(1)(a)(2)**

**446 Forms of assistance and qualifying conditions.**

- (1) Assistance under section 445 (assistance for first-time buyers) may be given in the following ways—
  - (a) the secured loan may be financed by the Secretary of State to the extent of £600 (that amount being normally additional to that which the institution would otherwise have lent, but not so that the total loan exceeds the loan value of the property);
  - (b) £600 of the total loan may be made free of interest, and of any obligation to repay principal, for up to five years from the date of purchase; and
  - (c) the institution may provide the purchaser with a bonus on his savings (which bonus shall be tax-exempt) up to a maximum of £110, payable towards the purchase or expenses arising in connection with it.



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- (2) The purchaser qualifies for assistance under subsection (1)(a) and (b) (interest-free loan) by satisfying the following conditions with respect to his own savings—
  - (a) that he has been saving with a recognised savings institution for at least two years preceding the date of his application for assistance,
  - (b) that throughout the twelve months preceding that date he had at least £300 of such savings, and
  - (c) that by that date he has accumulated at least £600 of such savings;and he qualifies for assistance under subsection (1)(c) (bonus on savings) by satisfying the conditions specified in paragraphs (a) and (b) above.
- (3) The Secretary of State may allow for the conditions to be relaxed or modified in particular classes of case.
- (4) No assistance shall be given in any case unless the amount of the secured loan is at least £1,600 and amounts to not less than 25 per cent. of the purchase price of the property.
- (5) The Secretary of State may by order made with the consent of the Treasury—
  - (a) alter any of the money sums specified in this section;
  - (b) substitute a longer or shorter period for either or both of the periods mentioned in subsection (2)(a) and (b) (conditions as to savings);
  - (c) alter the condition in subsection (2)(c) so as to enable the purchaser to satisfy it with lesser amounts of savings and to enable assistance to be given in such a case according to reduced scales specified in the order;
  - (d) alter the percentage mentioned in subsection (4) (minimum secured loan).
- (6) An order shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of the House of Commons.

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

**C146** Ss. 445–450: power to amend or repeal conferred by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), [s. 171\(1\)\(a\)\(2\)](#)

**C147** S. 446(3) amended by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), [s. 171\(3\)\(a\)](#)

**447 Recognised lending institutions.**

- (1) The lending institutions recognised for the purposes of section 445 (assistance for first-time buyers) are—
  - <sup>F1027</sup>an authorised deposit taker
  - an authorised insurer]
  - <sup>F1028</sup>. . . .
  - local authorities,
  - <sup>F1029</sup>development] corporations,
  - the Development Board for Rural Wales,
  - <sup>F1028</sup>. . . .
  - <sup>F1028</sup>. . . .
  - <sup>F1028</sup>. . . .
  - <sup>F1028</sup>. . . .
  - <sup>F1030</sup>Swansea Building Society]

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[<sup>F1031</sup>Abbey Life Home Service Limited.  
Abbey Life Mortgage Securities Limited.  
Abbey Life Residential Loans Limited.  
General Portfolio Finance Limited.  
Royal London Homebuy Limited.]  
[<sup>F1032</sup>Abbey Life Mortgage Finance Limited,  
Abbey Life Mortgage Loans Limited,  
CIS Mortgage Maker Limited]  
[<sup>F1033</sup>Mortgage Express Ltd.]  
[<sup>F1034</sup>Halifax Loans Limited  
BNP Mortgages Limited.]  
[<sup>F1035</sup>Sun Life of Canada Home Loans Limited  
Halifax Loans (No.2) Limited  
Halifax Loans (No.3) Limited  
Halifax Loans (No.4) Limited.]

- (2) The Secretary of State may by order made with the consent of the Treasury—
- (a) add to the list in subsection (1), or
  - (b) direct that a named body shall no longer be a recognised lending institution; but before making an order under paragraph (b) he shall give an opportunity for representations to be made on behalf of the body concerned.
- (3) An order shall be made by statutory instrument.

#### Textual Amendments

- F1027** Words in s. 447(1) inserted (1.12.2001) by S.I. 2001/3649, **arts. 1, 299(5)(b)**
- F1028** Words in s. 447(1) repealed (1.12.2001) by S.I. 2001/3649, **arts. 1, 299(5)(a)**
- F1029** Words in s. 447 substituted (1.12.2008) by **The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002)**, arts. 4, 6, **Sch. 1 para. 20** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F1030** Entry added by S.I. 1986/1489, **art. 2**
- F1031** Entries added by S.I. 1988/84, **art. 2, Sch.**
- F1032** Entries added by S.I. 1988/1723, **art. 2**
- F1033** Entry added by S.I. 1989/956, **art. 2**
- F1034** Entries added by S.I. 1989/2328, **art. 2**
- F1035** Entries added by S.I. 1990/1387, **art. 2**

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

- C148** Ss. 445–450: power to amend or repeal conferred by **Local Government and Housing Act 1989 (c. 42, SIF 61)**, **s. 171(1)(a)(2)**
- C149** S. 447 amended by S.I. 1986/148, **art. 10(6)**
- C150** By S.I. 1987/1202, **art. 2, Sch.** the bodies “Yorkshire Bank Home Loans Limited” and “Abbey Life Home Loans Limited.” are specified for the purposes of section 447(2)
- C151** By S.I. 1987/1809, **art. 2, Sch.** the bodies “Abbey Life Executive Mortgages Limited.” and “Abbey Life Funding Limited.” are specified for the purposes of section 447(2)

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#### 448 Recognised savings institutions.

- (1) The savings institutions recognised for the purposes of section 446 (qualifying conditions as to savings) are—

[<sup>F1036</sup>an authorised deposit taker]

<sup>F1037</sup> . . .

local authorities

<sup>F1037</sup> . . .

<sup>F1037</sup> . . .

friendly societies, [<sup>F1038</sup>and]

the Director of Savings, <sup>F1039</sup> . . .

<sup>F1039</sup> . . .

[<sup>F1040</sup>Swansea Building Society]

and savings institutions recognised for the purposes of the corresponding provisions in force in Scotland or Northern Ireland.

- (2) The Secretary of State may by order made with the consent of the Treasury—
- (a) add to the list in subsection (1), or
  - (b) direct that a named body shall no longer be a recognised savings institution; but before making an order under paragraph (b) he shall give an opportunity for representations to be made on behalf of the body concerned.
- (3) An order shall be made by statutory instrument.

#### Textual Amendments

**F1036** Words in s. 448(1) inserted (1.12.2001) by S.I. 2001/3649, arts. 1, 299(6)(b)

**F1037** Words in s. 448(1) repealed (1.12.2001) by S.I. 2001/3649, arts. 1, 299(6)(a)

**F1038** Word in s. 448(1) inserted (26.3.2001) by S.I. 2001/1149, art. 3(1), Sch. 1 para. 63

**F1039** Words in s. 448(1) repealed (26.3.2001) by S.I. 2001/1149, art. 3(2), Sch. 2 (with art. 4(11))

**F1040** Entry added by S.I. 1986/1490, art. 2

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

**C152** Ss. 445–450: power to amend or repeal conferred by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 171(1)(a)(2)

#### 449 Terms of advances and administration.

- (1) Advances to lending institutions under section 445 (assistance for first-time buyers) shall be on such terms as to repayment and otherwise as may be settled by the Secretary of State, with the consent of the Treasury, after consultation with lending and savings institutions or organisations representative of them; and the terms shall be embodied in directions issued by the Secretary of State.
- (2) The following matters, among others, may be dealt with in directions issued by the Secretary of State—
- (a) the cases in which assistance is to be provided;
  - (b) the method of determining the loan value of property for the purpose of section 446(1)(a) (limit on total loan);

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- (c) the method of quantifying bonus by reference to savings;
  - (d) the considerations by reference to which a person is or is not to be treated as a first-time purchaser of house property;
  - (e) the steps which must be taken with a view to satisfying the conditions in section 446(2) (conditions as to purchaser’s own savings), and the circumstances in which those conditions are or are not to be treated as satisfied;
  - (f) the supporting evidence and declarations which must be furnished by a person applying for assistance, in order to establish his qualification for it, and the means of ensuring that restitution is made in the event of it being obtained by false representations;
  - (g) the way in which amounts paid over by way of assistance are to be repaid to the lending institutions and to the Secretary of State.
- (3) The Secretary of State may, to the extent that he thinks proper for safeguarding the lending institutions, include in the terms an undertaking to indemnify the institutions in respect of loss suffered in cases where assistance has been given.

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

**C153** Ss. 445–450: power to amend or repeal conferred by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), [s. 171\(1\)\(a\)\(2\)](#)

**F1041** **450** .....

**Textual Amendments**

**F1041** S. 450 repealed (1.12.1997) by [1997 c. 32, s. 46\(2\)](#), [Sch. 9](#); [S.I. 1997/2668, art. 2\(2\)\(3\)\(5\)](#), [Sch. Pt. II](#) para. (z)(bb)(iii)

*<sup>F1042</sup> Loans in respect of service charges*

**Textual Amendments**

**F1042** Ss. 450A, 450B, 450C and cross heading inserted (13.7.1992) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), [s. 5](#); [S.I. 1992/1753, art. 2\(1\)](#)

**450A Right to a loan in certain cases after exercise of right to buy.**

- (1) The Secretary of State may by regulations provide that where—
- (a) a lease of a flat has been granted in pursuance of Part V (the right to buy), and
  - (b) the landlord is the housing authority who granted the lease or another housing authority,
- the tenant has, in such circumstances as may be prescribed, a right to a loan in respect of service charges to which this section applies.

[ But, except for cases where he is the landlord as the result of the exercise by him (or <sup>F1043</sup>(1A) Housing for Wales) of functions under Part III of the <sup>M54</sup> Housing Associations Act

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1985, the regulations may not contain provision for cases where the Secretary of State is the landlord. ]

- (2) This section applies to service charges in respect of repairs [<sup>F1044</sup>or improvements] (whether to the flat, the building in which it is situated or any other building or land) which are payable in the period beginning with the grant of the lease and ending with the tenth anniversary of the grant or, where the lease provides for service charges to be payable by reference to a specified annual period, with the end of the tenth such period beginning after the grant of the lease.
- (3) The regulations may provide that the right—
- (a) arises only in respect of so much of a service charge as exceeds a minimum qualifying amount and does not exceed a maximum qualifying amount, and
  - (b) does not arise unless the amount thus qualifying for a loan itself exceeds a minimum amount,
- the amounts being either prescribed or ascertained in a prescribed manner.
- (4) The regulations shall provide that the right is—
- (a) where the landlord is a housing association, a right to an advance from the [<sup>F1045</sup>Relevant Authority], and
  - (b) in any other case, a right to leave the whole or part of the service charge outstanding.
- (5) The regulations may, as regards the procedure for exercising the right, provide—
- (a) that a demand for service charges in respect of repairs [<sup>F1046</sup>or improvements] shall inform the tenant whether, in the landlord's opinion, he is entitled to a loan and, if he is, what he must do to claim it;
  - (b) that the right must be claimed within a prescribed period of the demand; and
  - (c) that on the right being claimed the lender shall inform the tenant of the terms of the loan and of the prescribed period within which the tenant may accept the offer.

[ In subsection (4)(a) “ the Relevant Authority ”, in relation to a housing association <sup>F1047</sup>(5A) falling within section 6A(4) [<sup>F1048</sup>and in the case of a property outside Greater London], means the Homes and Communities Agency. ]

[ In subsection (4)(a) “ the Relevant Authority ”, in relation to a housing association <sup>F1049</sup>(5B) falling within section 6A(4) and in the case of a property in Greater London, means the Greater London Authority. ]

- (6) In this section—
- [<sup>F1050</sup>“housing authority”—
  - (a) does not include a private registered provider of social housing, or a registered social landlord, which is a co-operative housing association;
  - (b) includes a co-operative housing association which is neither a private registered provider of social housing nor a registered social landlord; and]
- “ repairs ” includes works for making good a structural defect. ]

#### Textual Amendments

**F1043S.** 450A(1A) inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 16** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**

*Status: Point in time view as at 06/04/2016.*

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- F1044** Words in s. 450A(2) inserted (30.9.2003 for E. and 30.3.2004 for W.) by **Commonhold and Leasehold Reform Act 2002 (c. 15), ss. 150, 181(1), Sch. 9 para. 2(1)(2); S.I. 2003/1986, art. 2(c)(i)** (subject to Sch. 2); S.I. 2004/669, **art. 2(c)(i)**, Sch. 2
- F1045** Words in s. 450A(4)(a) substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F1046** Words in s. 450A(5)(a) inserted (30.9.2003 for E. and 30.3.2004 for W.) by 2002 (c. 15), ss. 150, 181(1), Sch. 9 para. 2(1)(3); S.I. 2003/1986, {art. 2(c)(i)} (subject to Sch. 2); S.I. 2004/669, **art. 2(c)(i)**, Sch. 2
- F1047** S. 450A(5A) inserted (1.12.2008) by **The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, Sch. 1 para. 21** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F1048** Words in s. 450A(5A) inserted (1.4.2012) by **Localism Act 2011 (c. 20), s. 240(2), Sch. 19 para. 16(2)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F1049** S. 450A(5B) inserted (1.4.2012) by **Localism Act 2011 (c. 20), s. 240(2), Sch. 19 para. 16(3)**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F1050** Words in s. 450A(6) substituted (1.4.2010) by **The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), Sch. 2 para. 31** (with art. 6, Sch. 3)

#### Marginal Citations

**M54** 1985 c. 69.

#### [<sup>F1051</sup> **450B Power to make loans in other cases.**

- (1) The Secretary of State may by regulations provide that where—
- (a) a housing authority [<sup>F1052</sup>(other than the Homes and Communities Agency [<sup>F1053</sup>or the Greater London Authority])] is the landlord of a flat under a long lease granted or assigned by the authority or by another housing authority, and
  - (b) the tenant is liable under the terms of the lease to pay service charges in respect of repairs [<sup>F1054</sup>or improvements] (whether to the flat, the building in which it is situated or any other building or land),
- the landlord or, where the landlord is a housing association, the [<sup>F1055</sup>Relevant Authority] may, in such circumstances as may be prescribed, make a loan to the tenant in respect of the service charges.

[ But, except for cases where he is the landlord as the result of the exercise by him (or <sup>F1056</sup>(1A) Housing for Wales) of functions under Part III of the <sup>M55</sup> Housing Associations Act 1985, the regulations may not contain provision for cases where the Secretary of State is the landlord. ]

- (2) The regulations shall provide that the power is—
- (a) where the landlord is a housing association, a power of the [<sup>F1055</sup>Relevant Authority] to make an advance, and
  - (b) in any other case, a power of the landlord to leave the whole or part of the service charge outstanding.
- (3) Where the tenant is entitled to a loan in pursuance of regulations under section 450A, the power conferred by regulations under this section may be exercised in respect of any part of the service charge which does not qualify for a loan under that section.

[ For the purposes of this section a long lease granted or assigned by the Secretary of <sup>F1057</sup>(3A) State shall only be taken to have been granted or assigned by a housing authority if

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the Secretary of State granted or assigned it in exercise of his powers under section 90 of the <sup>M56</sup> Housing Associations Act 1985. ]

(4) In this section—

[<sup>F1058</sup>“housing authority”—

(a) does not include a private registered provider of social housing, or a registered social landlord, which is a co-operative housing association;

(b) includes a co-operative housing association which is neither a private registered provider of social housing nor a registered social landlord; and]

“repairs ” includes works for making good a structural defect.

(5) This section does not affect any other power of the landlord, or the [<sup>F1055</sup>Relevant Authority], to make loans.]

[<sup>F1059</sup>(6) This section does not apply to a landlord which is a housing association falling within section 6A(4) (housing associations which are not Welsh or Scottish housing associations).]

#### Textual Amendments

**F1051** Ss. 450A, 450B, 450C and cross heading inserted (13.07.1992) by [Housing and Planning Act 1986](#) (c. 63, SIF 61), s. 5; S.I. 1992/1753, art. 2(1)

**F1052** Words in s. 450B(1)(a) inserted (1.12.2008) by [The Housing and Regeneration Act 2008](#) (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 22(2)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F1053** Words in s. 450B(1)(a) inserted (1.4.2012) by [Localism Act 2011](#) (c. 20), s. 240(2), **Sch. 19 para. 17**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)

**F1054** Words in s. 450B(1)(b) inserted (30.9.2003 for E. and 30.3.2004 for W.) by 2002 c. 15, ss. 150, 181(1), Sch. 9 para. 3; S.I. 2003/1986, art. 2(c)(i) (subject to Sch. 2); S.I. 2004/669, art. 2(c)(i), Sch. 2

**F1055** Words in s. 450C substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, art. 5

**F1056** S. 450B(1A) inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 17(2)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, art. 5

**F1057** S. 450B(3A) inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 17(3)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, art. 5

**F1058** Words in s. 450B(4) substituted (1.4.2010) by [The Housing and Regeneration Act 2008](#) (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), **Sch. 2 para. 32** (with art. 6, Sch. 3)

**F1059** S. 450B(6) inserted (1.12.2008) by [The Housing and Regeneration Act 2008](#) (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 22(3)** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

#### Marginal Citations

**M55** 1985 c. 69.

**M56** 1985 c. 69.

[<sup>F1060</sup>**450**Supplementary provisions as to regulations under s. 450A or 450B.

(1) This section applies to regulations under section 450A or 450B (regulations conferring right to loan, or power to make loan, in respect of service charges).

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- (2) The regulations may provide that the right or, as the case may be, the power does not arise in the case of any prescribed description of landlord.
- (3) The regulations shall provide that the loan—
- (a) in the case of a loan made in pursuance of regulations under section 450A (the right to a loan), shall be on such terms as may be prescribed, and
  - (b) in the case of a loan made by virtue of regulations under section 450B (power to make loan), shall be on such terms as the lender may determine subject to any provision made by the regulations;
- and shall, in either case, be secured by a mortgage of the flat in question, but may be made whether or not the flat is adequate security for the loan.
- (4) The regulations may—
- (a) [<sup>F1061</sup>in a case where a rate of interest is payable on some or all of] the loan, either prescribe the rate or provide that the rate shall be such reasonable rate as may be determined by the lender or, where the lender is a local authority, provide that Schedule 16 applies (local authority mortgage interest rates);
  - <sup>F1062</sup>(aa) [ in a case where amounts calculated by reference to the market value of the flat are payable instead of (or as well as) interest, make provision about calculating the market value of the flat (including imposing charges for the services of district valuers);]
  - (b) as regards administrative expenses of the lender in connection with a loan, provide that the lender may charge such expenses to the borrower, to the extent that they do not exceed such amount as may be prescribed, and that the expenses so charged may, at the option of the borrower in the case of a loan under section 450A and at the option of the lender in the case of a loan under section 450B, be added to the amount of the loan.
- (5) The regulations may apply whenever the lease in question was granted or assigned and whenever the service charge in question became payable.
- (6) The regulations—
- (a) may make different provision for different cases or descriptions of case, including different provision for different areas;
  - (b) may contain such incidental, supplementary and transitional provisions as the Secretary of State considers appropriate; and
  - (c) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.]

#### Textual Amendments

**F1060**Ss. 450A, 450B, 450C and cross heading inserted (13.7.1992) by [Housing and Planning Act 1986](#) (c. 63, SIF 61), s. 5; S.I. 1992/1753, art.2(1)

**F1061**Words in s. 450C(4)(a) substituted (1.12.2008 for E. for specified purposes, 19.8.2011 for W.) by [Housing and Regeneration Act 2008](#) (c. 17), ss. 308(1)(a), 325(1); S.I. 2008/3068, art. 4(8) (with arts. 6-13); S.I. 2011/1863, art. 3(1)

**F1062**S. 450C(4)(aa) inserted (1.12.2008 for E. for specified purposes, 19.8.2011 for W.) by [Housing and Regeneration Act 2008](#) (c. 17), ss. 308(1)(b), 325(1); S.I. 2008/3068, art. 4(8) (with arts. 6-13); S.I. 2011/1863, art. 3(1)



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

**C154** S. 450C(3) powers extended (1.12.2008 for E. for specified purposes, 19.8.2011 for W.) by [Housing and Regeneration Act 2008 \(c. 17\)](#), s. **308(2)(3)**325(1); S.I. 2008/3068, art. 4(8) (with arts. 6-13); S.I. 2011/1863, art. 3(1)

*<sup>F1063</sup>Other financial assistance in respect of service charges*

#### Textual Amendments

**F1063**S. 450D and crossheading inserted (1.12.2008 for E. for specified purposes, 6.4.2009 for E. in so far as not already in force, 26.7.2011 for W. for specified purposes, 19.8.2011 for W. so far as not already in force) by [Housing and Regeneration Act 2008 \(c. 17\)](#), ss. **309**, 325(1); S.I. 2008/3068, art. 4(9) (with arts. 6-13); S.I. 2009/803, art. 9; S.I. 2011/1863, arts. 2, 3(2)

### **450D Purchase of equitable interests**

- (1) The appropriate national authority may by regulations provide that where—
  - (a) a housing authority is the landlord of a flat under a long lease granted or assigned by the housing authority or another housing authority, and
  - (b) the tenant is liable under the terms of the lease to pay service charges in respect of repairs or improvements (whether to the flat, the building in which it is situated or any other building or land),the landlord may, with the agreement of the tenant and in such circumstances as may be prescribed, purchase an equitable interest in the flat for the purpose of assisting the tenant to meet some or all of the service charge payments.
- (2) Regulations under this section shall ensure that the purchase price is to be met by the landlord reducing or (as the case may be) cancelling the service charge payable to the landlord by the tenant to such extent as corresponds to the amount concerned.
- (3) Regulations under this section may, in particular—
  - (a) provide that the power to purchase an equitable interest does not arise in the case of particular descriptions of landlord;
  - (b) make provision about calculating the purchase price (including provision about any discounts and about imposing charges for the services of district valuers);
  - (c) provide for—
    - (i) the tenant to be liable for the administrative expenses of the landlord in connection with the purchase;
    - (ii) such expenses not to exceed such amount (if any) as may be specified in the regulations;
    - (iii) the purchase price to include, at the option of the purchaser, a deduction for such expenses;
  - (d) provide for an alteration, as a result of the purchase of the equitable interest, in the liability of the tenant for future service charges or improvement contributions.

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- (4) Regulations under this section may not contain provision for cases where the Secretary of State or the Welsh Ministers are the landlord unless the Welsh Ministers are the landlord—
- (a) as the result of the exercise by them of functions under Part 3 of the Housing Associations Act 1985; or
  - (b) as the result of—
    - (i) the exercise by the former National Assembly for Wales, the Secretary of State, Housing for Wales or the Housing Corporation of functions under Part 3 of the Act of 1985; and
    - (ii) the transfer of the flat to the Welsh Ministers by virtue of paragraph 39 of Schedule 11 to the Government of Wales Act 2006.
- (5) For the purposes of this section a long lease granted or assigned by—
- (a) the Welsh Ministers, or
  - (b) in a case falling within subsection (4)(b), the former National Assembly for Wales, the Secretary of State, Housing for Wales or the Housing Corporation, shall be taken to have been granted or assigned by a housing authority if (but only if) the person concerned granted or assigned it in exercise of its powers under section 90 of the Housing Associations Act 1985.
- (6) This section does not affect any other power of the landlord to purchase an equitable interest in the flat for the purpose of assisting the tenant to meet some or all of the service charge payments.
- (7) Regulations under this section may apply whenever the lease concerned was granted or assigned and whenever the service charge concerned became payable.
- (8) Regulations under this section—
- (a) are to be made by statutory instrument;
  - (b) may make different provision for different cases or descriptions of case including different provision for different areas;
  - (c) may contain such incidental, supplementary and transitional provisions as the appropriate national authority considers appropriate.
- (9) An instrument containing regulations made under this section—
- (a) by the Secretary of State is subject to annulment in pursuance of a resolution of either House of Parliament;
  - (b) by the Welsh Ministers is subject to annulment in pursuance of a resolution of the National Assembly for Wales.
- (10) In this section—
- “appropriate national authority” means—
- (a) in relation to England, the Secretary of State; and
  - (b) in relation to Wales, the Welsh Ministers;
- “former National Assembly for Wales” means the Assembly constituted by the Government of Wales Act 1998;
- “housing authority”—
- (a) does not include a registered provider of social housing, or a registered social landlord, which is a co-operative housing association;
  - (b) includes a co-operative housing association which is neither a registered provider of social housing nor a registered social landlord;

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“improvement contribution” has the same meaning as in Part 5 (see section 187);

“repairs” includes works for making good a structural defect.]

#### *Miscellaneous*

### **451 Loans by Public Works Loan Commissioners.**

- (1) The Public Works Loan Commissioners may lend money for the purpose of constructing or improving houses, or facilitating or encouraging the construction or improvement of houses, to any person entitled to land for an estate in fee simple absolute in possession or for a term of years absolute of which not less than 50 years remains unexpired.
- (2) A loan for any of those purposes, and interest on the loan, shall be secured by a mortgage of—
  - (a) the land in respect of which the purpose is to be carried out, and
  - (b) such other land, if any, as may be offered as security for the loan;and the money lent shall not exceed three-quarters of the value, to be ascertained to the satisfaction of the Public Works Loan Commissioners, of the estate or interest in the land proposed to be so mortgaged.
- (3) Loans may be made by instalments from time to time as the building or other work on land mortgaged under subsection (2) progresses (so, however, that the total amounts lent does not at any time exceed the amount specified in that subsection); and a mortgage may be accordingly made to secure such loans so made.
- (4) If the loan exceeds two-thirds of the value referred to in subsection (2), the Public Works Loan Commissioners shall require, in addition to such a mortgage as is mentioned in that subsection, such further security as they may think fit.
- (5) The period for repayment of the loan shall not exceed 40 years, and no money shall be lent on a mortgage of land or houses unless the estate proposed to be mortgaged is either a fee simple absolute in possession or an estate for a term of years absolute of which not less than 50 years are unexpired at the date of the loan.
- (6) This section does not apply to housing associations; but corresponding provision is made by <sup>F1064</sup>section 23 of the Housing Act 1996]

#### **Textual Amendments**

**F1064** Words in s. 451(6) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), Sch. 2 para. 14(24)

### **452 Vesting of house in authority entitled to exercise power of sale.**

- (1) Where there has been a disposal of a house by a housing authority and—
  - (a) the authority is a mortgagee of the house,
  - (b) the conveyance or grant contains a pre-emption provision in favour of the authority, and
  - (c) within the period during which the pre-emption provision has effect the authority becomes entitled as mortgagee to exercise the power of sale

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conferred by section 101 of the <sup>M57</sup>Law of Property Act 1925 or the mortgage deed.

the provisions of Schedule 17 apply with respect to the vesting of the house in the authority.

(2) In subsection (1)—

“disposal” means a conveyance of the freehold or a grant or assignment of a long lease;

**F1065**  
...

“pre-emption provision” means a covenant imposing a condition of the kind mentioned in section 33(2)(b) or (c) (right of pre-emption or prohibition of assignment), the limitation specified in section 157(4) (restriction on disposal of dwellings in National Parks, etc.), or any other provision to the like effect.

(3) The vesting of a house under Schedule 17 shall be treated as a relevant disposal for the purposes of—

- (a) the provisions of Parts II and V relating to the covenant required by section 35 or 155 (repayment of discount on early disposal), and
- (b) any provision of the conveyance or grant to the like effect as the covenant required by those sections.

(4) Where a conveyance or grant executed before 26th August 1984 contains both—

- (a) a pre-emption provision within the meaning of subsection (1), and
- (b) the covenant required by section 35 or 155 (repayment of discount on early disposal) or any other provision to the like effect.

the latter covenant or provision has effect as from that date with such modifications as may be necessary to bring it into conformity with the provisions of this section.

(5) The preceding provisions of this section do not apply where the conveyance or grant was executed before 8th August 1980.

(6) Where before 8th August 1980 a local authority sold property under the powers of section 104(1) of the <sup>M58</sup>Housing Act 1957 (disposal of houses provided under Part V of that Act) and—

- (a) part of the price was secured by a mortgage of the property,
- (b) such a condition was imposed on the sale as was mentioned in section 104(3) (c) of that Act, and
- (c) within the period during which the authority has the right to re-acquire the property they become entitled to exercise the power of sale conferred by section 101 of the <sup>M59</sup>Law of Property Act 1925 or by the mortgage deed,

the provisions of Schedule 17 apply with respect to the vesting of the property in the authority, but subject to the modifications specified in paragraph 4 of that Schedule.

#### Textual Amendments

**F1065** Definition of 'housing authority' in s. 452(2) repealed (17.8.1992) by [Housing and Planning Act 1986](#) (c. 63, SIF 61), s. 24(2)(3), Sch. 5 Pt. II para. 35, **Sch. 12 Pt. I**; S.I. 1992/1753, **art.2(2)** (relating to Sch. 5 para. 35 by virtue of which the definition is omitted) (with restriction in Sch. para. 4)

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

**C155** S. 452 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 22** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))

**Marginal Citations**

- M57** 1925 c. 20.
- M58** 1957 c. 56.
- M59** 1925 c. 20.

**453 Further advances in case of disposal on shared ownership lease.**

(1) Where—

- (a) a lease of a house, granted otherwise than in pursuance of the provisions of part V (the right to buy) relating to shared ownership leases, contains a provision to the like effect as that required by paragraph 1 of Schedule 8 (terms of shared ownership lease: right of tenant to acquire additional shares), and
- (b) a housing authority [<sup>F1066</sup>(other than the Homes and Communities Agency<sup>F1067</sup> or the Greater London Authority)] has, in the exercise of any of its powers, left outstanding or advanced any amount on the security of the house.

that power includes power to advance further amounts for the purpose of assisting the tenant to make payments in pursuance of that provision.

<sup>F1068</sup>(2) .....

**Textual Amendments**

- F1066** Words in s. 453(1)(b) inserted (1.12.2008) by **The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008** (S.I. 2008/3002), art. 4, **Sch. 1 para. 23** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F1067** Words in s. 453(1)(b) inserted (1.4.2012) by **Localism Act 2011** (c. 20), s. 240(2), **Sch. 19 para. 18**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F1068** S. 453(2) repealed (17.8.1992) by **Housing and Planning Act 1986** (c. 63, SIF 61), s. 24(2)(3), **Sch. 5 Pt. II para. 36, Sch. 12 Pt. I**; S.I. 1992/1753, **art.2(2)** (relating to Sch. 5 para. 36 by virtue of which s. 453(2) is omitted) (with restriction in Sch. para. 4)

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

**C156** S. 453 extended (5.7.1994) by 1994 c. 19, s. 39, **Sch. 13 para. 22** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))

<sup>F1069</sup>**454** .....

**Textual Amendments**

**F1069** S. 454 repealed (1.3.2000) by **S.I. 2000/311, art. 15**

<sup>F1070</sup>**455** .....

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#### Textual Amendments

F1070S. 455 repealed (1.3.2000) by S.I. 2000/311, art. 15

#### 456 Advances under the Small Dwellings Acquisition Acts.

The provisions of Schedule 18 have effect with respect to advances made under the Small Dwellings Acquisition Acts 1899 to 1923 before the repeal of those Acts by the <sup>M60</sup>Housing (Consequential Provisions) Act 1985.

#### Marginal Citations

M60 1985 c. 71.

#### *Supplementary provisions*

#### 457 Meaning of “house” and “house property”.

In this Part “house” includes—

- (a) any yard, garden, outhouses and appurtenances belonging to the house or usually enjoyed with it, and
- (b) any part of a building which is occupied or intended to be occupied as a separate dwelling including, in particular, a flat;

and “house property” shall be construed accordingly.

#### 458 Minor definitions.

[<sup>F1071</sup>(1)] In this Part—

“the corresponding Northern Ireland provisions” means—

- (a) in relation to section 442 (local authority agreements to indemnify mortgagees), Article 156 of the <sup>M61</sup>Housing (Northern Ireland) Order 1981;
- (b) in relation to sections 445 to 449 (assistance for first-time buyers), Part IX of that Order;

“the corresponding Scottish provisions”, in relation to sections 445 to 449 (assistance for first-time buyers), means [<sup>F1072</sup>sections 222 to 228 of the Housing (Scotland) Act 1987];

F1073

[<sup>F1074</sup> “ housing authority ” includes ([<sup>F1075</sup>subject to subsections (1A) and (2) and sections 450A(6), 450B(4) and 450D(10)] any local authority, an urban development corporation, [<sup>F1076</sup>a Mayoral development corporation,] the [<sup>F1077</sup> Homes and Communities Agency,][<sup>F1078</sup>the Greater London Authority,] the [<sup>F1079</sup>Relevant Authority][<sup>F1080</sup>, a private registered provider of social housing] and a [<sup>F1081</sup> registered social landlord ] ; ]

“long lease” means a lease creating a long tenancy within the meaning of section 115.

[<sup>F1082</sup> “ service charge ” has the meaning given by section 18(1) of the Landlord and Tenant Act 1985 (c. 70). ]

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[<sup>F1083</sup>(1A) A profit-making registered provider of social housing is a housing authority for the purposes of this Part only in relation to social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008.]

[<sup>F1084</sup>(2) In section 444 “housing authority” does not include the Secretary of State unless the interest in the house is or was acquired on a disposal by him under section 90 of the <sup>M62</sup>Housing Associations Act 1985; and in section 452 “housing authority” does not include the Secretary of State unless the disposal was under that section 90. ]

#### Textual Amendments

- F1071**S. 458 renumbered as s. 458(1) (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 18(2)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F1072**Words in definition "the corresponding Scottish provisions" in s. 458(1) substituted by Housing (Scotland) Act 1987 (c. 26, SIF 61), ss. 335, 339(2), **Sch. 23 para. 30(3)**
- F1073**Definition in s. 458(1) repealed by Building Societies Act 1986 (c. 53, SIF 16), ss. 54(3)(a)(5), 120(2), **Sch. 19 Pt. I**
- F1074**Definition "housing authority" in s. 458(1) inserted (17.8.1992) by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(2), **Sch. 5 Pt. II para. 37**; S.I. 1992/1753, **art. 2(2)** (with restriction in Sch. para. 4)
- F1075**Words in definition "housing authority" in s. 458(1) substituted (1.4.2010) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), art. 1(2), **Sch. 2 para. 33(2)(a)** (with art. 6, Sch. 3)
- F1076**Words in definition "housing authority" in s. 458(1) inserted (15.1.2012) by Localism Act 2011 (c. 20), s. 240(1)(l), **Sch. 22 para. 14**
- F1077**Words in definition "housing authority" in s. 458(1) inserted (1.12.2008) by The Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), art. 4, **Sch. 1 para. 24** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F1078**Words in definition "housing authority" in s. 458(1) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 19**; S.I. 2012/628, art. 6(i) (with arts. 9, 11, 14, 15, 17)
- F1079**Words in definition "housing authority" in s. 458(1) substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F1080**Words in definition "housing authority" in s. 458(1) 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. 33(2)(b)** (with art. 6, Sch. 3)
- F1081**Words in definition "housing authority" in s. 458(1) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(25)**
- F1082**S. 458(1): definition "service charges" inserted (30.9.2003 for E. and 30.3.2004 for W.) by 2002 c. 15, ss. 150, 181(1), Sch. 9 para. 4; S.I. 2003/1986, **art. 2(e)(i)** (subject to Sch. 2); S.I. 2004/669, **art. 2(c)(i)**, Sch. 2
- F1083**S. 458(1A) 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. 33(3)** (with art. 6, Sch. 3)
- F1084**S. 458(2) inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 18(3)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**

#### Marginal Citations

- M61** S.I. 1981/156 (N.I. 3)  
**M62** 1985 c. 69.

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#### 459 Index of defined expressions: Part XIV.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section or paragraph):—

bank	section 622
building society	section 622
[ <sup>F1085</sup> co-operative housing association]	[ <sup>F1085</sup> section 5(2)]
<sup>F1086</sup>	<sup>F1086</sup>
...	...
corresponding Northern Ireland provisions	section 458
corresponding Scottish provisions	section 458
[ <sup>F1087</sup> development corporation]	section 4(1)(c)]
<sup>F1088</sup>	<sup>F1088</sup>
district valuer	section 622
first time purchaser	section 449(2)(d)
fit for human habitation	section 604
friendly society	section 622
house	section 457
house property	section 457
housing association	section 5(1)
[ <sup>F1089</sup> housing authority]	[ <sup>F1089</sup> sections 4(a) and 458]
<sup>F1090</sup>	<sup>F1091</sup>
<sup>F1091</sup>	
insurance company	section 622
local authority	section 4(e)
long lease	sections 115 and 458
new town corporation	section 4(b)
ownership and proprietor (in relation to an advance under the Small Dwellings Acquisition Acts)	paragraphs 9(2) and (3) of Schedule 18
...	<sup>F1090</sup>
...	...
recognised lending institution	section 447
recognised savings institution	section 448
[ <sup>F1092</sup> registered social landlord]	[ <sup>F1090</sup> section 5(4) and (5)]



*Status: Point in time view as at 06/04/2016.*

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[ <sup>F1093</sup> the Relevant Authority]	[ <sup>F1093</sup> section 6A]
residence (in relation to an advance under the Small Dwellings Acquisition Acts)	paragraph 9(1) of Schedule 18
[ <sup>F1089</sup> service charge]	[ <sup>F1094</sup> section 458]
statutory conditions (in relation to an advance under the Small Dwellings Acquisition Acts)	paragraph 2 of Schedule 18
trustee savings bank	section 622
urban development corporation	section 4(d)

#### Textual Amendments

- F1085** Entry inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 58**
- F1086** Entry in s. 459 repealed (1.11.1998) by 1998 c. 38, ss. 140, 152, Sch. 16 para. 19(a), **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F1087** S. 459: entry in table inserted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3068\)](#), art. 4, **Sch. 1 para. 25** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)
- F1088** Entry repealed by [Building Societies Act 1986 \(c. 53, SIF 16\)](#), ss. 54(3)(a)(5), 120(2), **Sch. 19 Pt. I**
- F1089** Entries in s. 459 inserted (17.8.1992) by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 38**; S.I. 1992/1753, **art. 2(2)** (with restriction in Sch. para. 4)
- F1090** Entry in s. 459 repealed (24.9.1996) by 1996 c. 52, ss. 227, 232(2), **Sch. 19 Pt. XIV**
- F1091** Entry repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(4), **Sch. 12 Pt. II** Note 2
- F1092** Entry in s. 459 substituted (1.10.1996) by S.I. 1996/2325, **art. 5(1)**, **Sch. 2 para. 14(26)**
- F1093** Entry in s. 459 inserted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 19(b)** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F1094** S. 459: words in entry relating to "service charge" substituted (30.9.2003 for E. and 30.3.2004 for W.) by 2002 c. 15, ss. 150, 181(1), Sch. 9 para. 5; S.I. 2003/1986, **art. 2(c)(i)** (subject to Sch. 2); S.I. 2004/669, **art. 2(c)(i)**, Sch. 2

## PART XV

### GRANTS FOR WORKS OF IMPROVEMENT, REPAIR AND CONVERSION

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

- C157 Pt. XV** (ss. 460–526) modified by S.I. 1986/148, **art. 10(4)(b)**

460— ..... <sup>F1095</sup>  
520.

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#### Textual Amendments

**F1095**Ss. 460–520 repealed (1.7.1990) and superseded by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 101(5), 194(4), **Sch. 12 Pt. II** (subject to a saving in [S.I. 1990/1274](#), art. 3, **Sch. para. 2** in relation to certain applications approved before 1.7.1990) and subject to amendment made by [S.I. 1994/2825](#), **reg. 54**

**521,** ..... **F1096**  
**522.**

#### Textual Amendments

**F1096**Ss. 521, 522 repealed and superseded by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(4), **Sch. 12 Pt. II**

#### *Miscellaneous*

#### **523 Assistance for provision of separate service pipe for water supply.**

- (1) The local housing authority may, if they think fit, give assistance in respect of the provision of a separate service pipe for a house which has a piped supply of water from a water main but no separate service pipe.
- (2) The assistance shall be by way of a grant in respect of all or part of the expenses incurred in the provision of the separate service pipe.
- (3) The reference in subsection (2) to the expenses incurred in the provision of the separate service pipe includes, in a case where all or part of the works are carried out by . . . <sup>F1097</sup> water undertakers (whether in exercise of default powers or otherwise), sums payable to the undertakers by the owner of the house, or any other person, for carrying out the works.

#### Textual Amendments

**F1097**Word repealed (with saving) by [Water Act 1989 \(c. 15, SIF 130\)](#), ss. 58(7), 101(1), 141(6), 160(1)(2) (4), 163, 189(4)–(10), 190(2)(3), 193(1), [Sch. 26 paras. 3\(1\)\(2\), 17, 40\(4\), 41\(1\), 57\(6\), 58](#), **Sch. 27 Pt. I**

#### [<sup>F1098</sup>**524 Contributions under superseded enactments.**

Schedule 19 has effect with respect to contributions payable under superseded enactments.]

#### Textual Amendments

**F1098**Ss. 524, 525 repealed and superseded (*prosp.*) by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 194(4), 195(2), **Sch. 12 Pt. II**

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### <sup>F1099</sup> General supplementary provisions

#### Textual Amendments

**F1099**Ss. 524, 525 repealed and superseded (*prosp.*) by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 194(4), 195(2), [Sch. 12 Pt. II](#)

## 525 Minor definitions.

In this Part—

“ agricultural population ” means—

- (a) persons whose employment or latest employment is or was employment in agriculture or in an industry mainly dependent on agriculture, and
- (b) the dependents of those persons;

and for this purpose “ agriculture ” includes dairy-farming and poultry-farming and the use of land as grazing, meadow or pasture land, or orchard or osier land or woodland, or for market gardens or nursery grounds;

“ charity trustees ” has the same meaning as in the <sup>F1100</sup>the Charities Act 2011 ] ;

“ dwelling ” means a building or part of a building occupied or intended to be occupied as a separate dwelling, together with any yard, garden, outhouses and appurtenances belonging to it or usually enjoyed with it;

“ house in multiple occupation ” means a house which is occupied by persons who do not form a single household, exclusive of any part of the house which is occupied as a separate dwelling by persons who form a single household;

“ improvement ” includes alteration and enlargement;

“ owner ”, in relation to a dwelling, means the person who—

- (a) is for the time being entitled to receive from a lessee of the dwelling (or would be so entitled if the dwelling were let) a rent of not less than two-thirds of the net annual value of the dwelling; and
- (b) is not himself liable as lessee of the dwelling, or of property which includes the dwelling, to pay such a rent to a superior landlord.]

#### Textual Amendments

**F1100** Words in s. 525 substituted (14.3.2012) by [Charities Act 2011 \(c. 25\)](#), s. 355, [Sch. 7 para. 44](#) (with s. 20(2), [Sch. 8](#))

## <sup>F1101</sup> 526 Index of defined expressions: Part XV

The following Table shows provisions defining or otherwise explaining expressions used in this part (other than provisions defining or explaining an expression in the same section):—

agricultural population	section 525
applicant	section 515(1)
appropriate percentage	section 509

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certificate of availability for letting	section 464(5)
certificate of owner-occupation	section 464(3), (4)
certified date	section 499(3)
charity	section 622
charity trustees	section 525
[ <sup>F1102</sup> common parts (for the purposes of common parts grant)]	[ <sup>F1102</sup> section 498A(2)(b)]
[ <sup>F1102</sup> common parts grant]	[ <sup>F1102</sup> section 460 and 498A]
co-operative housing association	section 5(2)
district (of a local housing authority)	section 2(1)
dwelling	section 525
dwelling for a disabled occupant	section 518
eligible expense	sections 472, 481, 489 and [ <sup>F1103</sup> ,497 and 498F]
fit for human habitation	section 604
[ <sup>F1104</sup> flat (for the purposes of common parts grant)]	[ <sup>F1104</sup> section 498A(2)(a)]
general improvement area	section 253
grant (without more)	section 460(1)
house in multiple occupation	section 525
housing action area	section 239
housing association	section 5(1)
housing authority	section 4(a)
improvement	section 518(3) and 525
improvement grant	sections 460 and 467
initial period	section 499(2)
intermediate grant	sections 460 and 474
lessee and let	section 621
local housing authority	section 1, 2(2)
[ <sup>F1105</sup> long tenancy]	[ <sup>F1105</sup> section 115]
member of family	section 520
owner	section 525
protected occupancy	section 622
protected tenancy	section 622
reasonable repair	section 519

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registered and unregistered (in relation to a housing association)	section 5(4)
relevant works	section 461(2)
repairs grant	sections 460 and 491
restricted contract	section 622
secure tenancy	section 79
special grant	section 460 and 483
standard amenity	section 508(1)
statutory tenancy	section 622
tenancy and tenant	section 621]

#### Textual Amendments

**F1101** S. 526 repealed and superseded (*prosp.*) by Local Government and Housing Act 1989 (c.42, SIF 61), ss. 101(5), 194(4), 195(2), **Sch. 12 Pt. II**

**F1102** Entries inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 15, **Sch. 3 Pt. I para. 14(2)**

**F1103** Words substituted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 15, **Sch. 3 Pt. I para. 14(3)**

**F1104** Entry inserted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 15, **Sch. 3 Pt. I para. 14(2)**

**F1105** Entry inserted by Housing Act 1988 (c. 50, SIF 61), s. **131(6)**

## PART XVI

### ASSISTANCE FOR OWNERS OF DEFECTIVE HOUSING

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

**C158** Pt. XVI (Ss. 527–577) amended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 paras. 22** and 23 as substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 4, **Sch. 2 para. 61**

**C159** Pt. XVI (Ss. 527–577) modified by S.I. 1986/797, **regs. 2, 3–18**

**C160** Pt. XVI (Ss. 527–577): power to apply certain functions conferred by Housing Act 1988 (c. 50, SIF 61), s. **65(2)(a)(4)**

Pt. XVI (ss. 527–577) extended (5.7.1994) by 1994 c. 19, ss. 39, 66(2)(b), **Sch. 13 para. 21(e)** (with ss. 54(5)(7), 55(5))

Pt. XVI (ss. 527–577) modified (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 8(d)**

#### *Eligibility for assistance*

#### **527 Eligibility for assistance.**

A person is eligible for assistance under this Part in respect of a dwelling if—

- (a) he is an individual who is not a trustee, a trustee for beneficiaries who are all individuals or a personal representative,

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- (b) the dwelling is a defective dwelling within the meaning of this Part by virtue of a designation under section 528 (designation by Secretary of State) or section 559 (designation under local scheme),
  - (c) he holds a relevant interest in the dwelling, as defined in section 530, and
  - (d) the conditions specified in section 531 (conditions of eligibility: disposal by public sector authority, &c.) are satisfied;
- but subject to section 533 (exceptions to eligibility).

### **528 Designation of defective dwellings by Secretary of State.**

- (1) The Secretary of State may designate as a class buildings each of which consists of or includes one or more dwellings if it appears to him that—
  - (a) buildings in the proposed class are defective by reason of their design or construction, and
  - (b) by virtue of the circumstances mentioned in paragraph (a) having become generally known, the value of some or all of the dwellings concerned has been substantially reduced.
- (2) A dwelling which is, or is included in, a building in a class so designated is referred to in this Part as a “defective dwelling”; and in this Part, in relation to such a dwelling—
  - (a) “the qualifying defect” means what, in the opinion of the Secretary of State, is wrong with the buildings in that class, and
  - (b) “the cut-off date” means the date by which, in the opinion of the Secretary of State, the circumstances mentioned in subsection (1)(a) became generally known.
- (3) A designation shall describe the qualifying defect and specify—
  - (a) the cut-off date,
  - (b) the date (being a date falling on or after the cut-off date) on which the designation is to come into operation, and
  - (c) the period within which persons may seek assistance under this Part in respect of the defective dwellings concerned.
- (4) A designation may make different provision in relation to England and Wales; subject to that, a designated class shall not be described by reference to the area in which the buildings concerned are situated.
- (5) Notice of a designation shall be published in the London Gazette.
- (6) Any question arising as to whether a building is or was at any time in a class designated under this section shall be determined by the Secretary of State.

### **529 Variation or revocation of designation.**

- (1) The Secretary of State may—
  - (a) vary a designation under section 528, but not so as to vary the cut-off date, or
  - (b) revoke such a designation.
- (2) The Secretary of State may by a variation of the designation extend the period referred to in section 528(3)(c) (period within which assistance must be applied for) whether or not it has expired.

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- (3) The variation or revocation of a designation does not affect the operation of the provisions of this Part in relation to a dwelling if, before the variation or revocation comes into operation, the dwelling is a defective dwelling by virtue of the designation in question and an application for assistance under this Part has been made.
- (4) Notice of the variation or revocation of a designation shall be published in the London Gazette.

### **530 Meaning of “relevant interest”.**

- (1) In this Part “relevant interest”, in relation to a dwelling, means the freehold or a long tenancy, not being in either case subject to a long tenancy.
- (2) A tenancy is a long tenancy for this purpose, subject to subsection (3), if it is—
  - (a) a tenancy granted for a term certain exceeding 21 years, whether or not it is (or may become) terminable before the end of that term by notice given by or to the tenant or by re-entry, forfeiture or otherwise,
  - (b) a tenancy granted in pursuance of Part V (the right to buy), or
  - (c) a tenancy for a term fixed by law under a grant with a covenant or obligation for perpetual renewal, unless it is a tenancy by sub-demise from one which is not a long tenancy.
- (3) A tenancy is not a long tenancy for this purpose if it is—
  - (a) an interest created by way of security and liable to termination by the exercise of a right of redemption or otherwise, or
  - (b) a secure tenancy.
- (4) References in this part to an interest in a dwelling are to an interest in land which is or includes the dwelling.

### **531 Conditions of eligibility: disposal by public sector authority, &c.**

- (1) The conditions referred to in section 527(d) (eligibility for assistance) are that there has been a disposal by a public sector authority of a relevant interest in the dwelling and that either of the following sets of conditions is satisfied.
- (2) The first set of conditions is that—
  - (a) the disposal by a public sector authority was made before the cut-off date, and
  - (b) there has been no disposal for value by any person of a relevant interest in the dwelling on or after that date.
- (3) The second set of conditions is that—
  - (a) a person to whom section 527 applies acquired a relevant interest in the dwelling on a disposal for value occurring within the period of twelve months beginning with the cut-off date,
  - (b) he was unaware on the date of the disposal of the association of the dwelling with the qualifying defect,
  - (c) the value by reference to which the price for the disposal was calculated did not take any, or any adequate, account of the qualifying defect, and
  - (d) if the cut-off date had fallen immediately after the date of the disposal, the first set of conditions would have been satisfied.

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- (4) For the purposes of this section where a public sector authority hold an interest in a dwelling a disposal of the interest by or under an enactment shall be treated as a disposal by the authority.

### 532 Construction of references to disposal, &c.

- (1) References in this Part to a disposal include a part disposal; but for the purposes of this Part a disposal of an interest in a dwelling is a disposal of a relevant interest in the dwelling only if on the disposal the person to whom it is made acquires a relevant interest in the dwelling.
- (2) Where an interest in land is disposed of under a contract, the time at which the disposal is made is, for the purposes of this Part—
- (a) if the contract is unconditional, the time at which the contract is made, and
  - (b) if the contract is conditional (and in particular if it is conditional on the exercise of an option), the time when the condition is satisfied;
- and not, if different, the time at which the interest is conveyed.
- (3) Reference in this Part to a disposal of an interest for value are to a disposal for money or money's worth, whether or not representing full value for the interest disposed of.
- (4) In relation to a person holding an interest in a dwelling formed by the conversion of another dwelling, references in this Part to a previous disposal of an interest in the dwelling include a previous disposal on which an interest in land which included that part of the original dwelling in which his interest subsists was acquired.

### 533 Exceptions to eligibility.

- (1) A person who holds a relevant interest in a defective dwelling is not eligible for assistance in respect of the dwelling at any time when that interest is subject to the rights of a person who is a protected occupier or statutory tenant within the meaning of the <sup>M63</sup>Rent (Agriculture) Act 1976 [<sup>F1106</sup>or who occupies the dwelling under an assured agricultural occupancy which is not an assured tenancy].
- (2) A person is not eligible for assistance in respect of a defective dwelling if the local housing authority are of the opinion—
- (a) that work to the building which consists of or includes the dwelling has been carried out in order to deal with the qualifying defect, and
  - (b) that on the completion of the work, no further work relating to the dwelling was required to be done to the building in order to deal satisfactorily with the qualifying defect.

#### Textual Amendments

F1106 Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 59](#)

#### Marginal Citations

M63 [1976 c. 80.](#)



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### *Determination of entitlement*

#### **534 Application for assistance.**

A person seeking assistance under this Part in respect of a defective dwelling shall make a written application to the local housing authority within a period specified in the relevant designation.

#### **535 Application not to be entertained where grant application pending or approved.**

- (1) The local housing authority shall not entertain an application for assistance under this Part if—
  - (a) an application has been made in respect of the defective dwelling (whether before or after the relevant designation came into operation) for <sup>F1107</sup>renovation grant or common parts grant under Chapter I of Part I of the Housing Grants, Construction and Regeneration Act 1996 (grants for renewal of private sector housing).], and
  - (b) the relevant works in relation to that grant include the whole or part of the work required to reinstate the dwelling,unless the grant application has been refused or has been withdrawn under subsection (2) or the relevant works have been completed.
- (2) Where a person has applied for such a grant in respect of a dwelling and—
  - (a) the dwelling is a defective dwelling, and
  - (b) the relevant works include the whole or part of the work required to reinstate it,he may withdraw his application, whether or not it has been approved, if the relevant works have not been begun.
- (3) In this section “relevant works”, in relation to a grant, has the same meaning as in Part XV.

#### **Textual Amendments**

**F1107** Words in s. 535(1)(a) substituted (17.12.1996) by 1996 c. 53, s. 103, **Sch. 1 para. 9**; S.I. 1996/2842, **art. 3**

#### **536 Determination of eligibility.**

- (1) A local housing authority receiving an application for assistance under this Part shall as soon as reasonably practicable give notice in writing to the applicant stating whether in their opinion he is eligible for assistance in respect of the defective dwelling.
- (2) If they are of opinion that he is not so eligible, the notice shall state the reasons for their view.
- (3) If they are of opinion that he is so eligible, the notice shall inform him of his right to make such a claim as is mentioned in section 537(2) (claim that assistance by way of reinstatement grant is appropriate in his case).

*Status: Point in time view as at 06/04/2016.*

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**537 Determination of form of assistance to which applicant is entitled.**

- (1) A local housing authority receiving an application for assistance under this Part shall, if the applicant is eligible for assistance, determine [<sup>F1108</sup>as soon as reasonably practicable] whether he is entitled to assistance by way of reinstatement grant or by way of repurchase.
- (2) If the authority are satisfied, on a claim by the applicant to that effect, that it would be unreasonable to expect him to secure or await the carrying out of the work required to reinstate the defective dwelling, the applicant is entitled to assistance by way of repurchase.
- (3) Subject to subsection (2), the applicant is entitled to assistance by way of reinstatement grant if the authority are satisfied that the conditions for such assistance set out in section 538 are met, and otherwise to assistance by way of repurchase.

**Textual Amendments**

**F1108** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 166\(2\)](#)

**538 Conditions for assistance by way of reinstatement grant.**

- (1) The conditions for assistance by way of reinstatement grant are, subject to any order under subsection (2)—
  - (a) that the dwelling is a house (as defined in section 575);
  - (b) that if the work required to reinstate the dwelling (together with any other work which the local housing authority are satisfied the applicant proposes to carry out) were carried out—
    - (i) the dwelling would be likely to provide satisfactory housing accommodation for a period of at least 30 years, and
    - (ii) an individual acquiring the freehold of the dwelling with vacant possession would be likely to be able to arrange a mortgage on satisfactory terms with a lending institution;
  - (c) that giving assistance by way of reinstatement grant is justified having regard, on the one hand, to the amount of reinstatement grant that would be payable in respect of the dwelling and, on the other hand, to the likely value of the freehold of the dwelling with vacant possession after the work required to reinstate it has been carried out; and
  - (d) .....<sup>F1109</sup>
- (2) The Secretary of State may by order amend the conditions set out in subsection (1) so as to modify or omit any of the conditions or to add or substitute for any of the conditions other conditions.
- (3) An order—
  - (a) may make different provision for different classes of case,
  - (b) shall be made by statutory instrument, and
  - (c) shall not be made unless a draft of it has been laid before and approved by a resolution of each House of Parliament.
- (4) An order does not affect an application for assistance made before the order comes into force.

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#### Textual Amendments

F1109 S. 538(1)(d) repealed by S.I. 1988/884, art. 2

### 539 Meaning of “work required for reinstatement” and “associated arrangement”.

- (1) For the purposes of this Part the work required to reinstate a defective dwelling is the work relating to the dwelling that is required to be done to the building that consists of or includes the dwelling in order to deal satisfactorily with the qualifying defect, together with any further work—
- required to be done, in order to deal satisfactorily with the qualifying defect, to any garage or outhouse designed or constructed as that building is designed or constructed, being a garage or outhouse in which the interest of the person eligible for assistance subsists and which is occupied with and used for the purposes of the dwelling or any part of it, or
  - reasonably required in connection with other work falling within this subsection.

[<sup>F1110</sup>(1A) In any case where—

- the most satisfactory way of dealing with the qualifying defect is substantially to demolish the building that consists of or includes the defective dwelling or a part of that building, and
- it is practicable to rebuild the building or part concerned on, or substantially on, its existing foundations and reconstruct the dwelling to the same, or substantially the same, plan,

the work required to carry out those operations shall be regarded for the purposes of this Part as work required to reinstate the defective dwelling.]

- (2) In this Part “associated arrangement” means an arrangement which is entered into in connection with the execution of the work required to reinstate a defective dwelling and is likely to contribute towards the dwelling being regarded as an acceptable security by a lending institution.

#### Textual Amendments

F1110 S. 539(1A) inserted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 166(3)

### 540 Notice of determination.

- Where an applicant is eligible for assistance, the authority to whom the application was made shall as soon as reasonably practicable give him notice in writing (a “notice of determination”) stating the form of assistance to which he is entitled.
- If, on such a claim by the applicant as is mentioned in section 537(2) (claim that assistance by way of reinstatement grant is inappropriate in his case), the authority are not satisfied that it would be unreasonable to expect him to secure or await the carrying out of the work required to reinstate the defective dwelling, the notice shall state the reasons for their view.
- A notice stating that the applicant is entitled to assistance by way of reinstatement grant shall also state—

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- (a) the grounds for the authority's determination;
  - (b) the work which, in their opinion, is required to reinstate the defective dwelling;
  - (c) the amount of expenditure which, in their opinion, may properly be incurred in executing the work;
  - (d) the amount of expenditure which, in their opinion, may properly be incurred in entering into an associated arrangement;
  - (e) the condition required by section 542 (execution of work to satisfaction of authority within specified period), including the period within which the work is to be carried out; and
  - (f) their estimate of the amount of grant payable in respect of the dwelling in pursuance of this Part.
- (4) A notice stating that the applicant is entitled to assistance by way of repurchase shall also state the grounds for the authority's determination and the effect of—
- (a) paragraphs 1 to 3 of Schedule 20 (request for notice of proposed terms of repurchase), and
  - (b) sections 554, 556 and 557(1) (provisions for grant of tenancy to former owner-occupier of repurchased dwelling).
- (5) References in the following provisions of this Part to a person entitled to assistance by way of reinstatement grant or, as the case may be, by way of repurchase are to a person who is eligible for assistance in respect of the dwelling and on whom a notice of determination has been served stating that he is entitled to that form of assistance.

*Assistance by way of reinstatement grant*

**541 Reinstatement grant.**

- (1) Where a person is entitled to assistance by way of reinstatement grant, the local housing authority shall pay reinstatement grant to him in respect of—
- (a) the qualifying work, and
  - (b) any associated arrangement,
- subject to and in accordance with the following provisions of this Part.
- (2) The “qualifying work” means the work stated in the notice of determination, or in a notice under section 544 (notice of change of work required), to be the work which in the opinion of the local housing authority is required to reinstate the dwelling.

**542 Conditions of payment of reinstatement grant.**

- (1) It is a condition of payment of reinstatement grant that the qualifying work is carried out—
- (a) to the satisfaction of the local housing authority, and
  - (b) within the period specified in the notice of determination, or that period as extended.
- (2) The period so specified shall be such reasonable period (of at least twelve months), beginning with service of the notice, as the authority may determine.

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- (3) The authority shall, if there are reasonable grounds for doing so, by notice in writing served on the person entitled to assistance, extend or further extend the period for carrying out the qualifying work (whether or not the period has expired).
- (4) Payment of reinstatement grant shall not be subject to any other condition, however expressed.

#### **543 Amount of reinstatement grant.**

- (1) The amount of reinstatement grant payable is the appropriate percentage of whichever is the least of—
  - (a) the amount stated in the notice of determination, or in a notice under section 544 (notice of change in work required or expenditure permitted), to be the amount of expenditure which, in the opinion of the local housing authority, may properly be incurred in executing the qualifying work and entering into any associated arrangement,
  - (b) the expenditure actually incurred in executing the qualifying work and entering into any associated arrangement, and
  - (c) the expenditure which is the maximum amount permitted to be taken into account for the purposes of this section.
- (2) The appropriate percentage is 90 per cent, or, in a case where the authority are satisfied that the person entitled to assistance would suffer financial hardship unless a higher percentage of the expenditure referred to in subsection (1) were paid to him, 100 per cent.
- (3) The Secretary of State may by order vary either or both of the percentages mentioned in subsection (2).
- (4) The maximum amount of expenditure permitted to be taken into account for the purposes of this section is the amount specified as the expenditure limit by order made by the Secretary of State, except in a case or description of case in which the Secretary of State, on the application of a local housing authority, approves a higher amount.
- (5) An order under subsection (4) may make different provision for different areas, different designated classes and different categories of dwelling.
- (6) An order under this section shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of the House of Commons.

#### **544 Changes in work or expenditure.**

Where the local housing authority are satisfied that—

- (a) the work required to reinstate the defective dwelling is more extensive than that stated in the notice of determination or in a previous notice under this section, or
- (b) the amount of the expenditure which may properly be incurred in executing that work is greater than that so stated, or
- (c) there is an amount of expenditure which may properly be incurred in entering into an associated arrangement but no such amount is stated in the notice of determination or a previous notice under this section, or
- (d) where such an amount is so stated, the amount of expenditure which may be properly so incurred is greater than that amount,

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they shall by notice in writing served on the person entitled to assistance state their opinion as to that amount or, as the case may be, that work and that amount; and the amount of reinstatement grant shall be adjusted accordingly.

**545 Payment of reinstatement grant.**

- (1) The local housing authority may pay reinstatement grant in respect of the qualifying work in a single sum on completion of the work or by instalments.
- (2) No instalments shall be paid if the instalment, together with any amount previously paid, would exceed the appropriate percentage of the cost of so much of the qualifying work as has been executed at that time.
- (3) The authority shall pay reinstatement grant in respect of an associated arrangement when payment in respect of the expenditure incurred in entering into the arrangement falls to be made.

**546 Repayment of grant for breach of condition.**

- (1) Where an amount of reinstatement grant has been paid in one or more instalments and the qualifying work is not completed within the period for carrying out the work, the local housing authority may, if they think fit, require the person who was entitled to assistance to repay that amount to them forthwith.
- (2) The amount required to be repaid (or, if it was paid in more than one instalment, the amount of each instalment) shall carry interest, at such reasonable rate as the authority may determine, from the date on which it was paid until repayment.

*Assistance by way of repurchase*

**547 Repurchase.**

The provisions of Schedule 20 have effect with respect to assistance by way of repurchase, as follows—

- Part I—The agreement to repurchase.
- Part II—Price payable and valuation.
- Part III—Supplementary provisions.

**548 Repurchase by authority other than local housing authority.**

- (1) Where the local housing authority give a notice of determination to a person stating that he is entitled to assistance by way of repurchase and they are of opinion that—
  - (a) a relevant interest in the dwelling was disposed of by a public sector authority mentioned in column 1 of the following Table (or a predecessor mentioned there of such an authority),
  - (b) there has been no disposal within paragraph (a) since the time of that disposal, and
  - (c) any conditions mentioned in column 2 of the Table in relation to the authority are met,

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they shall forthwith give that other authority a notice in writing, together with a copy of the notice of determination, stating that the authority may acquire in accordance with this Part, the interest of the person entitled to assistance.

TABLE

<i>Public sector authority</i>	<i>Conditions</i>
[ <sup>F1111</sup> A1. A non-profit registered provider of social housing (other than a co-operative housing association) or a predecessor housing association of that provider.	None]
1. A [ <sup>F1112</sup> registered social landlord] (other than a co-operative housing association) or a predecessor housing association of [ <sup>F1113</sup> that registered social landlord.]	None.
2. A development corporation.	No interests have at any time been transferred from the corporation in pursuance of a scheme made or having effect as if made under section 42 of the <sup>M64</sup> New Towns Act 1981 (transfer of housing to district council).
3. <sup>F1114</sup>	<sup>F1114</sup> ...
...	
Another local housing authority or a predecessor of that authority.	The local housing authority provide housing accommodation in the vicinity of the defective dwelling with which the dwelling may conveniently be managed.
5. Any other public sector authority prescribed by order of the Secretary of State, or a predecessor so prescribed.	Any conditions prescribed in the order.

- (2) The other authority may, within the period of four weeks beginning with the service of the notice on them, give notice in writing to the local housing authority—
- (a) stating that they wish to acquire the interest, and
  - (b) specifying the address of the principal office of the authority and any other address which may also be used as an address for service;
- and the local housing authority shall forthwith give to the person entitled to assistance a transfer notice, that is, a notice in writing of the contents of the notice received by them and the effect of subsection (3).
- (3) After a transfer notice has been given to the person entitled to assistance, the other authority shall be treated as the appropriate authority for the purposes of anything done or falling to be done under this Part, except that—

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- (a) a request under paragraph 2 of Schedule 20 (request for notice of proposed terms of acquisition) may be made either to the local housing authority or to the other authority, and
  - (b) any such request given to the local housing authority (whether before or after the notice) shall be forwarded by them to the other authority;
- and references in this Part to “the purchasing authority” shall be construed accordingly.
- (4) An order under this section shall be made by statutory instrument.

#### Textual Amendments

- F1111** Entry A1 in the Table in s. 548(1) 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. 34** (with art. 6, Sch. 3)
- F1112** Words in entry 1 of the Table in s. 458(1) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(27)(a)**
- F1113** Words in entry 1 in the Table of s. 458(1) substituted (1.10.1996) by [S.I. 1996/2325](#), art. 5(1), **Sch. 2 para. 14(27)(b)**
- F1114** Entry 3 in the Table in s. 548(1) repealed (1.10.1998) by [1998 c. 38, s. 152, Sch. 18 Pt. IV](#) (with ss. 137(1), 139(2), 141(1), 143(2)); [S.I. 1998/2244](#), art. 4

#### Marginal Citations

- M64** [1981 c. 64](#).

### 549 Interest subject to right of pre-emption &c.

- (1) This section applies where a person (“the owner”) is entitled to assistance by way of repurchase in respect of a defective dwelling and there is a covenant relating to his interest in the dwelling whereby—
- (a) before disposing of the interest he must offer to dispose of it to a public sector authority, or
  - (b) in the case of a leasehold interest, he may require a public sector authority who are his landlord to accept a surrender of the lease but is otherwise prohibited from disposing of it,
- (2) If the public sector authority are the local housing authority, the covenant shall be disregarded for the purposes of Schedule 20 (repurchase).
- (3) If the public sector authority are not the local housing authority, the provisions of this Part as to repurchase do not apply so long as there is such a covenant; but if—
- (a) the owner disposes of his interest to the public sector authority in pursuance of the covenant or lease, and
  - (b) the interest acquired by that authority on the disposal subsists only in the land affected, that is to say, the defective dwelling and any garage, outhouse, garden, yard and appurtenances occupied with and used for the purposes of the dwelling or part of it,
- the owner is entitled to be paid by the local housing authority the amount (if any) by which 95 per cent. of the defect-free value exceeds the consideration for the disposal.
- (4) For the purposes of this section—
- (a) the “consideration for the disposal” means the amount before any reduction required by section 158(3) (reduction corresponding to amount of discount



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repayable or amount payable for outstanding share under shared ownership lease) or any provision to the like effect, and

- (b) the “defect-free value” means the amount that would have been the consideration for the disposal if none of the defective dwellings to which the designation in question related had been affected by the qualifying defect.

**550 Compulsory purchase compensation to be made up to 95 per cent of defect-free value.**

- (1) Where a person (“the owner”) has disposed of an interest in a defective dwelling, otherwise than in pursuance of Schedule 20 (repurchase), to an authority possessing compulsory purchase powers and—

- (a) immediately before the time of the disposal he was eligible for assistance under this Part in respect of the dwelling,  
(b) the amount paid as consideration for the disposal did not include any amount attributable to his right to apply for such assistance, and  
(c) on the disposal the authority acquired an interest in any of the affected land, that is to say, the defective dwelling and any garage, outhouse, garden, yard and appurtenances occupied with and used for the purposes of the dwelling or part of it,

he is entitled, subject to the following provisions of this section, to be paid by the local housing authority the amount (if any) by which 95 per cent. of the defect-free value exceeds the amount of the compensation for the disposal.

- (2) For the purposes of this section—

- (a) the “amount of compensation for the disposal” means the amount that would have been the proper amount of compensation for the disposal (having regard to any relevant determination of the <sup>F11115</sup>Upper Tribunal) or, if greater, the amount paid as the consideration for the disposal, and  
(b) the “defect-free value” means the amount that would have been the proper amount of compensation for the disposal if none of the defective dwellings to which the designation in question related had been affected by the qualifying defect;

but excluding, in either case any amount payable for disturbance or for any other matter not directly based on the value of land.

- (3) For the purposes of this section, it shall be assumed that the disposal occurred on a compulsory acquisition (in cases where it did not in fact do so).
- (4) Where the compensation for the disposal fell to be assessed by reference to the value of the land as a site cleared of buildings and available for development, it shall be assumed for the purposes of determining the defect-free value that it did not fall to be so assessed.
- (5) The amount payable by the local housing authority under this section shall be reduced by the amount of any payment made in respect of the defective dwelling under Schedule 23 (payments for well-maintained houses).
- (6) In this section “authority possessing compulsory purchase powers” has the same meaning as a in the <sup>M65</sup>Land Compensation Act 1961.

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#### Textual Amendments

**F1115** Words in s. 550(2)(a) substituted (1.6.2009) by The Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order (S.I. 2009/1307), art. 5(1)(2), {Sch. 1 para. 174} (with Sch. 5)

#### Marginal Citations

**M65** 1961 c. 33

### 551 Supplementary provisions as to payments under s. 549 or 550.

- (1) The local housing authority are not required to make a payment to a person under—
  - (a) section 549 (making-up of consideration on disposal in pursuance of right of pre-emption, &c.), or
  - (b) section 550 (making-up of compulsory purchase compensation),
 unless he makes a written application to them for payment before the end of the period of two years beginning with the time of the disposal.
- (2) Where the authority—
  - (a) refuse an application for payment under section 549 on any grounds, or
  - (b) refuse an application for payment under section 550 on the grounds that the owner was not eligible for assistance in respect of the defective dwelling,
 they shall give the applicant written notice of the reasons for their decision.
- (3) Any question arising—
  - (a) under section 549 or 550 as to the defect-free value, or
  - (b) under section 550 as to the amount of compensation for the disposal,
 shall be determined by the district valuer if the owner or the local housing authority so require by notice in writing served on the district valuer.
- (4) A person serving a notice on the district valuer in pursuance of subsection (3) shall serve notice in writing of that fact on the other party.
- (5) Before making a determination in pursuance of subsection (3), the district valuer shall consider any representation by the owner or the authority made to him within four weeks from the service of the notice under that subsection.

### 552 Reimbursement of expenses incidental to repurchase.

- (1) A person whose interest in a defective dwelling is acquired by the purchasing authority in pursuance of Schedule 20 (repurchase) is entitled to be reimbursed by the purchasing authority the proper amount of—
  - (a) expenses in respect of legal services provided in connection with the authority's acquisition, and
  - (b) other expenses in connection with negotiating the terms of that acquisition, being in each case expenses which are reasonably incurred by him after receipt of a notice under paragraph 3 of that Schedule (authority's notice of proposed terms of acquisition).
- (2) An agreement between a person and the purchasing authority is void in so far as it purports to oblige him to bear any part of the costs or expenses incurred by the authority in connection with the exercise by him of his rights under this Part.

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### *Effect of repurchase on occupier*

#### **553 Effect of repurchase on certain existing tenancies.**

- (1) Where an authority mentioned in section 80 (authorities satisfying the landlord condition for secure tenancy) acquire an interest in a defective dwelling in pursuance of Schedule 20 (repurchase) and—
- (a) the land in which the interest subsists is or includes a dwelling-house occupied as a separate dwelling, and
  - (b) the interest of the person entitled to assistance by way of repurchase is, immediately before the completion of the authority's acquisition, subject to a tenancy of the dwelling-house,
- the tenancy shall not, on or after the acquisition, become a secure tenancy unless the conditions specified in subsection (2) are met.
- (2) The conditions are—
- (a) that the tenancy was a protected tenancy [<sup>F1116</sup>or an assured tenancy] throughout the period beginning with the making of an application for assistance under this Part in respect of the defective dwelling and ending immediately before the authority's acquisition; and
  - (b) no notice was given in respect of the tenancy in accordance with any of Cases 11 to 18 and 20 in Schedule 15 to the <sup>M66</sup>Rent Act 1977 (notice that possession might be recovered under that Case) or under section 52(1)(b) of the <sup>M67</sup>Housing Act 1980 (notice that tenancy is to be a protected shorthold tenancy) [<sup>F1117</sup>or in accordance with any of Grounds 1, 3, 4 and 5 in Schedule 2 to the Housing Act 1988 (notice that possession might be recovered under that ground) <sup>F1118</sup>. . . ; and].
  - [<sup>F1119</sup>(c) the tenancy is not by virtue of any provision of Part I of the Housing Act 1988 an assured shorthold tenancy;]

#### **Textual Amendments**

**F1116** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 60\(a\)](#)

**F1117** Words added by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 60\(b\)](#)

**F1118** Words in s. 553(2)(b) repealed (28.2.1997) by 1996 c. 52, s. 227, [Sch. 19 Pt. IV](#); S.I. 1997/225, [art. 2](#)

**F1119** S. 553(2)(c) substituted (28.2.1997) by 1996 c. 52, s. 104, [Sch. 8 para. 1](#); S.I. 1997/225, [art. 2](#)

#### **Marginal Citations**

**M66** 1977 c. 42.

**M67** 1980 c. 51.

#### **554 Grant of tenancy to former owner-occupier.**

- (1) Where an authority acquire an interest in a defective dwelling in pursuance of Schedule 20 (repurchase), or in the circumstances described in section 549(3) (exercise of right of pre-emption &c.), and—
- (a) the land in which the interest subsists is or includes a dwelling-house occupied as a separate dwelling, and
  - (b) an individual is an occupier of the dwelling-house throughout the period beginning with the making of an application for assistance under this Part in

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respect of the dwelling and ending immediately before the completion of the authority's acquisition, and

- (c) he is a person entitled to assistance by way of repurchase in respect of the defective dwelling, or the persons so entitled are in relation to the interest concerned his trustees,

the authority shall, in accordance with this section, either grant or arrange for him to be granted a tenancy (of that dwelling-house or another: see section 556) on the completion of their acquisition of the interest concerned.

- (2) If the authority are among those mentioned in section 80(1) (public sector authorities capable of granting secure tenancies) their obligation is to grant a secure tenancy.

[<sup>F1120</sup>(2A) If the authority is [<sup>F1121</sup>the new towns residuary body or] a [<sup>F1122</sup>private registered provider of social housing or][<sup>F1123</sup>registered social landlord], other than a housing co-operative, within the meaning of section 27B, their obligation is to grant a secure tenancy if the individual to whom a tenancy is to be granted—

- (a) is a person who, immediately before he acquired his interest in the dwelling-house, was a secure tenant of it; or

[<sup>F1124</sup>(b) is the spouse or civil partner, or a former spouse or former civil partner, or the surviving spouse or surviving civil partner, of a person falling within paragraph (a); or]

- (c) is a member of the family, within the meaning of section 186, of a person falling within paragraph (a) who has died, and was residing with that person in the dwelling-house at the time of and for the period of twelve months before his death.]

- (3) In any other case their obligation is to grant or arrange for the grant of either—

- (a) a secure tenancy, or  
(b) a protected tenancy other than one under which the landlord might recover possession under one of the cases in Part II of Schedule 15 to the <sup>M68</sup>Rent Act 1977 (cases in which the court must order possession) [<sup>F1125</sup>or  
(c) an assured tenancy which is neither an assured shorthold tenancy, within the meaning of Part I of the Housing Act 1988, nor a tenancy under which the landlord might recover possession on any of Grounds 1 to 5 in Schedule 2 to that Act.]

- (4) Where two or more persons qualify for the grant of a tenancy under this section in respect of the same dwelling-house, the authority shall grant the tenancy, or arrange for it to be granted, to such one or more of them as they may agree among themselves or (if there is no such agreement) to all of them.

#### Textual Amendments

**F1120** S. 554(2A) inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 61(1)**

**F1121** Words in s. 554(2A) inserted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 26** (with Sch. 2); S.I. 2008/3068, arts. 1(2), **2(1)(b)** (with arts. 6-13)

**F1122** Words in s. 554(2A) 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. 35** (with art. 6, Sch. 3)

**F1123** Words in s. 554(2A) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(28)**

**F1124** S. 554(2A)(b) substituted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), ss. 81, 263(2), **Sch. 8 para. 32**; S.I. 2005/3175, **art. 2(1)**, Sch. 1

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F1125S. 554(3)(c) inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), [Sch. 17 Pt. I para. 61\(2\)](#)

#### Marginal Citations

M68 1977 c. 42.

### 555 Grant of tenancy to former statutory tenant.

- (1) Where an authority mentioned in section 80(1) (public sector authorities capable of granting secure tenancies) acquire an interest in a defective dwelling in pursuance of Schedule 20 (repurchase) and—
- the land in which the interest subsists is or includes a dwelling-house occupied as a separate dwelling, and
  - an individual is an occupier of a dwelling-house throughout the period beginning with the making of an application for assistance under this Part in respect of the dwelling and ending immediately before the completion of the authority's acquisition, and
  - he is a statutory tenant of the dwelling-house at the end of that period, and
  - no notice was given in respect of the original tenancy in accordance with any of Cases 11 to 18 and 20 in Schedule 15 to the Rent Act 1977 (notice that possession might be recovered under that Case) or under section 52(1)(b) of the <sup>M69</sup>Housing Act 1980 (notice that tenancy is to be a protected shorthold tenancy), and
  - the interest of the person entitled to assistance would, if the statutory tenancy were a contractual tenancy, be subject to the tenancy at the end of the period mentioned in paragraph (b),
- the authority shall grant him a secure tenancy (of that dwelling-house or another: see section 556) on the completion of their acquisition of the interest concerned.
- (2) Where two or more persons qualify for the grant of a tenancy under this section in respect of the same dwelling-house, the authority shall grant the tenancy to such one or more of them as they may agree among themselves or (if there is no such agreement) to all of them.
- (3) If at any time after the service of a notice of determination it appears to the purchasing authority that a person may be entitled to request them to grant him a secure tenancy under this section, they shall forthwith give him notice in writing of that fact.

#### Marginal Citations

M69 1980 c. 51.

### 556 Alternative accommodation under s. 554 or 555,

- (1) The dwelling-house to be let under the tenancy granted to a person—
- under section 554 or 555 (grant of tenancy to former owner-occupier or statutory tenant of defective dwelling-house acquired by authority), or
  - under arrangements made for the purposes of section 554,

shall be the dwelling-house of which he is the occupier immediately before the completion of the authority's acquisition (the "current dwelling-house"), except in the following Cases.

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#### Case 1

By reason of the condition of any building of which the current dwelling-house consists or of which it forms part, the dwelling-house may not safely be occupied for residential purposes.

#### Case 2

The authority intend, within a reasonable time of the completion of their acquisition of the interest concerned—

(a) to demolish or reconstruct the building which consists of or includes the defective dwelling in question, or

(b) to carry out work on any building or land in which the interest concerned subsists, and cannot reasonably do so if the current dwelling-house remains in residential occupation.

(2) In those Cases the dwelling-house to be let shall be another dwelling-house which, so far as is reasonably practicable in the case of that authority, affords accommodation which is—

(a) similar as regards extent and character to the accommodation afforded by the current dwelling-house,

(b) reasonably suitable to the means of the prospective tenant and his family, and

(c) reasonably suitable to the needs of the prospective tenant and his family as regards proximity to place of work and place of education.

### **557 Request for tenancy under s. 554 or 555.**

(1) An authority are not required to grant, or arrange for the grant of, a tenancy to a person under section 554 or 555 unless he requests them to do so in writing before—

(a) in the case of an acquisition under Schedule 20 (repurchase,), the service on the person entitled to assistance of a copy of the agreement drawn up under paragraph 5 of that Schedule, or

(b) in the case of an acquisition in the circumstances described in section 549(3) (acquisition in pursuance of right of pre-emption, &c.), the time of the disposal.

(2) An authority receiving a request under subsection (1) shall, as soon as reasonably practicable, give notice in writing to the person making the request stating whether in their opinion either of the Cases in section 556(1) applies (cases in which tenancy may be of a dwelling-house other than the current dwelling-house).

(3) If their opinion is that either Case does apply, the notice shall also state which of the Cases is applicable and the effect of section 556.

### **558 Interpretation of ss. 553 to 557.**

(1) In sections 553 to 557 (effect of repurchase on occupier)—

(a) “dwelling-house” has the same meaning as in Part IV (secure tenancies);

(b) “occupier”, in relation to a dwelling-house, means a person who occupies the dwelling-house as his only or principal home or (in the case of a statutory tenant) as his residence;

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- (c) references to the grant of a secure tenancy are to the grant of a tenancy which would be a secure tenancy assuming that the tenant under the tenancy occupies the dwelling-house as his only or principal home

#### *Local schemes*

### **559 Designation of defective dwellings under local schemes.**

- (1) A local housing authority may by resolution designate as a class buildings in their district each of which consists of or includes one or more dwellings if it appears to them that—
  - (a) buildings in the proposed class are defective by reason of their design or construction, and
  - (b) by virtue of the circumstances mentioned in paragraph (a) having become generally known, the value of some or all of the dwellings concerned has been substantially reduced.
- (2) Subsection (1) does not apply to a building in a class designated under section 528 (designation by Secretary of State); but a building does not cease to be included in a class designated under this section by virtue of its inclusion in a class designated under that section.
- (3) A dwelling which is, or is included in, a building in a class so designated is referred to in this Part as a “defective dwelling”; and in this Part, in relation to such a dwelling—
  - (a) “The qualifying defect” means what, in the opinion of the authority, is wrong with the buildings in that class, and
  - (b) “the cut-off date” means the date by which, in the opinion of the authority, the circumstances mentioned in subsection (1)(a) became generally known.
- (4) A designation shall describe the qualifying defect and specify—
  - (a) the cut-off date,
  - (b) the date (being a date falling on or after the cut-off date) on which the designation is to come into operation, and
  - (c) the period within which persons may seek assistance under this Part in respect of the defective dwellings concerned.
- (5) A designation may not describe a designated class by reference to the area (other than the authority’s district) in which the buildings concerned are situated; but a designated class may be so described that within the authority’s district there is only one building in the class.
- (6) Any question arising as to whether a building is or was at any time in a class designated under this section shall be determined by the local housing authority concerned.

### **560 Variation or revocation of designation under local scheme.**

- (1) The local housing authority may by resolution—
  - (a) vary a designation under section 559, but not so as to vary the cut-off date, or
  - (b) revoke such a designation.

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- (2) The authority may by a variation of the designation extend the period referred to in section 559(4)(c) (period within which assistance must be applied for) whether or not it has expired.
- (3) The variation of revocation of a designation does not affect the operation of the provisions of this Part in relation to a dwelling if, before the variation or revocation comes into operation, the dwelling is a defective dwelling by virtue of the designation in question and application for assistance under this Part has been made.

### 561 Secretary of State's control over designation, variation or revocation.

- (1) Where a local housing authority have passed a resolution under—
  - (a) section 559 (designation under local scheme) or,
  - (b) section 560 (variation or revocation of designation under local scheme),
 they shall give written notice to the Secretary of State of the resolution before the expiry of the period of 28 days beginning with the date on which it is passed.
- (2) The designation, variation or revocation shall not come into operation before [<sup>F1126</sup>the cut-off date or if it is later] the expiry of the period of two months [<sup>F1127</sup>or such longer period as the Secretary of State may direct for the purposes of this subsection under subsection (2A) below] beginning with the receipt by the Secretary of State of the notice under subsection (1).
- [<sup>F1128</sup>(2A) If, within the period for the time being specified in or (by virtue of the previous operation of this subsection) for the purposes of subsection (2) above, the Secretary of State is satisfied that he does not have reasonably sufficient information to enable him to come to a decision with respect to the resolution concerned, he may direct for the purposes of that subsection that it shall have effect as if for the period so specified there were substituted such longer period as is specified in the direction.]
- (3) If [<sup>F1129</sup>before the cut-off date or, if it is later, the expiry of the period for the time being specified in or for the purposes of subsection (2) above] the Secretary of State serves notice in writing to that effect on the authority, the designation, revocation or variation shall not come into operation.

#### Textual Amendments

**F1126** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 166\(4\)\(a\)](#)

**F1127** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 166\(4\)](#)

**F1128** [S. 561\(2A\)](#) inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 166\(4\)\(b\)\(5\)](#)

**F1129** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 166\(4\)\(c\)](#)

#### *Miscellaneous*

### 562 Duty of local housing authority to publicise availability of assistance.

- (1) A local housing authority shall, within the period of three months beginning with the coming into operation of—
  - (a) a designation under section 528 (designation of defective dwellings by Secretary of State) or section 559 (designation of defective dwellings under local scheme), or,



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- (b) a variation of such a designation,  
publish in a newspaper circulating in their district notice suitable for the purpose of bringing the effect of the designation or variation to the attention of persons who may be eligible for assistance in respect of such of the dwellings concerned as are situated within their district.
- (2) No such notice need be published by a local housing authority who are of opinion—
  - (a) that none of the dwellings concerned are situated in their district, or
  - (b) that no-one is likely to be eligible for assistance in respect of the dwellings concerned which are situated in their district.
- (3) If at any time it becomes apparent to a local housing authority that a person is likely to be eligible for assistance in respect of a defective dwelling within their district, they shall forthwith take such steps as are reasonably practicable to inform him of the fact that assistance is available.

### **563 Duties of public sector authority disposing of defective dwelling.**

- (1) A public sector authority shall, where a person is to acquire a relevant interest in a defective dwelling on a disposal by the authority, give him notice in writing before the time of the disposal—
  - (a) specifying the qualifying defect, and
  - (b) stating that he will not be eligible for assistance under this part in respect of the dwelling.
- (2) A public sector authority shall, before they convey a relevant interest in a defective dwelling in pursuance of a contract to a person on whom a notice under subsection (1) has not been served, give him notice in writing—
  - (a) specifying the qualifying defect,
  - (b) stating, where the time of disposal of the interest falls after the cut-off date, that he will not be eligible for assistance under this Part, and
  - (c) stating the effect of subsection (3)
- (3) A person on whom a notice under subsection (2) is served—
  - (a) is not obliged to complete the conveyance before the expiry of the period of six months beginning with the service of that notice on him, and
  - (b) may within that period withdraw from the transaction by notice in writing to the authority to that effect;and upon such a notice of withdrawal being given to the authority the parties to the contract are discharged from any obligations in connection with it and any deposit paid shall be repaid.
- (4) Where a public sector authority are required to serve a notice under section 124 (landlord's response to notice claiming to exercise right to buy) in respect of a defective dwelling, the notice under subsection (1) shall be served with that notice.
- (5) A notice under subsection (1) or (2) shall, (except in the case of a notice under subsection (1) which is served in accordance with subsection (4)), be served at the earliest date at which it is reasonably practicable to do so.

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**564 Reinstatement of defective dwelling by local housing authority.**

- (1) Where a relevant interest in a defective dwelling has been disposed of by a public sector authority, the local housing authority may, before the end of the period within which a person may seek assistance under this Part in respect of the dwelling, enter into an agreement with—
  - (a) any person holding an interest in the dwelling, or
  - (b) any person who is a statutory tenant of it,
 to execute at his expense any of the work required to reinstate the dwelling.
- (2) For the purposes of this section a disposal by or under an enactment of an interest in a dwelling held by a public sector authority shall be treated as a disposal of the interest by the authority.

**565 Death of person eligible for assistance, &c.**

- (1) Where a person who is eligible for assistance in respect of a defective dwelling—
  - (a) dies, or
  - (b) disposes of his interest in the dwelling (otherwise than on a disposal for value) to such a person as is mentioned in section 527(a) (persons qualifying for assistance: individuals, trustees for individuals and personal representatives), this Part applies as if anything done (or treated by virtue of this subsection as done) by or in relation to the person so eligible had been done by or in relation to his personal representatives or, as the case may be, the person acquiring his interest.
- (2) In sections 549 to 551 (subsidiary forms of financial assistance) references to the owner of an interest in a defective dwelling include his personal representatives.

**566 Dwellings included in more than one designation.**

The provisions of Schedule 21 have effect with respect to dwellings included in more than one designation.

**567 Modifications of this Part in relation to shared ownership leases.**

- [<sup>F1130</sup>(1) If it appears to a local housing authority that the interest of a person eligible for assistance in respect of a defective dwelling in their area is—
- (a) a shared ownership lease, or
  - (b) the freehold acquired under the terms of a shared ownership lease,
- the authority shall prepare and submit to the Secretary of State a scheme providing for the provisions of this Part to have effect, in their application to such a case, subject to such modifications as may be specified in the scheme.
- (2) A scheme under subsection (1) above shall not have effect unless approved by the Secretary of State; and any such approval may be made conditional upon compliance with requirements specified by him.]
  - (4) In this section “shared ownership lease” means—
    - (a) a shared ownership lease granted in pursuance of Part V (the right to buy),
    - (b) a lease of a dwelling-house granted otherwise than in pursuance of that Part which contains provision to the like effect as that required by paragraphs 1 and

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- 2 of Schedule 8 (terms of shared ownership lease: right to acquired additional shares and to acquire freehold),
- (c) .....<sup>F1131</sup> or
- (d) a lease determined, or of a class [<sup>F1132</sup>or description] determined, by the Secretary of State to be a shared ownership lease.
- (5) The fact that a lease becomes a shared ownership lease by virtue of . . .<sup>F1133</sup> a determination under subsection (4)(d) does not affect the operation of the provisions of this Part in relation to a case where an application for assistance under this Part has previously been made.
- (6) .....<sup>F1134</sup>

**Textual Amendments**

- F1130** S. 567(1)(2) substituted for s.567(1)–(3) by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 166(6)
- F1131** Words repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(4), Sch. 12 Pt. II
- F1132** Words inserted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 166(7)
- F1133** Words repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(4), Sch. 12 Pt. II
- F1134** S. 567(6) repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 194(4), Sch. 12 Pt. II

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

- C161** S. 567(4) amended by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 166(7)

**568 Extension of assistance to mortgagees.**

- (1) The Secretary of State may by regulations make provision for conferring rights and obligations on a mortgagee of a defective dwelling where—
- (a) a power of sale (whether conferred by section 101 of the<sup>M70</sup> Law of Property Act 1925 or otherwise) is exercisable by the mortgagee, and
- (b) the mortgagor is eligible for assistance in respect of the defective dwelling.
- (2) The rights that may be so conferred are—
- (a) rights corresponding to those conferred by this Part on a person holding a relevant interest in the defective dwelling,
- (b) the right to require the purchasing authority to acquire in accordance with the regulations any interest in the defective dwelling to be disposed of in exercise of the power of sale, and
- (c) where the mortgagee is the purchasing authority, the right by deed to vest the dwelling in themselves;
- and those rights may be conferred in place of rights conferred by this Part on any other person.
- (3) The regulations may provide that where the conditions in subsection (1)(a) and (b) are or have been satisfied, this Part, the power of sale in question and any enactment relating to the power of sale shall have effect subject to such modifications as may be specified in the regulations.
- (4) Where a defective dwelling is vested in a mortgagee in pursuance of—
- (a) regulations under this section, or

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- (b) section 452 and Schedule 17 (vesting of dwelling-house in authority entitled to exercise power of sale),
- the regulations may provide for the payment in respect of the vesting of an amount calculated on the assumption that none of the defective dwellings to which the designation in question relates is affected by the qualifying defect; and those enactments shall have effect subject to any such provisions.
- (5) Regulations under this section—
- (a) may make different provision for different cases and may make incidental and consequential provision; and
- (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (6) In this section “mortgagee” and “mortgagor” have the same meaning as in the <sup>M71</sup>Law of Property Act 1925.

**Marginal Citations**

**M70** 1925 c. 20.

**M71** 1925 c. 20.

*Contributions by Secretary of State*

**569 Contributions by Secretary of State.**

- (1) The Secretary of State may, if he thinks fit in any case, contribute towards the expense incurred by a local housing authority—
- (a) in giving assistance by way of reinstatement grant,
- (b) in giving assistance by way of repurchase of a dwelling which is a defective dwelling by virtue of a designation under section 528 (designation by Secretary of State), or
- (c) in making payments under section 549 (making up of consideration on disposal in pursuance of right of pre-emption, &c.) or section 550 (making up of compulsory purchase compensation).
- (2) The contributions shall be [<sup>F1135</sup>equal to the relevant percentage of the amount of the expense incurred]
- (3) The relevant percentage is—
- (a) 90 per cent. in the case of reinstatement grant.
- (b) 75 per cent. in the case of repurchase or a payment under section 549 or 550 where there has at any time been a disposal of a relevant interest in the defective dwelling by the local housing authority or a predecessor of that authority, and
- (c) 100 per cent. in the case of repurchase or a payment under those sections not within paragraph (b);
- or such other percentage as, in any of those cases, may be provided by order under section 570.
- (4) The amount of expense incurred is—
- (a) in the case of reinstatement grant, the amount of the grant,

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- (b) in the case of repurchase, the price paid for the acquisition, together with any amount reimbursed under section 552 (incidental expenses), less the value of the interest at the relevant time determined in accordance with paragraph 8 of Schedule 20 (value for purposes of repurchase) but without the assumption required by paragraph 8(1)(a) (assumption that dwelling is defect free),
  - (c) in the case of a payment under section 549 or 550, the amount of the payment.
- (5) . . . . . <sup>F1136</sup>
- (6) Payment of contributions under this section is subject to the making of a claim in such form, and containing such particulars, as the Secretary of State may determine; and the contributions are payable at such times, in such manner and subject to such conditions, as to records, certificates, audit or otherwise, as the Secretary of State may, with the agreement of the Treasury, determine.

**Textual Amendments**

- F1135** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 157\(8\)\(10\)](#)
- F1136** [S. 569\(5\)](#) repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), ss. 157\(8\)\(ii\)\(10\), 194\(4\), Sch. 12 Pt. II](#)

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

- C162** [S. 569](#) modified by [S.I. 1986/797, reg. 23](#)
- C163** [S. 569\(3\)\(4\)](#) applied (retrospectively to 1.1.1993) by [1993 c. 28, ss. 139\(4\)\(5\)\(7\), 188\(2\)](#).

**570 Power to vary relevant percentage.**

- (1) The Secretary of State may by order made with the consent of the Treasury vary all or any of the percentages specified in section 569(3) (relevant percentages for purposes of contribution to expenditure of local housing authority) in respect of assistance or payments, or a class of assistance or payments, specified in the order.
- (2) An order—
  - (a) may make different provision for assistance given or payments made in respect of defective dwellings in different areas or under different provisions or for different purposes of the same provision;
  - (b) shall be made by statutory instrument; and
  - (c) shall not be made unless a draft of it has been laid before and approved by a resolution of the House of Commons.
- (3) An order applies to assistance given or payments made in pursuance of applications made after such date as may be specified in the order, and the specified date shall not be earlier than the date of the laying of the draft.

*Supplementary provisions*

**571 Service of notices.**

- (1) A notice or other document under this Part may be given to or served on a person, and an application or written request under this Part may be made to a person—
  - (a) by delivering it to him or leaving it at his proper address, or

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(b) by sending it to him by post,  
and also, where the person concerned is a body corporate, by giving or making it to or serving it on the secretary of that body.

(2) For the purposes of this section, and of section 7 of the <sup>M72</sup>Interpretation Act 1978 as it applies for the purposes of this section, the proper address of a person is—

- (a) in the case of a body corporate or its secretary, the address of the principal office of the body,
- (b) in any other case, his last known address,

and also, where an additional address for service has been specified by that person in a notice under section 548(2) (notice of intention to assume responsibility for repurchase), that address.

<p><b>Marginal Citations</b> M72 1978 c. 30.</p>
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**572 Jurisdiction of county court.**

- (1) The county court has jurisdiction—
  - (a) to determine any question arising under this Part notwithstanding that a declaration is the only relief sought, and
  - (b) to entertain any proceedings brought in connection with the performance or discharge of obligations arising under this Part, including proceedings for the recovery of damages in the event of the obligations not being performed.

(2) Subsection (1) has effect subject to—  
sections 528(6) and 559(6) (questions of designation to be decided by designating authority), and  
section 551(3) and paragraph 9 of Schedule 20 (questions of valuation to be determined by district valuer).

- (3) Where an authority fail to extend or further extend a period when required to do so by—
  - (a) section 542(3) (reinstatement grant: period within which work is to be completed), or
  - (b) paragraph 2(2) or 6(2) of Schedule 20 (repurchase: period for service of request or notice by person entitled to assistance),

the county court may by order extend or futher extend that period until such date as may be specified in the order.

- (4) <sup>F1137</sup> .....
- (5) <sup>F1137</sup> .....
- (6) <sup>F1137</sup> .....

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### Textual Amendments

**F1137** S. 572(4)-(6) repealed (3.4.2006) by [Constitutional Reform Act 2005 \(c. 4\)](#), ss. 15, 146, 148(1), Sch. 4 para. 183, [Sch. 18 Pt. 2](#); S.I. 2006/1014, [art. 2\(a\)](#), Sch. 1 paras. 10, 11(r), 29, 30(b)

## 573 Meaning of “public sector authority”.

- (1) In this Part “public sector authority” means—
- a local authority (or a predecessor of a local authority),
  - a joint board of which every constituent member is, or is appointed by, a local authority (or a predecessor of a local authority),
  - [<sup>F1138</sup>a National Park authority (or a predecessor of such an authority),]
  - <sup>F1139</sup> . . . .
  - <sup>F1139</sup> . . . .
  - [<sup>F1140</sup>a Welsh planning board,]
  - [<sup>F1141</sup>the Natural Resources Body for Wales,]
  - [<sup>F1142</sup>the National Rivers Authority]
  - the [<sup>F1143</sup>Relevant Authority],
  - [<sup>F1144</sup>a non-profit registered provider of social housing other than a co-operative housing association (or a predecessor housing association of such a provider),]
  - a [<sup>F1145</sup>registered social landlord] other than a co-operative housing association (or a predecessor housing association of such [<sup>F1145</sup>a landlord]),
  - a new town corporation,
  - <sup>F1146</sup> . . . .
  - the [<sup>F1147</sup>British Coal Corporation][<sup>F1148</sup>, the Coal Authority], or
  - the United Kingdom Atomic Energy Authority,
  - or a body corporate or housing association specified by order of the Secretary of State in accordance with the following provisions.

[<sup>F1149</sup>(1A) For the purposes of subsection (1), “ a Welsh planning board ” means a board constituted under—

- (a) section 2(1B) of the Town and Country Planning Act 1990; <sup>F1150</sup> . . . .
- <sup>F1150</sup>( b ) . . . . .]

- (2) The Secretary of State may provide that a body corporate shall be treated as a public sector authority if he is satisfied—
- (a) that the affairs of the body are managed by its members, and
  - (b) that its members hold office by virtue of appointment (to that or another office) by a Minister of the Crown under an enactment,
- or if he is satisfied that it is a subsidiary of such a body.
- (3) The Secretary of State may provide that a housing association shall be treated as a public sector authority if he is satisfied that the objects or powers of the association include the provision of housing accommodation for individuals employed at any time by a public sector authority or dependants of such individuals.
- (4) Where the Secretary of State is satisfied that a body or association met the requirements of subsection (2) or (3) during any period, he may, whether or not he

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makes an order in respect of the body or association under that subsection, provide that it shall be treated as having been a public sector authority during that period.

- (5) If the Secretary of State is satisfied that a body or association specified in an order under subsection (2) or (3) has ceased to meet the requirements of that subsection on any date, he may by order provide that it shall be treated as having ceased to be a public sector authority on that date.
- (6) An order under this section shall be made by statutory instrument.

#### Textual Amendments

- F1138** Entry in s. 573(1) inserted (23.11.1995) by 1995 c. 25, s. 78, **Sch. 10 para. 24(3)** (with ss. 7(6), 115, 117, Sch. 8 para. 7); S.I. 1995/2950, **art. 2(1)**
- F1139** Entries in s. 573(1) repealed (1.4.1997) by 1995 c. 25, s. 120(3), **Sch. 24** (with ss. 7(6), 115, 117); S.I. 1996/2560, **art. 2**
- F1140** Entry in s. 573(1) inserted (1.4.1996) by 1994 c. 19, s. 20(4), **Sch. 6 Pt. II para. 19** (with ss. 54(5)(7), 55(5)); S.I. 1996/396, **art. 3**
- F1141** Entry in s. 573(1) inserted (1.4.2013) by The Natural Resources Body for Wales (Functions) Order 2013 (S.I. 2013/755), art. 1(2), **Sch. 2 para. 184** (with Sch. 7)
- F1142** Entry substituted by Water Act 1989 (c. 15, SIF 130), ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 163, 189(4)–(10), 190(1), 193(1), Sch. 25 para. 74(1), Sch. 26 paras. 3(1)(2), 17, 40(4), 57(6), **58**
- F1143** Words in s. 573(1) substituted (1.11.1998) by 1998 c. 38, s. 140, **Sch. 16 para. 5** (with ss. 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F1144** Entry in s. 573(1) 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. 36** (with art. 6, Sch. 3)
- F1145** Words in s. 573(1) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 14(29)**
- F1146** Entry in s. 573(1) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 4**
- F1147** Words in s. 573(1) substituted by Coal Industry Act 1987 (c. 3, SIF 86), s. 1(2), **Sch. 1 para. 47**
- F1148** Words in s. 573(1) inserted (31.10.1994) by 1994 c. 21, s. 67(1), **Sch. 9 para. 33** (with ss. 40(7), 66); S.I. 1994/2553, **art. 2**
- F1149** S. 573(1A) inserted (1.4.1996) by 1994 c. 19, s. 20(4), **Sch. 6 Pt. II para. 19** (with ss. 54(5)(7), 55(5)); S.I. 1996/396, **art. 3**
- F1150** S. 573(1A)(b) and the word “or” immediately preceding it repealed (1.4.1997) by 1995 c. 25, s. 120(3), **Sch. 24** (with ss. 7(6), 115, 117); S.I. 1996/2560, **art. 2**

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

- C164** S. 573(1) explained by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), s. 5(1), **Sch. 3 para. 5(3)**

#### 574 Disposal of certain Crown interests in land treated as disposal by public sector authority.

References in this Part to a disposal of an interest in a dwelling by a public sector authority include a disposal of—

- (a) an interest belonging to Her Majesty in right of the Crown,
- (b) an interest belonging to, or held in trust for Her Majesty for the purposes of, a government department or Minister of the Crown, or
- (c) an interest belonging to Her Majesty in right of the Duchy of Lancaster or belonging to the Duchy of Cornwall.



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### 575 Meaning of “dwelling” and “house”.

- (1) In this Part “dwelling” means any house, flat or other unit designed or adapted for living in.
- (2) For the purposes of this Part a building so designed or adapted is a “house” if it is a structure reasonably so called; so that where a building is divided into units so designed or adapted—
  - (a) if it is so divided horizontally, or a material part of a unit lies above or below another unit, the units are not houses (though the building as a whole may be), and
  - (b) if it is so divided vertically, the units may be houses.
- (3) Where a house which is divided into flats or other units is a defective dwelling in respect of which a person is eligible for assistance, the fact that it is so divided shall be disregarded for the purposes of section 538(1)(a) (first condition for assistance by way of reinstatement: that the dwelling is a house).

### 576 Meaning of “lending institution”.

In this Part “lending institution” means—  
[<sup>F1151</sup>an authorised deposit taker, or  
an authorised insurer.]

#### Textual Amendments

**F1151** Words in s. 576 substituted (1.12.2001) by S.I. 2001/3649, arts. 1, 299(7)

### 577 Index of defined expressions: Part XVI.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expressions used in the same section or paragraph:—

the agreement (in Part III of Schedule 20)	paragraph 11(1) of Schedule 20
appropriate percentage (in relation to reinstatement grant)	section 543(2)
associated arrangement	section 539(2)
[ <sup>F1152</sup> assured agricultural occupancy]	[ <sup>F1152</sup> section 622]
[ <sup>F1152</sup> assured tenancy]	[ <sup>F1152</sup> section 622]
the authority (in Part III of Schedule 20)	paragraph 11(1) of Schedule 20
bank	section 622
building society	section 622
charge (in Part III of Schedule 20)	paragraph 11(2)(a) of Schedule 20
the conveyance (in Part III of Schedule 20)	paragraph 11(1) of Schedule 20

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co-operative housing association	section 5(2)
F1153	F1153
...	...
cut-off date	sections 528(2)(b) and 559(3)(b)
defective dwelling	sections 528(2) and 559(3)
development corporation	section 4(c)
disposal	section 532(1)
disposal for value	section 532(3)
district (of a local housing authority)	section 2(1)
district valuer	section 622
dwelling	section 575(1)
dwelling-house (in sections 553 to 557)	section 558(a)
eligible for assistance	sections 527 and 533
house	section 575(2)
housing association	section 5(1)
insurance company	section 622
the interest acquired (in Part III of Schedule 20)	paragraph 11(1) of Schedule 20
interest in a dwelling	section 530(4)
interest to be acquired (in relation to repurchase)	paragraph 1 of Schedule 20
lending institution	section 576
local authority	section 4(e)
local housing authority	section 1, 2(2)
new town corporation	section 4(b)
[ <sup>F1154</sup> new towns residuary body	section 4(1)(g)]
notice of determination	section 540(1)
occupier (in sections 553 to 557)	section 558(b)
person entitled to assistance (by way of reinstatement grant or repurchase)	section 540(5)
previous disposal	section 532(4)
protected tenancy	section 622
public sector authority	section 573 (and see section 574)
the purchase price (in Part III of Schedule 20)	paragraph 11(1) of Schedule 20
purchasing authority	section 548(3)
qualifying defect	sections 528(2)(a) and 559(3)(a)

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qualifying work	section 541(2)
[ <sup>F1155</sup> registered social landlord]	[ <sup>F1155</sup> section 5(4) and (5)]
reinstatement grant	section 541(1)
[ <sup>F1156</sup> the Relevant Authority]	[ <sup>F1156</sup> section 6A]
relevant charge (in Part III of Schedule 20)	paragraph 7(2) of Schedule 20
relevant interest	section 530(1)
the relevant time (in relation to valuation for repurchase)	paragraph 7(2) of Schedule 20
repurchase	section 547
secure tenancy	section 79 (and see section 558(c))
statutory tenancy and statutory tenant	section 622
subsidiary	section 622
time of disposal	section 532(2)
trustee savings bank	section 622
the vendor (in Part III of Schedule 20)	paragraph 11(1) of Schedule 20
work required to reinstate a defective dwelling	section 539(1)

#### Textual Amendments

- F1152** Entries inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 62**
- F1153** Entry in the Table in s. 577 repealed (1.11.1998) by [1998 c. 38, ss. 140, 152, Sch. 16 para. 20\(a\)](#), **Sch. 18 Pt. VI** (with [ss. 137\(1\), 139\(2\), 141\(1\), 143\(2\)](#)); [S.I. 1998/2244](#), **art. 5**
- F1154** [S. 577](#): entry in table inserted (1.12.2008) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2008 \(S.I. 2008/3002\)](#), art. 4, **Sch. 1 para. 27** (with [Sch. 2](#)); [S.I. 2008/3068](#), arts. 1(2), **2(1)(b)** (with [arts. 6-13](#))
- F1155** Entry in the Table in s. 577 substituted (1.10.1996) by [S.I. 1996/2325](#), **art. 5(10)**, [Sch. 2 para. 14\(30\)](#)
- F1156** Entry in the Table in s. 577 inserted (1.11.1998) by [1998 c. 38, s. 140, Sch. 16 para. 20\(b\)](#) (with [ss. 139\(2\), 141\(1\), 143\(2\)](#)); [S.I. 1998/2244](#), **art. 5**

## PART XVII

### COMPULSORY PURCHASE AND LAND COMPENSATION

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

- C165** [Pt. XVII](#) (ss. 578-603): power to apply certain functions (with modifications) conferred by [Housing Act 1988 \(c. 50, SIF 61\)](#), **s. 65(6)**
- C166** [Pt. XVII](#) (ss. 578-603) applied (1.4.1990) by [Local Government and Housing Act 1989 \(c.42, SIF 61\)](#), **ss. 100(2), 195(2)**; [S.I. 1990/431](#), **art. 4** (subject to [Sch. 1](#))

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*Introductory*

**578 General enactments relating to compulsory purchase, &c., apply subject to this Part.**

The <sup>M73</sup>Acquisition of Land Act 1981, the <sup>M74</sup>Compulsory Purchase Act 1965 and the <sup>M75</sup>Land Compensation Act 1961 apply to the compulsory purchase of land under this Act subject to the following provisions of this Part.

<p><b>Marginal Citations</b></p> <p><b>M73</b> 1981 c. 67.</p> <p><b>M74</b> 1965 c. 56.</p> <p><b>M75</b> 1961 c. 33.</p>
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**[<sup>F1157</sup>578 Modification of compulsory purchase order in case of acquisition of land for clearance.**

- (1) Subsection (2) applies where the local housing authority make a compulsory purchase order, within the meaning of the Acquisition of Land Act 1981, in respect of land they have determined to purchase under section 290 (acquisition of land comprised, surrounded by or adjoining a clearance area).
- (2) Where this subsection applies, the Secretary of State may, in accordance with [<sup>F1158</sup>sections 13 to 13C] of the Acquisition of Land Act 1981 (confirmation of order), confirm the order with modifications notwithstanding that the effect of the modifications made by him in excluding any land or buildings from the clearance area concerned is to sever the area into two or more separate and distinct areas; and, in such a case, the severance shall not prevent those areas from continuing to be treated as one clearance area for the purposes of the provisions of Part IX.]

<p><b>Textual Amendments</b></p> <p><b>F1157</b> S. 578A inserted by <a href="#">Local Government and Housing Act 1989 (c. 42, SIF 61)</a>, s. 165(1)(d), <b>Sch. 9 Pt. IV para 72</b></p> <p><b>F1158</b> Words in s. 578A substituted (31.10.2004) by <a href="#">Planning and Compulsory Purchase Act 2004 (c. 5)</a>, ss. 118, 121(1), <b>Sch. 7 para. 13</b>; S.I. 2004/2593, <b>art. 2(d)</b></p>
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**579** ..... <sup>F1159</sup>

<p><b>Textual Amendments</b></p> <p><b>F1159</b> Ss. 579–581 repealed by <a href="#">Local Government and Housing Act 1989 (c. 42, SIF 61)</a>, ss. 165(1), 194(4), <b>Sch. 9 Pt. IV para. 73, Sch. 12 Pt. II</b></p>
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### Compulsory purchase

580— ..... F1160  
581.

#### Textual Amendments

**F1160** Ss. 579–581 repealed by Local Government and Housing Act 1989 (c. 42, SIF 61), ss. 165(1), 194(4), Sch. 9 Pt. IV para. 73, Sch. 12 Pt. II

#### 582 Restriction on recovery of possession after making of compulsory purchase order.

- (1) This section applies where a local housing authority have made a compulsory purchase order authorising—
  - (a) the acquisition of a house in multiple occupation under—  
section 17 (provision of housing),  
..... F1161  
section 300 (purchase of condemned house for temporary housing use), or
  - (b) the acquisition of land under [F1162section 93(2) of the Local Government and Housing Act 1989 (land in renewal area] on which there are premises consisting of or including housing accommodation),and within the period specified in subsection (2) proceedings for possession of premises forming part of the house or land in question are brought in the county court against a person who was the lessee of the premises when the order was made, or became the lessee after the order was made, but is no longer the lessee.
- (2) The period referred to in subsection (1) is the period beginning with the making of the compulsory purchase order and ending with—
  - (a) the third anniversary of the date on which the order became operative, or
  - (b) any earlier date on which the Secretary of State notifies the authority that he declines to confirm the order or the order is quashed by a court.
- (3) Where this section applies the court may suspend the execution of any order for possession for such period, and subject to such conditions, as it thinks fit.
- (4) The period of suspension ordered by the court shall not extend beyond the end of the period of three years beginning with the date on which the court makes its order or, if earlier, the date on which the compulsory purchase order became operative.
- (5) The court may from time to time vary the period of suspension (but not so as to enlarge it beyond the end of the period of three years referred to in subsection (4)), or terminate it, or vary the terms of the order in other respects.
- (6) If at any time—
  - (a) the Secretary of State notifies the authority that he declines to confirm the compulsory purchase order, or the order is quashed by a court, or
  - (b) the authority decide, whether before or after the order has been submitted to the Secretary of State for confirmation, not to proceed with it,the authority shall notify the person entitled to the benefit of the order for possession and that person shall be entitled, on applying to the court, to obtain an order terminating

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the period of suspension, but subject to the exercise of the same discretion in fixing the date on which possession is to be given as the court might exercise if it were then making an order for possession for the first time.

- (7) This section does not apply—
- (a) where the person entitled to possession of the premises is the local housing authority;
  - <sup>F1163</sup>(b) .....

[<sup>F1164</sup>(8) In this section “house in multiple occupation” has the meaning given by sections 254 to 259 of the Housing Act 2004 for the purposes of that Act (other than Part 1).]

#### Textual Amendments

**F1161** Words repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(d), 194(4), [Sch. 9 Pt. IV para. 74](#), [Sch. 12 Pt. II](#)

**F1162** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 85](#)

**F1163** [S. 582\(7\)\(b\)](#) omitted (1.7.1991) by virtue of [S.I. 1991/724](#), art. 2(8), [Schedule Part I](#) (with art. 12)

**F1164** [S. 582\(8\)](#) substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 265(1), 270(4)(5), [Sch. 15 para. 29](#); [S.I. 2006/1060](#), art. 2(1)(d) (with Sch.); [S.I. 2006/1535](#), art. 2(b) (with Sch.)

### 583 Continuance of tenancies of houses compulsorily acquired and to be used for housing purposes.

- (1) Where a local housing authority—
- (a) are authorised to purchase compulsorily a house which is to be used for housing purposes, and
  - (b) have acquired the right to enter on and take possession of the house by virtue of having served a notice under section 11 of the <sup>M76</sup>Compulsory Purchase Act 1965,

they may, instead of exercising that right by taking actual possession of the house, proceed by serving notice on any person then in occupation of the house, or part of it, authorising him to continue in occupation upon terms specified in the notice or on such other terms as may be agreed.

- (2) Where the authority proceed in accordance with subsection(1)—
- (a) the like consequences follow with respect to the determination of the rights and liabilities of any person arising out of any interest of his in the house, or a part of it, and
  - (b) the authority may deal with the premises in all respects,
- as if they had taken actual possession on the date of the notice.

- (3) A person who by virtue of this section ceases to be entitled to receive rent in respect of the premises shall be deemed for the purposes of section 20 of the <sup>M77</sup>Compulsory Purchase Act 1965 (compensation of tenants, &c.) to have been required to give up possession of the premises.

- (4) In this section “house” includes—
- (a) any part of a building which is occupied as a separate dwelling, and

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- (b) any yard, garden, outhouses and appurtenances belonging to the house or usually enjoyed with it.

#### Marginal Citations

M76 1965 c. 56.

M77 1965 c. 56.

### 584 Power to enter and determine short tenancies of land acquired or appropriated.

- (1) This section applies where a local housing authority have agreed to purchase or have determined to appropriate land for the purposes of—  
Part II (provision of housing),  
Part VIII (area improvement), . . . <sup>F1165</sup>  
the provisions of Part IX relating to clearance areas [<sup>F1166</sup>or  
Part VII of the Local Government and Housing Act 1989 (renewal areas)],  
subject to the interest of the person in possession of the land.
- (2) If that person's interest is not greater than that of a tenant for a year, or from year to year, the authority may, after giving him not less than 14 days' notice, enter on and take possession of the land, or such part of the land as is specified in the notice, without previous consent.
- (3) The power conferred by subsection (2) may be exercised at any time after the making of the agreement or determination, except where the appropriation requires Ministerial consent in which case the power is not exercisable until that consent has been given.
- (4) The exercise of the local housing authority's power under subsection (2) is subject to the payment to the person in possession of the like compensation, and interest on the compensation awarded, as would be payable if—  
(a) the authority had been authorised to acquire the land compulsorily, and  
(b) that person had been required in pursuance of their powers in that behalf to quit possession before the expiry of his term or interest in the land;  
but without any necessity for compliance with section 11 of the Compulsory Purchase Act 1965 (which prohibits entry on the land acquired before the compensation has been ascertained and paid or secured).

#### Textual Amendments

**F1165** Word repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 86](#)

**F1166** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 194(1), [Sch. 11 para. 86](#)

### <sup>F1167</sup>584A Compensation payable in case of prohibition and demolition orders.

- (1) Subject to subsection (3), where a relevant prohibition order becomes operative in respect of any premises or a demolition order under section 265 is made in respect of any premises, the local housing authority shall pay to every owner of the premises an amount determined in accordance with subsection (2).

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- (2) The amount referred to in subsection (1) is the diminution in the compulsory purchase value of the owner’s interest in the premises as a result of the coming into operation of the relevant prohibition order or, as the case may be, the making of the demolition order; and that amount—
- (a) shall be determined as at the date of the coming into operation or making of the order in question; and
  - (b) shall be determined (in default of agreement) as if it were compensation payable in respect of the compulsory purchase of the interest in question and shall be dealt with accordingly.
- (3) In any case where—
- (a) a relevant prohibition order has been made in respect of any premises, and
  - (b) that order is revoked and a demolition order is made in its place,
- the amount payable to the owner under subsection (1) in connection with the demolition order shall be reduced by the amount (if any) paid to the owner or a previous owner under that subsection in connection with the relevant prohibition order.
- (4) For the purposes of this section—
- “compulsory purchase value”, in relation to an owner’s interest in premises, means the compensation which would be payable in respect of the compulsory purchase of that interest if it fell to be assessed in accordance with the Land Compensation Act 1961;
- “premises”, in relation to a demolition order, has the meaning given by section 322;
- “premises”, in relation to a prohibition order, means premises which are specified premises in relation to the order within the meaning of Part 1 of the Housing Act 2004;
- “relevant prohibition order” means a prohibition order under section 20 or 21 of the Housing Act 2004 which imposes in relation to the whole of any premises a prohibition on their use for all purposes other than any purpose approved by the authority.]

#### Textual Amendments

**F1167** S. 548A substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\), ss. 265\(1\), 270\(4\)\(5\), Sch. 15 para. 30](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

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

**C167** S. 584A applied (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\), ss. 43\(5\)\(f\)\(6\), 270\(4\)\(5\)](#); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)

#### <sup>F1168</sup>**584B Repayment on revocation of demolition or prohibition order.**

- (1) Where a payment in respect of any premises has been made by a local housing authority under section 584A(1) in connection with a demolition order or relevant prohibition order and—
- (a) the demolition order is revoked under section 274 (revocation of demolition order to permit reconstruction of premises), or



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(b) the relevant prohibition order is revoked under section 25(1) or (2) of the Housing Act 2004,

then, if at that time the person to whom the payment was made has the same interest in the premises as he had at the time the payment was made, he shall on demand repay to the authority the amount of the payment.

(2) In any case where—

(a) a payment in respect of any premises has been made by a local housing authority under section 584A(1) in connection with a relevant prohibition order, and

(b) by virtue of section 25(3) of the Housing Act 2004, the order is revoked as respects part of the premises and not varied, and

(c) the person to whom the payment was made (in this section referred to as “the recipient”) had at the time the payment was made, an owner’s interest in the part of the premises concerned (whether or not he had such an interest in the rest of the premises),

then, if at the time of the revocation of the relevant prohibition order the recipient has the same interest in the premises as he had at the time the payment was made, he shall on demand pay to the authority an amount determined in accordance with subsections (4), (5) and (6).

(3) In any case where—

(a) a payment in respect of any premises has been made by a local housing authority under section 584A(1) in connection with a relevant prohibition order, and

(b) by virtue of section 25(4) of the Housing Act 2004, the order is varied,

then, if at the time of the variation of the order the recipient has the same interest in the premises as he had at the time the payment was made, he shall on demand pay to the authority an amount determined in accordance with subsections (4), (5) and (6).

(4) The amount referred to in subsection (2) or (3) is whichever is the less of—

(a) the amount by which the value of the interest of the recipient in the premises increases as a result of the revocation or variation of the relevant prohibition order; and

(b) the amount paid to the recipient under section 584A(1) in respect of his interest in the premises;

and the amount referred to in paragraph (a) shall be determined as at the date of the revocation or variation of the relevant prohibition order.

(5) For the purpose of assessing the amount referred to in subsection (4)(a), the rules set out in section 5 of the Land Compensation Act 1961 shall, so far as applicable and subject to any necessary modifications, have effect as they have effect for the purpose of assessing compensation for the compulsory acquisition of an interest in land.

(6) Any dispute as to the amount referred to in subsection (4)(a) shall be referred to and determined by the [<sup>F1169</sup>Upper Tribunal]; and [<sup>F1170</sup>subsections (1)(a), (4) and (5)] of section 4 of the Land Compensation Act 1961 shall, subject to any necessary modifications, apply for the purposes of this section as they apply for the purposes of that Act.

(7) In this section “premises” and “relevant prohibition order” have the same meaning as in section 584A.]

*Status: Point in time view as at 06/04/2016.*

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**Textual Amendments**

**F1168** S. 584B substituted (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\), ss. 265\(1\), 270\(4\)\(5\), Sch. 15 para. 31](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(b\)](#) (with Sch.)

**F1169** Words in s. 584B(6) substituted (1.6.2009) by The Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order (S.I. 2009/1307), art. 5(1)(2), {Sch. 1 para. 175(a)} (with Sch. 5)

**F1170** Words in s. 584B(6) substituted (1.6.2009) by The Transfer of Tribunal Functions (Lands Tribunal and Miscellaneous Amendments) Order (S.I. 2009/1307), art. 5(1)(2), {Sch. 1 para. 175(b)} (with Sch. 5)

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

**C168** S. 584B applied (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\), ss. 43\(5\)\(f\)\(6\), 270\(4\)\(5\)](#); S.I. 2006/1060, [art. 2\(1\)\(d\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)

**585**— ..... **F1171**  
**592.**

**Textual Amendments**

**F1171** Ss.585—595 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), ss. 165\(1\)\(d\), 194\(4\), Sch. 9 Pt. IV para. 76, Sch. 12 Pt. II](#)

*Other land Compensation Matters*

**593**— ..... **F1172**  
**595**

**Textual Amendments**

**F1172** Ss.585—595 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), ss. 165\(1\)\(d\), 194\(4\), Sch. 9 Pt. IV para. 76, Sch. 12 Pt. II](#)

**596 Power to compensate shop-keepers in areas affected by clearance.**

Where, as a result of action taken by a local housing authority under the provisions of Part IX relating to clearance areas, the population of the locality is materially decreased, the authority may pay to any person carrying on a retail shop in the locality such reasonable allowance as they think fit towards any loss involving personal hardship which in their opinion he will thereby sustain, but in estimating any such loss they shall have regard to the probable future development of the locality.

**597 Compensation payable on demolition of obstructive building.**

- (1) Where a building is demolished under section 287 (execution of obstructive building order), whether by the owner or by the local housing authority, compensation shall be paid by the authority to the owner in respect of loss arising from the demolition.

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- (2) The compensation shall be assessed in accordance with Part I of the Land Compensation Act 1961 (determination of questions of disputed compensation).
- (3) In assessing the compensation no allowance shall be made on account of the demolition being compulsory.

598 ..... F1173

**Textual Amendments**

F1173 S. 598 repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(d), 194(4), Sch. 9 Pt. IV para. 77, [Sch. 12 Pt. II](#)

**599 Application of compensation due to another local authority.**

Compensation payable in respect of land of another local authority in pursuance of a compulsory purchase under—

section 17 (provision of housing),

..... F1174,

section 290 (acquisition of land for clearance), or

section 300 (purchase of condemned house for temporary housing use)

which would otherwise be paid into court in accordance with Schedule 1 to the Compulsory Purchase Act 1965 (purchase from persons not having power to dispose) may, if the Secretary of State consents, instead be paid and applied as he may determine.

**Textual Amendments**

F1174 Words repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(d), 194(4), Sch. 9 Pt. IV para. 78, [Sch. 12 Pt. II](#)

*Supplementary provisions*

**600 Powers of entry.**

- (1) A person authorised by the local housing authority or the Secretary of State may at any reasonable time, on giving [F1175 seven days] notice of his intention to the occupier, and to the owner if the owner is known, enter premises for the purpose of survey and examination where it appears to the authority or the Secretary of State that survey or examination is necessary in order to determine whether any powers under this Part should be exercised in respect of the premises.
- (2) An authorisation for the purposes of this section shall be in writing stating the particular purpose or purposes for which the entry is authorised [F1176 and shall, if so required, be produced for inspection by the occupier or anyone acting on his behalf].

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#### Textual Amendments

- F1175** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(d), **Sch. 9 Pt. IV para. 79(1)**
- F1176** Words added by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(d), **Sch. 9 Pt. IV para. 79(2)**

### 601 Penalty for obstruction.

- (1) It is a summary offence [<sup>F1177</sup>intentionally] to obstruct an officer of the local housing authority or of the Secretary of State, or any person authorised to enter premises in pursuance of this Part, in the performance of anything which he is by this Part required or authorised to do.
- (2) A person committing such an offence is liable on conviction to a fine not exceeding [<sup>F1178</sup>level 3] on the standard scale.

#### Textual Amendments

- F1177** Word inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(d), **Sch. 9 Pt. IV para. 80(1)**
- F1178** Words substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(d), **Sch. 9 Pt. IV para. 80(2)**

### 602 Minor definitions.

In this Part—

..... <sup>F1179</sup>

“owner” in relation to premises—

- (a) means a person (other than a mortgagee not in possession) who is for the time being entitled to dispose of the fee simple in the premises, whether in possession or in reversion, and
- (b) includes also a person holding or entitled to the rents and profits of the premises [<sup>F1180</sup>or part of the premises] under a lease of which the unexpired term exceeds three years.

#### Textual Amendments

- F1179** Definition repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(d), 194(4), **Sch. 9 Pt. IV para. 81(a)**, **Sch. 12 Pt. II**
- F1180** Words inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(d), **Sch. 9 Pt. IV para. 81(b)**

### [<sup>F1181</sup>603 Index of defined expressions: Part XVII.

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or otherwise explaining an expression used in the same section or paragraph):—

*Status: Point in time view as at 06/04/2016.*

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clearance area	section 289
closing order	section 264
demolition order	section 265
compulsory purchase value	section 584A
lease and lessee	section 621
local housing authority	section 1, 2(2).]

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**Textual Amendments**

**F1181** S. 603 substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(d), **Sch. 9 Pt. IV para. 82**

**PART XVIII**

MISCELLANEOUS AND GENERAL PROVISIONS

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

**C169** Pt. XVIII (ss. 604–625): power to apply certain functions with modifications conferred by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. **65(6)**

*General provisions relating to housing conditions*

**604 Fitness for human habitation.**

F1182  
.....

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**Textual Amendments**

**F1182** Ss. 604–606 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

**604A Authority to consider guidance given by Secretary of State in deciding whether to take action under Section 189, Section 264, Section 265 or Section 289.**

F1183  
.....

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**Textual Amendments**

**F1183** Ss. 604–606 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

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## 605 Consideration by local housing authority of housing conditions in their district.

F1184

### Textual Amendments

**F1184** Ss. 604-606 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

## 606 Reports on particular houses or areas.

F1185

### Textual Amendments

**F1185** Ss. 604-606 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), [Sch. 16](#); S.I. 2006/1060, [art. 2\(1\)\(e\)\(v\)](#) (with [Sch.](#)); S.I. 2006/1535, [art. 2\(c\)\(v\)](#) (with [Sch.](#))

### *Environmental considerations*

## 607 Local housing authority to have regard to environmental considerations.

A local housing authority in preparing any proposals for the provision of housing accommodation, or in taking any action under this Act, shall have regard to—

- (a) the beauty of the landscape or countryside,
- (b) the other amenities of the locality, and
- (c) the desirability of preserving existing works of architectural, historic or artistic interest;

and they shall comply with such directions in that behalf as may be given to them by the Secretary of State.

## 608 Acquisition of ancient monuments, &c.

Land which is the site of an ancient monument or other object of archaeological interest—

- (a) may not be acquired for the purposes of . . . <sup>F1186</sup> Part IX (slum clearance), and
- (b) may be acquired for the purposes of Part II (provision of housing) only by compulsory purchase order.

### Textual Amendments

**F1186** Words repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(e), 194(4), [Sch. 9 Pt. V para. 87](#), [Sch. 12 Pt. II](#)

*Status: Point in time view as at 06/04/2016.*

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*Enforceability of covenants, &c.*

**609 Enforcement of covenants against owner for the time being.**

Where—

- (a) a local housing authority have disposed of land held by them for any of the purposes of this Act and the person to whom the disposal was made has entered into a covenant with the authority concerning the land, or
- (b) an owner of any land has entered into a covenant with the local housing authority concerning the land for the purposes of any of the provisions of this Act,

the authority may enforce the covenant against the persons deriving title under the covenantor, notwithstanding that the authority are not in possession of or interested in any land for the benefit of which the covenant was entered into, in like manner and to the like extent as if they had been possessed of or interested in such land.

**610 Power of court to authorise conversion of premises into flats.**

- (1) The local housing authority or a person interested in [<sup>F1187</sup>any premises] may apply to the county court where—

- (a) owing to changes in the character of the neighbourhood in which the [<sup>F1188</sup>premises][<sup>F1189</sup>are situated, they] cannot readily be let as a single [<sup>F1189</sup>dwelling-house] but could readily be let for occupation if converted into two or more [<sup>F1189</sup>dwelling-houses], or
- (b) planning permission has been granted under Part III of [<sup>F1190</sup>the Town and Country Planning Act 1990] (general planning control) for the use of the [<sup>F1188</sup>premises] as converted into two or more separate dwelling-houses instead of as a single dwelling-house,

and the conversion is prohibited or restricted by the provisions of the lease of the [<sup>F1188</sup>premises], or by a restrictive covenant affecting the [<sup>F1188</sup>premises], or otherwise.

- (2) The court may, after giving any person interested an opportunity of being heard, vary the terms of the lease or other instrument imposing the prohibition or restriction, subject to such conditions and upon such terms as the court may think just.

**Textual Amendments**

**F1187** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 165(1)(e), **Sch. 9 Pt. V para. 88**

**F1188** Word substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 165(1)(e), **Sch. 9 Pt. V para. 88**

**F1189** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 61), s. 165(1)(e), **Sch. 9 Pt. V para. 88**

**F1190** Words substituted by Planning (Consequential Provisions) Act 1990 (c. 11, SIF 123: 1, 2), s. 4, **Sch. 2 para. 71(5)**

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*Miscellaneous powers of local housing authorities*

**611 Removal or alteration of apparatus of statutory undertakers.**

- (1) Where by reason of the stopping up, diversion or alteration of the level or width of a street by a local housing authority under powers exercisable by them by virtue of this Act—
  - (a) the removal or alteration of apparatus belonging to statutory undertakers, or
  - (b) the execution of works for the provision of substituted apparatus, whether permanent or temporary,
 is reasonably necessary for the purposes of their undertaking, the statutory undertakers may by notice in writing served on the authority require them to remove or alter the apparatus or to execute the works.
- (2) Where such a requirement is made and not withdrawn, the authority shall give effect to it unless—
  - (a) they serve notice in writing on the undertakers of their objection to the requirement within 28 days of the service of the notice upon them and
  - (b) the requirement is determined by arbitration to be unreasonable.
- (3) At least seven days before commencing any works which they are required under this section to execute, the authority shall, except in case of emergency, serve on the undertakers notice in writing of their intention to do so; and if the undertakers so elect within seven days from the date of service of the notice on them, they shall themselves execute the works.
- (4) If the works are executed by the authority, they shall be executed at the authority's expense and under the superintendence (also at the authority's expense) and to the reasonable satisfaction of the undertakers; and if the works are executed by the undertakers, they shall be executed in accordance with the reasonable directions and to the reasonable satisfaction of the authority, and the reasonable costs of the works shall be repaid to the undertakers by the authority.
- (5) Any difference arising between statutory undertakers and a local housing authority under subsection (3) or (4), and any matter which by virtue of subsection (2)(b) is to be determined by arbitration, shall be referred to and determined by an arbitrator to be appointed, in default of agreement, by the Secretary of State.
- (6) In this section—
  - (a) “statutory undertakers” means any persons authorised by an enactment, or by an order, rule or regulation made under an enactment, to construct, work or carry on a railway, canal, inland navigation, dock, harbour, tramway, gas, . . . <sup>F1191</sup> . . . <sup>F1192</sup> or other public undertaking;
  - (b) “apparatus” means sewers, drains, culverts, watercourses, mains, pipes, valves, tubes, cables, wires, transformers and other apparatus laid down or used for or in connection with the carrying, conveying or supplying to premises of a supply of water, water for hydraulic power, gas or electricity, and standards and brackets carrying street lamps;
  - (c) references to the alteration of apparatus include diversion and the alteration of position or level.



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#### Textual Amendments

**F1191** Word repealed by [Electricity Act 1989 \(c. 29, SIF 44:1\)](#), s. 112(3)(4), Sch. 17 para. 35(1), **Sch. 18**

**F1192** Word repealed by [Water Act 1989 \(c. 15, SIF 130\)](#), ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 163, 189(4)–(10), 190(2)(3), 193(1), Sch. 26 paras. 3(1)(2), 17, 40(4), 41(1), 57(6), 58, **Sch. 27 Pt. I**

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

**C170** S. 611 extended by [Airports Act 1986 \(c. 31, SIF 9\)](#), s. 58, **Sch. 2 para. 1(1)**

**C171** S. 611 extended by [Water Act 1989 \(c. 15, SIF 130\)](#), ss. 58(7), 101(1), 141(6), 160(1)(2)(4), 163, 189(4)–(10), 190(1), 193(1), Sch. 25 para. 1(2)(xxxii), Sch. 26 paras. 3(1)(2), 17, 40(4), 57(6), **58**

**C172** S. 611 extended by [Electricity Act 1989 \(c. 29, SIF 44:1\)](#), s. 112(1)(3), Sch. 16 para. 2(4)(e)(9), Sch. 17 paras. 33, **35(1)**

**C173** S. 611 modified (1.4.2001) by 2000 c. 38, s. 37, **Sch. 5 para. 1(2)(o)** (with s. 106); S.I. 2001/869, **art.2**

### General provisions

#### 612 Exclusion of Rent Act protection.

Nothing in the Rent Acts [<sup>F1193</sup>or Part I of the Housing Act 1988] prevents possession being obtained of a [<sup>F1194</sup>dwelling-house] of which possession is required for the purpose of enabling a local housing authority to exercise their powers under any enactment relating to housing.

#### Textual Amendments

**F1193** Words inserted by [Housing Act 1988 \(c. 50, SIF 61\)](#), s. 140(1), **Sch. 17 Pt. I para. 63**

**F1194** Word substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(e), **Sch. 9 Pt. V para. 89**

#### 613 Liability of directors, &c. in case of offence by body corporate.

- (1) Where an offence under this Act committed by a body corporate is proved to have been committed with the consent or connivance of, or to be attributable to any neglect on the part of, a director, manager, secretary or other similar officer of the body corporate, or a person purporting to act in any such capacity, he, as well as the body corporate, is guilty of an offence and liable to be proceeded against and punished accordingly.
- (2) Where the affairs of a body corporate are managed by its members, subsection (1) applies in relation to the acts and defaults of a member in connection with his functions of management as if he were a director of the body corporate.

#### 614 Power to prescribe forms &c.

- (1) The Secretary of State may by regulations prescribe—
  - (a) anything which by this Act is to be prescribed; or
  - (b) the form of any notice, advertisement, statement or other document which is required or authorised to be used under or for the purposes of this Act.

*Status: Point in time view as at 06/04/2016.*

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- (2) The regulations shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (3) The power conferred by this section is not exercisable where specific provision for prescribing a thing, or the form of a document, is made elsewhere.

#### **615 Dispensation with advertisements and notices.**

- (1) The Secretary of State may dispense with the publication of advertisements or the service of notices required to be published or served by a local authority under this Act if he is satisfied that there is reasonable cause for dispensing with the publication or service.
- (2) A dispensation may be given by the Secretary of State—
  - (a) either before or after the time at which the advertisement is required to be published or the notice is required to be served, and
  - (b) either unconditionally or upon such conditions, as to the publication of other advertisements or the service of other notices or otherwise, as the Secretary of State thinks fit,
 due care being taken by him to prevent the interests of any persons being prejudiced by the dispensation.

#### **616 Local inquiries.**

For the purposes of the execution of his powers and duties under this Act, the Secretary of State may cause such local inquiries to be held as he may think fit.

#### **617 Service of notices.**

- (1) Where under any provision of this Act it is the duty of a local housing authority to serve a document on a person who is to the knowledge of the authority—
  - (a) a person having control of premises, however defined, or
  - (b) a person managing premises, however defined, or
  - (c) a person having an estate or interest in premises, whether or not restricted to persons who are owners or lessees or mortgagees or to any other class of those having an estate or interest in premises,
 the authority shall take reasonable steps to identify the person or persons coming within the description in that provision.
- (2) A person having an estate or interest in premises may for the purposes of any provision to which subsection (1) applies give notice to the local housing authority of his interest in the premises and they shall enter the notice in their records.
- (3) A document required or authorised by this Act to be served on a person as being a person having control of premises (however defined) may, if it is not practicable after reasonable enquiry to ascertain the name or address of that person, be served by—
  - (a) addressing it to him by the description of “person having control of” the premises (naming them) to which it relates, and
  - (b) delivering it to some person on the premises or, if there is no person on the premises to whom it can be delivered, by affixing it, or a copy of it, to some conspicuous part of the premises.

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- (4) Where under any provision of this Act a document is to be served on—
- (a) the person having control of premises, however defined, or
  - (b) the person managing premises, however defined, or
  - (c) the owner of premises, however defined,
- and more than one person comes within the description in the enactment, the document may be served on more than one of those persons.

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

C174 S. 617 applied (17.12.1996) by 1996 c. 53, s. 82(5); S.I. 1996/2842, art. 3

**618 The Common Council of the City of London.**

- (1) The Common Council of the City of London may appoint a committee, consisting of so many persons as they think fit, for any purposes of this Act or the <sup>M78</sup>Housing Associations Act 1985 which in their opinion may be better regulated and managed by means of a committee.
- (2) A committee so appointed—
- (a) shall consist as to a majority of its members of members of the Common Council, and
  - (b) shall not be authorised to borrow money or to make a rate,
- and shall be subject to any regulations and restrictions which may be imposed by the Common Council.
- (3) A person is not, by reason only of the fact that he occupies a house at a rental from the Common Council, disqualified from being elected or being a member of that Council or any committee of that Council; but no person shall vote as a member of that Council, or any such committee, on a resolution or question which is proposed or arises in pursuance of this Act or the Housing Associations Act 1985 and relates to land in which he is beneficially interested.
- (4) A person who votes in contravention of subsection (3) commits a summary offence and is liable on conviction to a fine not exceeding [<sup>F1195</sup>level 4 on the standard scale]; but the fact of his giving the vote does not invalidate any resolution or proceeding of the authority.

**Textual Amendments**

F1195 Words substituted by Housing and Planning Act 1986 (c. 63, SIF 61), s. 24(1), Sch. 5 Pt. 1 para. 6(1)  
(2)

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

C175 S. 618 applied (18.1.2005) by Housing Act 2004 (c. 34), ss. 261(7), 270(3)(a)

**Marginal Citations**

M78 1985 c. 69.

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## 619 The Inner and Middle Temples.

<sup>F1196</sup>(1) .....

- (2) [<sup>F1197</sup>The provisions of Parts I to XI and XIII to XVIII of this Act] are among those for which provision may be made by Order in Council under section 94 of the Local Government Act 1985 (general power to provide for exercise of local authority functions as respects the Temples).

### Textual Amendments

**F1196** S. 619(1) repealed (3.3.1997) by 1996 c. 52, s. 227, **Sch. 19 Pt. II**; S.I. 1997/596, **art. 2**

**F1197** Words in s. 619(2) substituted (3.3.1997) by 1996 c. 52, **s. 80(2)**; S.I. 1997/350, **art. 2**

## 620 The Isles of Scilly.

- (1) This Act applies to the Isles of Scilly subject to such exceptions, adaptations and modifications as the Secretary of State may by order direct.
- (2) An order shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

## 621 Meaning of “lease” and “tenancy” and related expressions.

- (1) In this Act “lease” and “tenancy” have the same meaning.
- (2) Both expressions include—
- (a) a sub-lease or sub-tenancy, and
  - (b) an agreement for a lease or tenancy (or sub-lease or sub-tenancy).
- (3) The expressions “lessor” and “lessee” and “landlord” and “tenant”, and references to letting, to the grant of a lease or to covenants or terms, shall be construed accordingly.

## <sup>F1198</sup>621A Meaning of “service charge” and related expressions.

- (1) In this Act “service charge” means an amount payable by a purchaser or lessee of premises—
- (a) which is payable, directly or indirectly, for services, repairs, maintenance or insurance or the vendor’s or lessor’s costs of management, and
  - (b) the whole or part of which varies or may vary according to the relevant costs.
- (2) The relevant costs are the costs or estimated costs incurred or to be incurred by or on behalf of the payee, or (in the case of a lease) a superior landlord, in connection with the matters for which the service charge is payable.
- (3) For this purpose—
- (a) “costs” includes overheads, and
  - (b) costs are relevant costs in relation to a service charge whether they are incurred, or to be incurred, in the period for which the service charge is payable or in an earlier or later period.
- (4) In relation to a service charge—
- (a) the “payee” means the person entitled to enforce payment of the charge, and

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(b) the “payer” means the person liable to pay it.]

[<sup>F1199</sup>(5) But this section does not apply in relation to Part 14.]

#### Textual Amendments

**F1198 S. 621A** inserted by [Housing and Planning Act 1986 \(c. 63, SIF 61\)](#), s. 24(2), **Sch. 5 Pt. II para. 39**

**F1199 S. 621A(5)** inserted (30.9.2003 for E and 30.3.2004 for W.) by [2002 c. 15, ss. 150, 181\(1\), Sch. 9 para. 6; S.I. 2003/1986, art. 2\(c\)\(i\)](#) (subject to [Sch. 2](#)); [S.I. 2004/669, art. 2\(c\)\(i\)](#), Sch. 2

## 622 Minor definitions: general.

[<sup>F1200</sup>(1)] In this Act—

[<sup>F1201</sup> “ assured tenancy ” has the same meaning as in Part I of the Housing Act 1988;

“ assured agricultural occupancy ” has the same meaning as in Part I of the Housing Act 1988 ]

[<sup>F1202</sup> “ authorised deposit taker ” means—

(a) a person who has permission under [<sup>F1203</sup>Part 4A] of the Financial Services and Markets Act 2000 to accept deposits, or

(b) an EEA firm of the kind mentioned in paragraph 5(b) of Schedule 3 to that Act who has permission under paragraph 15 of that Schedule (as a result of qualifying for authorisation under paragraph [<sup>F1204</sup> 12 ] of that Schedule) to accept deposits;

“ authorised insurer ” means—

(a) a person who has permission under [<sup>F1203</sup>Part 4A ] of the Financial Services and Markets Act 2000 to effect or carry out contracts of insurance, or

(b) an EEA firm of the kind mentioned in paragraph 5(b) of Schedule 3 to that Act who has permission under paragraph 15 of that Schedule (as a result of qualifying for authorisation under paragraph [<sup>F1205</sup> 12 ] of that Schedule) to effect or carry out contracts of insurance; ]

[<sup>F1206</sup> “ authorised mortgage lender ” means—

(a) a person who has permission under [<sup>F1203</sup>Part 4A] of the Financial Services and Markets Act 2000 to enter into a regulated mortgage contract as lender,

(b) an EEA firm of the kind mentioned in paragraph (5)(b) of Schedule 3 to that Act who has permission under paragraph 15 of that Schedule (as a result of qualifying for authorisation under paragraph 12 of that Schedule) to enter into a regulated mortgage contract as lender, or

(c) a Treaty firm within the meaning of Schedule 4 to that Act who has permission under paragraph 4 of that Schedule (as a result of qualifying for authorisation under paragraph 2 of that Schedule) to enter into a regulated mortgage contract as lender;]

<sup>F1207</sup>

“ building regulations ” means—

(a) building regulations made under Part I of the Building Act 1984,

(b) <sup>F1208</sup>

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(c) any provision of a local Act, or of a byelaw made under a local Act, dealing with the construction and drainage of new buildings and the laying out and construction of new streets;

F1207

“cemetery” has the same meaning as in section 214 of the Local Government Act 1972;

F1209

[<sup>F1210</sup> “ district valuer ”, in relation to any land in the district of a local housing authority, means an officer of the Commissioners of Inland Revenue appointed by them for the purpose of exercising, in relation to that district, the functions of the district valuer under this Act; ]

“friendly society” means a friendly society, or a branch of a friendly society, registered under the Friendly Societies Act 1974 or earlier legislation;

“general rate fund” means—

- (a) in relation to the Council of the Isles of Scilly, the general fund of that council;
- (b) in relation to the Common Council of the City of London, that council’s general rate;

“hostel” means a building in which is provided, for persons generally or for a class or classes of persons—

- (a) residential accommodation otherwise than in separate and self-contained sets of premises, and
- (b) either board or facilities for the preparation of food adequate to the needs of those persons, or both;

F1207

“protected occupancy” and “protected occupier” have the same meaning as in the Rent (Agriculture) Act 1976;

“protected tenancy” has the same meaning as in Rent Act 1977;

[<sup>F1211</sup> “regular armed forces of the Crown” means the regular forces as defined by section 374 of the Armed Forces Act 2006;]

“the Rent Acts” means the Rent Act 1977 and the Rent (Agriculture) Act 1976;

“restricted contract” has the same meaning as in the Rent Act 1977;

“shared ownership lease” means a lease—

- (a) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling or of the cost of providing it, or
- (b) under which the tenant (or his personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling;

F1212

F1212

“statutory tenancy” and “statutory tenant” means a statutory tenancy or statutory tenant within the meaning of the Rent Act 1977 or the Rent (Agriculture) Act 1976;

“street” includes any court, alley, passage, square or row of houses, whether a thoroughfare or not;

“subsidiary” has [<sup>F1213</sup> the meaning given by ] [<sup>F1214</sup> section 1159 of the Companies Act 2006];

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F1207

- [<sup>F1215</sup>(2) The definitions of “authorised deposit taker”<sup>F1216</sup>, “authorised insurer and” and “authorised mortgage lender”] in subsection (1) must be read with—
- (a) section 22 of the Financial Services and Markets Act 2000;
  - (b) any relevant order under that section; and
  - (c) Schedule 2 to that Act.]

#### Textual Amendments

- F1200S.** 622 renumbered as s. 622(1) (1.12.2001) by S.I. 2001/3649, **arts. 1, 300(2)**
- F1201** Definitions inserted by Housing Act 1988 (c. 50, SIF 61), s. 140(1), **Sch. 17 Pt. I para. 64**
- F1202S.** 622(1): definitions inserted (1.12.2001) after definition of "assured agricultural tenancy" by S.I. 2001/3649, **arts. 1, 300(4)**
- F1203** Words in s. 622(1) substituted (1.4.2013) by Financial Services Act 2012 (c. 21), s. 122(3), **Sch. 18 para. 50** (with Sch. 20); S.I. 2013/423, art. 3, Sch.
- F1204** Word in s. 622(1) substituted (7.9.2009) by Housing and Regeneration Act 2008 (c. 17), **ss. 316(a), 325**; S.I. 2009/2096, **art. 2(3)** (subject to art. 3(3))
- F1205** Word in s. 622(1) substituted (7.9.2009) by Housing and Regeneration Act 2008 (c. 17), **ss. 316(b), 325**; S.I. 2009/2096, **art. 2(3)** (subject to art. 3(3))
- F1206S.** 622(1): definition inserted (22.9.2008) by Housing and Regeneration Act 2008 (c. 17), **ss. 307(2), 325**
- F1207S.** 622(1): definitions of "bank", "building society", "insurance company" and "trustee savings bank" repealed (1.12.2001) by S.I. 2001/3649, **arts. 1, 300(3)**
- F1208S.** 622: in definition of "building regulations" para. (b) repealed (25.9.1991) by Planning and Compensation Act 1991 (c. 34, SIF 123:1), s. 84(6), **Sch. 19 Pt. V** (with s. 84(5)); S.I. 1991/2067, **art. 3**
- F1209** Definition "charity" in s. 622(1) omitted (14.3.2012 immediately before the Charities Act 2011 (c. 25) comes into force) by virtue of The Charities (Pre-consolidation Amendments) Order 2011 (S.I. 2011/1396), art. 1, Sch. para. 40(1)(2)(a)
- F1210** Entry substituted by S.I. 1990/434, reg. 2, **Sch. para. 23**
- F1211S.** 622(1): definition substituted (28.3.2009 for certain purposes and 31.10.2009 otherwise) by Armed Forces Act 2006 (c. 52), **ss. 378(1), 383(2), Sch. 16 para. 108**; S.I. 2009/812, **art. 3** (with transitional provisions (24.4.2009) in {S.I. 2009/1059}); S.I. 2009/1167, **art. 4**
- F1212S.** 622: definitions of "standard scale" and "statutory maximum" repealed (5.11.1993) by 1993 c. 50, s. 1(1), **Sch. 1 Pt. XIV** Group 2
- F1213** Words substituted by Companies Act 1989 (c. 40, SIF 27), s. 144(4), **Sch. 18 para. 40**
- F1214S.** 622(1): words in definition of "subsidiary" substituted (1.10.2009) by The Companies Act 2006 (Consequential Amendments, Transitional Provisions and Savings) Order (S.I. 2009/1941), art. 2(1), {Sch. 1 para. 62(6)} (with art. 10)
- F1215S.** 622(2) inserted (1.12.2001) by S.I. 2001/3649, **arts. 1, 300(5)**
- F1216** Words in s. 622(2) substituted (22.9.2008) by Housing and Regeneration Act 2008 (c. 17), **ss. 307(3), 325**

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

- C176** S. 622 extended (1.1.1993) by S.I. 1992/3218, reg. 82(1), **Sch. 10 Pt. I para. 19**  
S. 622 amended (1.7.1994) by S.I. 1994/1696, reg. 68, **Sch. 8 Pt. I para. 10**

## 623 Minor definitions: Part XVIII

In this Part—

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[<sup>F1217</sup>“dwelling-house” <sup>F1218</sup>. . . shall be construed in accordance with subsection (2);

<sup>F1219</sup> . . . . . ]

“owner”, in relation to premises—

- (a) means a person (other than a mortgagee not in possession) who is for the time being entitled to dispose of the fee simple absolute in the premises, whether in possession or in reversion, and
- (b) includes also a person holding or entitled to the rents and profits of the premises under a lease of which the unexpired term exceeds three years.

[<sup>F1220</sup>(2) For the purposes of this Part, “dwelling-house” includes any yard, garden, outhouses and appurtenances belonging to it or usually enjoyed with it and section 183 shall have effect to determine whether a dwelling-house is a flat.]

**Textual Amendments**

**F1217** Definitions substituted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 165\(1\)\(e\), Sch. 9 Pt. V para. 90\(1\)](#)

**F1218** S. 623: words in "section 623(1)" repealed (6.4.2006 for E. and 16.6.2006 for W.) by virtue of [Housing Act 2004 \(c. 34\), ss. 266, 270\(4\)\(5\), Sch. 16; S.I. 2006/1060, art. 2\(1\)\(e\)\(v\) \(with Sch.\); S.I. 2006/1535, art. 2\(c\)\(v\) \(with Sch.\)](#)

**F1219** S. 623: definitions in "section 623(1)" repealed (6.4.2006 for E. and 16.6.2006 for W.) by virtue of [Housing Act 2004 \(c. 34\), ss. 266, 270\(4\)\(5\), Sch. 16; S.I. 2006/1060, art. 2\(1\)\(v\)\(e\) \(with Sch.\); S.I. 2006/1535, art. 2\(c\)\(v\) \(with Sch.\)](#)

**F1220** S. 623(2) inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\), s. 165\(1\)\(e\), Sch. 9 Pt. V para. 90\(2\)](#)

**624 Index of defined expressions: Part XVIII.**

The following Table shows provisions defining or otherwise explaining expressions used in this Part (other than provisions defining or explaining an expression used in the same section):—

clearance area	section 289
district (of a local housing authority)	section 2(1)
[ <sup>F1221</sup> dwelling-house]	[ <sup>F1221</sup> section 623]
<sup>F1222</sup>	<sup>F1222</sup>
. . .	. . .
<sup>F1222</sup>	<sup>F1222</sup>
. . .	. . .
<sup>F1222</sup>	<sup>F1222</sup>
. . .	. . .
<sup>F1223</sup>	<sup>F1223</sup>
lease and let	section 621
local housing authority	section 1, 2(2)



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owner	section 623
Rent Acts	section 622
standard scale (in reference to the maximum fine on summary conviction)	section 622
street	section 622
unfit for human habitation	section 604

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#### Textual Amendments

**F1221** Entries inserted by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), s. 165(1)(e), **Sch. 9 Pt. V para. 91(b)**

**F1222** Entries in s. 624 repealed (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. 266, 270(4)(5), **Sch. 16**; S.I. 2006/1060, **art. 2(1)(e)(v)** (with Sch.); S.I. 2006/1535, **art. 2(c)(v)** (with Sch.)

**F1223** Entry repealed by [Local Government and Housing Act 1989 \(c. 42, SIF 61\)](#), ss. 165(1)(e), 194(4), Sch. 9 Pt. V para. 91(a), **Sch. 12 Pt. II**

#### *Final provisions*

#### **625 Short title, commencement and extent.**

- (1) This Act may be cited as the Housing Act 1985.
- (2) This Act comes into force on 1st April 1986.
- (3) This Act extends to England and Wales only.

**Status:**

Point in time view as at 06/04/2016.

**Changes to legislation:**

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