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Status: Point in time view as at 24/07/2020.
Changes to legislation: Housing Act 1988, Section 21A is up to date with all changes known to be in force
on or before 13 June 2024. There are changes that may be brought into force at a future date. Changes that
have been made appear in the content and are referenced with annotations. (See end of Document for details)
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Housing Act 1988

1988 CHAPTER 50

PART I

RENTED ACCOMMODATION

CHAPTER II

ASSURED SHORTHOLD TENANCIES

[F1**21A   Compliance with prescribed legal requirements**

(1) A notice under subsection (1) or (4) of section 21 may not be given in relation to an assured shorthold tenancy of a dwelling-house in England at a time when the landlord is in breach of a prescribed requirement.

(2) The requirements that may be prescribed are requirements imposed on landlords by any enactment and which relate to—

   (a)   the condition of dwelling-houses or their common parts,

   (b)   the health and safety of occupiers of dwelling-houses, or

   (c)   the energy performance of dwelling-houses.

(3) In subsection (2) " enactment " includes an enactment contained in subordinate legislation within the meaning of the Interpretation Act 1978.

(4) For the purposes of subsection (2)(a) " common parts " has the same meaning as in Ground 13 in Part 2 of Schedule 2.

(5) A statutory instrument containing regulations made under this section is subject to annulment in pursuance of a resolution of either House of Parliament.]

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Housing Act 1988 (c. 50)
Part I – Rented Accommodation
chapter II – Assured Shorthold Tenancies
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Textual Amendments

F1   S. 21A inserted (1.7.2015 for specified purposes, 1.10.2015 in so far as not already in force) by
Deregulation Act 2015 (c. 20), **ss. 38**, 115(7) (with s. 41); S.I. 2015/994, arts. 10(b), 11(k)

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