



Housing Act 1996

1996 CHAPTER 52

PART V

CONDUCT OF TENANTS

CHAPTER I

INTRODUCTORY TENANCIES

General provisions

124 **Introductory tenancies.**

- (1) A local housing authority or a housing action trust may elect to operate an introductory tenancy regime.
- (2) When such an election is in force, every periodic tenancy of a dwelling-house entered into or adopted by the authority or trust shall, if it would otherwise be a secure tenancy, be an introductory tenancy, unless immediately before the tenancy was entered into or adopted the tenant or, in the case of joint tenants, one or more of them was—
 - (a) a secure tenant of the same or another dwelling-house, or
 - [^{F1}(b) a tenant under a relevant assured tenancy, other than an assured shorthold tenancy, of the same or another dwelling-house.]

[^{F2}(2A) In subsection (2)(b) “relevant assured tenancy” means—

- (a) an assured tenancy in respect of social housing under which the landlord is a private registered provider of social housing, or
 - (b) an assured tenancy under which the landlord is a registered social landlord; and for these purposes “social housing” has the same meaning as in Part 2 of the Housing and Regeneration Act 2008.]
- (3) Subsection (2) does not apply to a tenancy entered into or adopted in pursuance of a contract made before the election was made.

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- (4) For the purposes of this Chapter a periodic tenancy is adopted by a person if that person becomes the landlord under the tenancy, whether on a disposal or surrender of the interest of the former landlord.
- (5) An election under this section may be revoked at any time, without prejudice to the making of a further election.

Textual Amendments

- F1** S. 124(2)(b) 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. 96(2)** (with art. 6, Sch. 3)
- F2** S. 124(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. 96(3)** (with art. 6, Sch. 3)

Modifications etc. (not altering text)

- C1** S. 124 modified (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5)(b), **Sch. 7 para. 12(6)(b)** (with Sch. 7 para. 12(9)); S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C2** S. 124 modified (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5)(b), **Sch. 7 para. 4(6)(b)**; S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)

125 Duration of introductory tenancy.

- (1) A tenancy remains an introductory tenancy until the end of the trial period, unless one of the events mentioned in subsection (5) occurs before the end of that period.
- (2) The “trial period” is the period of one year beginning with—
 - (a) in the case of a tenancy which was entered into by a local housing authority or housing action trust—
 - (i) the date on which the tenancy was entered into, or
 - (ii) if later, the date on which a tenant was first entitled to possession under the tenancy; or
 - (b) in the case of a tenancy which was adopted by a local housing authority or housing action trust, the date of adoption;

^[F3] but this is subject to subsections (3) and (4) and to section 125A (extension of trial period by 6 months).] .
- (3) Where the tenant under an introductory tenancy was formerly a tenant under another introductory tenancy, ^[F4]or a relevant assured shorthold tenancy], any period or periods during which he was such a tenant shall count towards the trial period, provided—
 - (a) if there was one such period, it ended immediately before the date specified in subsection (2), and
 - (b) if there was more than one such period, the most recent period ended immediately before that date and each period succeeded the other without interruption.

^[F5](3A) In subsection (3) “relevant assured shorthold tenancy” means—

- (a) an assured shorthold tenancy in respect of social housing under which the landlord is a private registered provider of social housing, or

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- (b) an assured shorthold tenancy under which the landlord is a registered social landlord;
and for these purposes “social housing” has the same meaning as in Part 2 of the Housing and Regeneration Act 2008.]
- (4) Where there are joint tenants under an introductory tenancy, the reference in subsection (3) to the tenant shall be construed as referring to the joint tenant in whose case the application of that subsection produces the earliest starting date for the trial period.
- (5) A tenancy ceases to be an introductory tenancy if, before the end of the trial period—
- (a) the circumstances are such that the tenancy would not otherwise be a secure tenancy,
 - (b) a person or body other than a local housing authority or housing action trust becomes the landlord under the tenancy,
 - (c) the election in force when the tenancy was entered into or adopted is revoked, or
 - (d) the tenancy ceases to be an introductory tenancy by virtue of section 133(3) (succession).
- (6) A tenancy does not come to an end merely because it ceases to be an introductory tenancy, but a tenancy which has once ceased to be an introductory tenancy cannot subsequently become an introductory tenancy.
- (7) This section has effect subject to section 130 (effect of beginning proceedings for possession).

Textual Amendments

- F3** Words in s. 125(2) substituted (6.6.2005 for E., 25.11.2005 for W.) by [Housing Act 2004 \(c. 34\)](#), **ss. 179(2), 270(4), (5)(c)** (with s. 179(4)); S.I. 2005/1451, art. 2(a); S.I. 2005/3237, arts. 1(2), 2(f)
- F4** Words in s. 125(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. 97(2)** (with art. 6, Sch. 3)
- F5** S. 125(3A) 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. 97(3)** (with art. 6, Sch. 3)

[^{F6}125A Extension of trial period by 6 months

- (1) If both of the following conditions are met in relation to an introductory tenancy, the trial period is extended by 6 months.
- (2) The first condition is that the landlord has served a notice of extension on the tenant at least 8 weeks before the original expiry date.
- (3) The second condition is that either—
- (a) the tenant has not requested a review under section 125B in accordance with subsection (1) of that section, or
 - (b) if he has, the decision on the review was to confirm the landlord’s decision to extend the trial period.
- (4) A notice of extension is a notice—
- (a) stating that the landlord has decided that the period for which the tenancy is to be an introductory tenancy should be extended by 6 months, and

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- (b) complying with subsection (5).
- (5) A notice of extension must—
 - (a) set out the reasons for the landlord’s decision, and
 - (b) inform the tenant of his right to request a review of the landlord’s decision and of the time within which such a request must be made.
- (6) In this section and section 125B “the original expiry date” means the last day of the period of one year that would apply as the trial period apart from this section.

Textual Amendments

F6 Ss. 125A, 125B inserted (18.11.2004 for specified purposes) by [Housing Act 2004 \(c. 34\)](#), **ss. 179(3), 270(2)(b)** (with [s. 179\(4\)](#))

125B Review of decision to extend trial period

- (1) A request for review of the landlord’s decision that the trial period for an introductory tenancy should be extended under section 125A must be made before the end of the period of 14 days beginning with the day on which the notice of extension is served.
- (2) On a request being duly made to it, the landlord shall review its decision.
- (3) The Secretary of State may make provision by regulations as to the procedure to be followed in connection with a review under this section.

Nothing in the following provisions affects the generality of this power.

- (4) Provision may be made by regulations—
 - (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 he may be represented at such a hearing.
- (5) The landlord shall notify the tenant of the decision on the review.

If the decision is to confirm the original decision, the landlord shall also notify him of the reasons for the decision.

- (6) The review shall be carried out and the tenant notified before the original expiry date.]

Textual Amendments

F6 Ss. 125A, 125B inserted (18.11.2004 for specified purposes) by [Housing Act 2004 \(c. 34\)](#), **ss. 179(3), 270(2)(b)** (with [s. 179\(4\)](#))

126 Licences.

- (1) The provisions of this Chapter 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.
- (2) Subsection (1) 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,

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before the grant of that licence, another licence to occupy that or another dwelling-house had been granted to him).

Proceedings for possession

127 Proceedings for possession.

- (1) The landlord may only bring an introductory tenancy to an end by obtaining [^{F7}—
- (a) an order of the court for the possession of the dwelling-house, and
 - (b) the execution of the order.]

[^{F8}(1A) In such a case, the tenancy ends when the order is executed.]

- (2) The court shall make [^{F9}an order of the kind mentioned in subsection (1)(a)] unless the provisions of section 128 apply.

^{F10}(3)

Textual Amendments

- F7** Words in s. 127(1) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\), s. 325\(1\), Sch. 11 para. 11\(2\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3
- F8** S. 127(1A) inserted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\), s. 325\(1\), Sch. 11 para. 11\(3\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3
- F9** Words in s. 127(2) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\), s. 325\(1\), Sch. 11 para. 11\(4\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3
- F10** S. 127(3) repealed (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\), s. 325\(1\), Sch. 11 para. 11\(5\), Sch. 16](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3

128 Notice of proceedings for possession.

- (1) The court shall not entertain proceedings for the possession of a dwelling-house let under an introductory tenancy unless the landlord has served on the tenant a notice of proceedings complying with this section.
- (2) The notice shall state that the court will be asked to make an order for the possession of the dwelling-house.
- (3) The notice shall set out the reasons for the landlord's decision to apply for such an order.
- (4) The notice shall specify a date after which proceedings for the possession of the dwelling-house may be begun.

The date so specified must not be earlier than the date on which the tenancy could, apart from this Chapter, be brought to an end by notice to quit given by the landlord on the same date as the notice of proceedings.

- (5) The court shall not entertain any proceedings for possession of the dwelling-house unless they are begun after the date specified in the notice of proceedings.
- (6) The notice shall inform the tenant of his right to request a review of the landlord's decision to seek an order for possession and of the time within which such a request must be made.

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- (7) The notice shall also inform the tenant that if he needs help or advice about the notice, and what to do about it, he should take it immediately to a Citizens' Advice Bureau, a housing aid centre, a law centre or a solicitor.

129 Review of decision to seek possession.

- (1) A request for review of the landlord's decision to seek an order for possession of a dwelling-house let under an introductory tenancy must be made before the end of the period of 14 days beginning with the day on which the notice of proceedings is served.
- (2) On a request being duly made to it, the landlord shall review its decision.
- (3) The Secretary of State may make provision by regulations as to the procedure to be followed in connection with a review under this section.

Nothing in the following provisions affects the generality of this power.

- (4) Provision may be made by regulations—
- (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 he may be represented at such a hearing.
- (5) The landlord shall notify the person concerned of the decision on the review.

If the decision is to confirm the original decision, the landlord shall also notify him of the reasons for the decision.

- (6) The review shall 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.

Commencement Information

- II** S. 129 wholly in force 4.2.1997: s. 129 not in force at Royal Assent, see s. 232(1)-(3); s. 129(3)(4) in force at 1.10.1996 by [S.I. 1996/2402](#), [art. 3](#) (with transitional provisions and savings in the [Sch.](#)); s. 129(1)(2)(5)(6) in force at 4.2.1997 by [S.I. 1997/66](#), [art. 2](#)

130 Effect of beginning proceedings for possession.

- (1) This section applies where the landlord has begun proceedings for the possession of a dwelling-house let under an introductory tenancy and—
- (a) the trial period ends, or
 - (b) any of the events specified in section 125(5) occurs (events on which a tenancy ceases to be an introductory tenancy).
- (2) Subject to the following provisions, the tenancy remains an introductory tenancy until—
- (a) the tenancy comes to an end [^{F11}in accordance with section 127(1A)], or
 - (b) the proceedings are otherwise finally determined.
- (3) If any of the events specified in section 125(5)(b) to (d) occurs, the tenancy shall thereupon cease to be an introductory tenancy but—

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- (a) the landlord (or, as the case may be, the new landlord) may continue the proceedings, and
 - (b) if he does so, section [F12 127(1A) and (2)] (termination by landlord) apply as if the tenancy had remained an introductory tenancy.
- (4) Where in accordance with subsection (3) a tenancy ceases to be an introductory tenancy and becomes a secure tenancy, the tenant is not entitled to exercise the right to buy under Part V of the ^{M1}Housing Act 1985 unless and until the proceedings are finally determined on terms such that he is not required to give up possession of the dwelling-house.
- (5) For the purposes of this section proceedings shall be treated as finally determined if they are withdrawn or any appeal is abandoned or the time for appealing expires without an appeal being brought.

Textual Amendments

- F11** Words in s. 130(2)(a) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\), s. 325\(1\), Sch. 11 para. 12\(2\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3
- F12** Words in s. 130(3)(b) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\), s. 325\(1\), Sch. 11 para. 12\(3\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3

Marginal Citations

- M1** 1985 c. 68.

Succession on death of tenant

131 Persons qualified to succeed tenant.

A person is qualified to succeed the tenant under an introductory tenancy 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 [F13 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 132.

Textual Amendments

- F13** Words in s. 131(a) inserted (5.12.2005) by [Civil Partnership \(Family Proceedings and Housing Consequential Amendments\) Order 2005 \(S.I. 2005/3336\), arts. 1, 20](#)

132 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 133 (succession to introductory tenancy),
 - (b) he was a joint tenant and has become the sole tenant,

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- (c) he became the tenant on the tenancy being assigned to him (but subject to subsections (2) and (3)), or
 - (d) he became the tenant on the tenancy being vested in him on the death of the previous tenant.
- (2) A tenant to whom the tenancy was assigned in pursuance of an order under section 24 of the ^{M2}Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings) or section 17(1) of the ^{M3}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.
- [^{F14}(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) Where within six months of the coming to an end of an introductory tenancy (“the former tenancy”) the tenant becomes a tenant under another introductory 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

F14 S. 132(2A) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 52](#); [S.I. 2005/3175](#), art. 2(1), [Sch. 1](#)

Marginal Citations

M2 1973 c. 18.

M3 1984 c. 42.

133 Succession to introductory tenancy.

- (1) This section applies where a tenant under an introductory tenancy dies.
- (2) Where there is a person qualified to succeed the tenant, 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 [^{F15} 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.
- (3) Where there is no person qualified to succeed the tenant, the tenancy ceases to be an introductory tenancy—

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- (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 ^{M4}Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, &c.), ^{F16} ...
 - (iii) paragraph 1 of Schedule 1 to the ^{M5}Children Act 1989 (orders for financial relief against parents); or
 - [^{F17}(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.

Textual Amendments

- F15** Words in s. 133(2)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\), s. 263\(2\), Sch. 8 para. 53\(2\)](#); S.I. 2005/3175, art. 2(1), Sch. 1
- F16** Word in s. 133(3)(a)(ii) repealed (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\), s. 263\(10\)\(b\)\(d\), Sch. 30](#); S.I. 2005/3175, art. 2(6)
- F17** S. 133(3)(a)(iv) and word inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\), s. 263\(2\), Sch. 8 para. 53\(3\)](#); S.I. 2005/3175, art. 2(1), Sch. 1

Marginal Citations

- M4** 1984 c. 42.
- M5** 1989 c. 41.

Assignment

134 Assignment in general prohibited.

- (1) An introductory tenancy is not capable of being assigned except in the cases mentioned in subsection (2).
- (2) The exceptions are—
 - (a) an assignment in pursuance of an order made under—
 - (i) section 24 of the ^{M6}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.), ^{F18} ...
 - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents); [^{F19}, 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) an assignment to a person who would be qualified to succeed the tenant if the tenant died immediately before the assignment.

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- (3) Subsection (1) also applies to a tenancy which is not an introductory tenancy but would be if the tenant, or where the tenancy is a joint tenancy, at least one of the tenants, were occupying or continuing to occupy the dwelling-house as his only or principal home.

Textual Amendments

- F18** Word in s. 134(2)(a)(ii) repealed (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(10)(b)(d), [Sch. 30](#); [S.I. 2005/3175](#), art. 2(6)
- F19** S. 134(2)(a)(iv) and word inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 54](#); [S.I. 2005/3175](#), art. 2(1), [Sch. 1](#)

Marginal Citations

- M6** 1973 c. 18.

Repairs

135 Right to carry out repairs.

The Secretary of State may by regulations under section 96 of the ^{M7}Housing Act 1985 (secure tenants: right to carry out repairs) apply to introductory tenants any provision made under that section in relation to secure tenants.

Marginal Citations

- M7** 1985 c. 68.

Provision of information and consultation

136 Provision of information about tenancies.

- (1) Every local housing authority or housing action trust which lets dwelling-houses under introductory tenancies shall from time to time publish information about its introductory 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 introductory tenancies,
 - (b) the provisions of this Chapter, and
 - (c) the provisions of sections 11 to 16 of the ^{M8}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 an introductory tenancy shall supply the tenant with—
- (a) a copy of the information for introductory 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;

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and the statement required by paragraph (b) shall be supplied on the grant of the tenancy or as soon as practicable afterwards.

Marginal Citations

M8 1985 c. 70.

137 Consultation on matters of housing management.

- (1) This section applies in relation to every local housing authority and housing action trust which lets dwelling-houses under introductory tenancies and which is a landlord authority for the purposes of Part IV of the ^{M9}Housing Act 1985 (secure tenancies).
- (2) The authority or trust shall maintain such arrangements as it considers appropriate to enable those of its introductory tenants who are likely to be substantially affected by a relevant matter of housing management—
 - (a) to be informed of the proposals of the authority or trust in respect of the matter, and
 - (b) to make their views known to the authority or trust within a specified period; and the authority or trust shall, before making a decision on the matter, consider any representations made to it in accordance with those arrangements.
- (3) A matter is one of housing management if, in the opinion of the authority or trust concerned, it relates to—
 - (a) the management, improvement, maintenance or demolition of dwelling-houses let by the authority or trust under introductory or 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 an introductory or secure tenancy or to charges for services or facilities provided by the authority or trust.
- (4) A matter is relevant if, in the opinion of the authority or trust concerned, it represents—
 - (a) a new programme of maintenance, improvement or demolition, or
 - (b) a change in the practice or policy of the authority or trust,and is likely substantially to affect either its introductory 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).
- (5) In the case of a local housing authority, the reference in subsection (3) 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.
- (6) The authority or trust 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 its 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.

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Marginal Citations

M9 1985 c. 68.

[^{F20}Introductory tenancies that are to become flexible tenancies

Textual Amendments

F20 S. 137A and cross-heading inserted (1.4.2012) by Localism Act 2011 (c. 20), ss. 155(6), 240(2); S.I. 2012/628, art. 6(a) (with arts. 9, 11, 14, 15, 17)

137A Introductory tenancies that are to become flexible tenancies

- (1) Where this section applies, a tenancy of a dwelling-house in England that ceases to be an introductory tenancy and becomes a secure tenancy in accordance with this Chapter becomes a flexible tenancy for a term certain.
- (2) This section applies if, before entering into or adopting the introductory tenancy, the person who became the landlord under the tenancy served a written notice on the person who was or became the tenant under the tenancy—
 - (a) stating that, on ceasing to be an introductory tenancy, the tenancy would become a secure tenancy that would be a flexible tenancy for a term certain of the length specified in the notice,
 - (b) specifying a period of at least two years as the length of the term of the tenancy, and
 - (c) setting out the other express terms of the tenancy.
- (3) The length of the term of a flexible tenancy that becomes such a tenancy by virtue of this section is that specified in the notice under subsection (2).
- (4) 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.]

Supplementary

138 Jurisdiction of county court.

- (1) [^{F21}The county court] has jurisdiction to determine questions arising under this Chapter and to entertain proceedings brought under this Chapter and claims, for whatever amount, in connection with an introductory tenancy.
- (2) That jurisdiction includes jurisdiction to entertain proceedings as to whether a statement supplied in pursuance of section 136(2)(b) (written statement of certain terms of tenancy) is accurate 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.

Status: Point in time view as at 26/01/2019.

Changes to legislation: Housing Act 1996, Part V is up to date with all changes known to be in force on or before 03 August 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)

- F²²(4)
- F²²(5)
- F²²(6)

Textual Amendments

- F21** Words in s. 138(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)
- F22** S. 138(4)-(6) repealed (3.4.2006) by [Constitutional Reform Act 2005 \(c. 4\)](#), s. 148(1), [Sch. 4 para. 257](#), [Sch. 18 Pt. 2](#); [S.I. 2006/1014](#), art. 2(a), [Sch. 1 paras. 11\(v\), 30\(b\)](#)

Commencement Information

- I2** S. 138 wholly in force 4.2.1997: s. 138 not in force at Royal Assent, see s. 232(1)-(3); s. 138(4)-(6) in force at 1.10.1996 by [S.I. 1996/2402](#), art. 3 (with transitional provisions and savings in the [Sch.](#)); s. 138(1)-(3) in force at 4.2.1997 by [S.I. 1997/66](#), art. 2

139 Meaning of “dwelling-house”.

- (1) For the purposes of this Chapter 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 Chapter as part of the dwelling-house unless the land is agricultural land which would not be treated as part of a dwelling-house for the purposes of Part IV of the ^{M10}Housing Act 1985 (see section 112(2) of that Act).

Marginal Citations

- M10** 1985 c. 68.

140 Members of a person’s family: Chapter I.

- (1) A person is a member of another’s family within the meaning of this Chapter if—
 - (a) he is the spouse [^{F23}or civil partner] of that person, or he and that person live together as husband and wife [^{F24}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 purpose of subsection (1)(b)—
 - (a) a relationship by marriage [^{F25}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, and
 - (c) the stepchild of a person shall be treated as his child.

Status: Point in time view as at 26/01/2019.

Changes to legislation: Housing Act 1996, Part V is up to date with all changes known to be in force on or before 03 August 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)

Textual Amendments

- F23** Words in s. 140(1)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 51\(2\)\(a\)](#); S.I. 2005/3175, art. 2(1), Sch. 1
- F24** Words in s. 140(1)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 51\(2\)\(b\)](#); S.I. 2005/3175, art. 2(1), Sch. 1
- F25** Words in s. 140(2)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 51\(3\)](#); S.I. 2005/3175, art. 2(1), Sch. 1

141 Consequential amendments: introductory tenancies.

- (1) The enactments mentioned in Schedule 14 have effect with the amendments specified there which are consequential on the provisions of this Chapter.
- (2) The Secretary of State may by order make such other amendments or repeals of any enactment as appear to him necessary or expedient in consequence of the provisions of this Chapter.
- (3) Without prejudice to the generality of subsection (2), an order under that subsection may make such provision in relation to an enactment as the Secretary of State considers appropriate as regards its application (with or without modifications) or non-application in relation to introductory tenants or introductory tenancies.

Commencement Information

- I3** S. 14 wholly in force 4.2.1997; s. 141 not in force at Royal Assent, see s. 232(1)-(3); s. 141(2)(3) in force at 1.10.1996 by [S.I. 1996/2402](#), [art. 3](#) (with transitional provisions and savings in the [Sch.](#)); s. 141(1) in force at 4.2.1997 by [S.I. 1997/66](#), [art. 2](#)

142 Regulations and orders.

Any regulations or order under this Part—

- (a) may contain such incidental, supplementary or transitional provisions, or savings, as the Secretary of State thinks fit, and
- (b) shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.

143 Index of defined expressions: introductory tenancies.

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

adopt (in relation to periodic tenancy)	section 124(4)
assured tenancy and assured shorthold tenancy	section 230
dwelling-house	section 139
housing action trust	section 230

Status: Point in time view as at 26/01/2019.

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introductory tenancy and introductory tenant	section 124
local housing authority	section 230
member of family	section 140
registered social landlord	section 2
secure tenancy and secure tenant	section 230

[^{F26}CHAPTER 1A

Textual Amendments

F26 Pt. 5 Ch. 1A inserted (30.6.2004 for E., 30.9.2004 for W. for specified purposes, 30.4.2005 for W. so far as not already in force) by [Anti Social Behaviour Act 2003 \(c. 38\), s. 93, Sch. 1 para. 1](#); S.I. 2004/1502, [art. 2\(a\)\(iii\)](#); S.I. 2004/2557, [art. 2\(a\)\(ii\)](#); S.I. 2005/1225, [art. 2\(b\)](#)

General provisions

Demoted tenancies

143A Demoted tenancies

- (1) This section applies to a periodic tenancy of a dwelling-house if each of the following conditions is satisfied.
- (2) The first condition is that the landlord is either a local housing authority or a housing action trust.
- (3) The second condition is that the tenant condition in section 81 of the Housing Act 1985 is satisfied.
- (4) The third condition is that the tenancy is created by virtue of a demotion order under section 82A of that Act.
- (5) In this Chapter—
 - (a) a tenancy to which this section applies is referred to as a demoted tenancy;
 - (b) references to demoted tenants must be construed accordingly.

Duration of demoted tenancy

143B Duration of demoted tenancy

- (1) A demoted tenancy becomes a secure tenancy at the end of the period of one year (the demotion period) starting with the day the demotion order takes effect; but this is subject to subsections (2) to (5).
- (2) A tenancy ceases to be a demoted tenancy if any of the following paragraphs applies—
 - (a) either of the first or second conditions in section 143A ceases to be satisfied;
 - (b) the demotion order is quashed;

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- (c) the tenant dies and no one is entitled to succeed to the tenancy.
- (3) If at any time before the end of the demotion period the landlord serves a notice of proceedings for possession of the dwelling-house subsection (4) applies.
- (4) The tenancy continues as a demoted tenancy until the end of the demotion period or (if later) until any of the following occurs—
 - (a) the notice of proceedings is withdrawn by the landlord;
 - (b) the proceedings are determined in favour of the tenant;
 - (c) the period of 6 months beginning with the date on which the notice is served ends and no proceedings for possession have been brought.
- (5) A tenancy does not come to an end merely because it ceases to be a demoted tenancy.

Change of landlord

143C Change of landlord

- (1) A tenancy continues to be a demoted tenancy for the duration of the demotion period if—
 - (a) at the time the demoted tenancy is created the interest of the landlord belongs to a local housing authority or a housing action trust, and
 - (b) during the demotion period the interest of the landlord transfers to another person who is a local housing authority or a housing action trust.
- (2) Subsections (3) and (4) apply if—
 - (a) at the time the demoted tenancy is created the interest of the landlord belongs to a local housing authority or a housing action trust, and
 - (b) during the demotion period the interest of the landlord transfers to a person who is not such a body.
- (3) If the new landlord is [^{F27}a private registered provider of social housing.] a registered social landlord or a person who does not satisfy the landlord condition the tenancy becomes an assured shorthold tenancy.
- [^{F28}(4) If the new landlord—
 - (a) is neither a private registered provider of social housing nor a registered social landlord, and
 - (b) satisfies the landlord condition,
 the tenancy becomes a secure tenancy.]
- (5) The landlord condition must be construed in accordance with section 80 of the Housing Act 1985.]

Textual Amendments

F27 Words in s. 143C(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. 98(2)** (with art. 6, Sch. 3)

F28 S. 143C(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. 98(3)** (with art. 6, Sch. 3)

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[^{F26}Proceedings for possession

Proceedings for possession

143D Proceedings for possession

- (1) The landlord may only bring a demoted tenancy to an end by obtaining [^{F29}—
- (a) an order of the court for the possession of the dwelling-house, and
 - (b) the execution of the order.]

[In such a case, the tenancy ends when the order is executed.]
^{F30}(1A)

- (2) The court must make an order for possession unless it thinks that the procedure under sections 143E and 143F has not been followed.

^{F31}(3)

Textual Amendments

- F29** Words in s. 143D(1) substituted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\)](#), s. 325(1), [Sch. 11 para. 13\(2\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3
- F30** S. 143D(1A) inserted (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\)](#), s. 325(1), [Sch. 11 para. 13\(3\)](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3
- F31** S. 143D(3) repealed (20.5.2009) by [Housing and Regeneration Act 2008 \(c. 17\)](#), s. 325(1), [Sch. 11 para. 13\(4\)](#), [Sch. 16](#) (with [Sch. 11 para. 14](#)); S.I. 2009/1261, arts. 2, 3

Notice of proceedings for possession

143E Notice of proceedings for possession

- (1) Proceedings for possession of a dwelling-house let under a demoted tenancy must not be brought unless the landlord has served on the tenant a notice of proceedings under this section.
- (2) The notice must—
- (a) state that the court will be asked to make an order for the possession of the dwelling-house;
 - (b) set out the reasons for the landlord’s decision to apply for the order;
 - (c) specify the date after which proceedings for the possession of the dwelling-house may be begun;
 - (d) inform the tenant of his right to request a review of the landlord’s decision and of the time within which the request must be made.
- (3) The date specified under subsection (2)(c) must not be earlier than the date on which the tenancy could (apart from this Chapter) be brought to an end by notice to quit given by the landlord on the same date as the notice of proceedings.
- (4) The court must not entertain proceedings begun on or before the date specified under subsection (2)(c).
- (5) The notice must also inform the tenant that if he needs help or advice—

Status: Point in time view as at 26/01/2019.

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- (a) about the notice, or
- (b) about what to do about the notice,

he must take the notice immediately to a Citizen’s Advice Bureau, a housing aid centre, a law centre or a solicitor.

Review of decision to seek possession

143F Review of decision to seek possession

- (1) Before the end of the period of 14 days beginning with the date of service of a notice for possession of a dwelling-house let under a demoted tenancy the tenant may request the landlord to review its decision to seek an order for possession.
- (2) If a request is made in accordance with subsection (1) the landlord must review the decision.
- (3) The Secretary of State may by regulations make provision as to the procedure to be followed in connection with a review under this section.
- (4) The regulations may include provision—
 - (a) requiring the decision on review to be made by a person of appropriate seniority who was not involved in the original decision;
 - (b) as to the circumstances in which the tenant is entitled to an oral hearing, and whether and by whom he may be represented at the hearing.
- (5) The landlord must notify the tenant—
 - (a) of the decision on the review;
 - (b) of the reasons for the decision.
- (6) The review must be carried out and notice given under subsection (5) before the date specified in the notice of proceedings as the date after which proceedings for possession of the dwelling-house may be begun.

Effect of proceedings for possession

143G Effect of proceedings for possession

- (1) This section applies if the landlord has begun proceedings for the possession of a dwelling-house let under a demoted tenancy and—
 - (a) the demotion period ends, or
 - (b) any of paragraphs (a) to (c) of section 143B(2) applies (circumstances in which a tenancy ceases to be a demoted tenancy).
- (2) If any of paragraphs (a) to (c) of section 143B(2) applies the tenancy ceases to be a demoted tenancy but the landlord (or the new landlord as the case may be) may continue the proceedings.
- (3) Subsection (4) applies if in accordance with subsection (2) a tenancy ceases to be a demoted tenancy and becomes a secure tenancy.
- (4) The tenant is not entitled to exercise the right to buy unless—
 - (a) the proceedings are finally determined, and

Status: Point in time view as at 26/01/2019.

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- (b) he is not required to give up possession of the dwelling-house.
- (5) The proceedings must be treated as finally determined if—
 - (a) they are withdrawn;
 - (b) any appeal is abandoned;
 - (c) the time for appealing expires without an appeal being brought.]

F²⁶Succession

Succession to demoted tenancy

143H Succession to demoted tenancy

- (1) This section applies if the tenant under a demoted tenancy dies.
- (2) If the tenant was a successor, the tenancy—
 - (a) ceases to be a demoted tenancy, but
 - (b) does not become a secure tenancy.
- (3) In any other case a person is qualified to succeed the tenant if—
 - (a) he occupies the dwelling-house as his only or principal home at the time of the tenant's death,
 - (b) he is a member of the tenant's family, and
 - (c) he has resided with the tenant throughout the period of 12 months ending with the tenant's death.
- (4) If only one person is qualified to succeed under subsection (3) the tenancy vests in him by virtue of this section.
- (5) If there is more than one such person the tenancy vests by virtue of this section in the person preferred in accordance with the following rules—
 - (a) the tenant's *F³²* spouse or civil partner or (if the tenant has neither spouse nor civil partner)] the person mentioned in section 143P(1)(b) is to be preferred to another member of the tenant's family;
 - (b) if there are two or more other members of the tenant's family the person preferred may be agreed between them or (if there is no such agreement) selected by the landlord.

Textual Amendments

F32 Words in s. 143H(5)(a) substituted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\), s. 263\(2\), Sch. 8 para. 55](#); [S.I. 2005/3175, art. 2\(1\), Sch. 1](#)

No successor tenant: termination

143I No successor tenant: termination

- (1) This section applies if the demoted tenant dies and no person is qualified to succeed to the tenancy as mentioned in section 143H(3).

Status: Point in time view as at 26/01/2019.

Changes to legislation: Housing Act 1996, Part V is up to date with all changes known to be in force on or before 03 August 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)

- (2) The tenancy ceases to be a demoted tenancy if either subsection (3) or (4) applies.
- (3) This subsection applies if the tenancy 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 under—
 - (a) section 23A or 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings);
 - (b) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, etc);
 - (c) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents).
 - [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.).]
- (4) This subsection applies if it is known that when the tenancy is vested or otherwise disposed of in the course of the administration of the tenant's estate it will not be in pursuance of an order mentioned in subsection (3).
- (5) A tenancy which ceases to be a demoted tenancy by virtue of this section cannot subsequently become a secure tenancy.

Textual Amendments

F33 S. 143I(3)(d) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 56](#); [S.I. 2005/3175](#), art. 2(1), [Sch. 1](#)

Successor tenants

143J Successor tenants

- (1) This section applies for the purpose of sections 143H and 143I.
- (2) A person is a successor to a secure tenancy which is terminated by a demotion order if any of subsections (3) to (6) applies to him.
- (3) The tenancy vested in him—
 - (a) by virtue of section 89 of the Housing Act 1985 or section 133 of this Act;
 - (b) under the will or intestacy of the preceding tenant.
- (4) The tenancy arose by virtue of section 86 of the Housing Act 1985 and the original fixed term was granted—
 - (a) to another person, or
 - (b) to him jointly with another person.
- (5) He became the tenant on the tenancy being assigned to him unless—
 - [^{F34}(a) the tenancy was assigned—
 - (i) in proceedings under section 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings) or section 17(1) of the Matrimonial and Family

Status: Point in time view as at 26/01/2019.

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- Proceedings Act 1984 (property adjustment orders after overseas divorce, etc.), or
- (ii) in proceedings 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.),]
- [^{F34}(b) where the tenancy was assigned as mentioned in paragraph (a)(i), neither he nor the other party to the marriage was a successor, and
- (c) where the tenancy was assigned as mentioned in paragraph (a)(ii), neither he nor the other civil partner was a successor.]
- (6) He became the tenant on assignment under section 92 of the Housing Act 1985 if he himself was a successor to the tenancy which he assigned in exchange.
- (7) A person is the successor to a demoted tenancy if the tenancy vested in him by virtue of section 143H(4) or (5).
- (8) A person is the successor to a joint tenancy if he has become the sole tenant.]

Textual Amendments

- F34** Ss. 143J(5)(a)-(c) substituted for s. 143J(5)(a)(b) (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 57](#); [S.I. 2005/3175](#), art. 2(1), [Sch. 1](#)

[^{F26}Assignment

Restriction on assignment

143K Restriction on assignment

- (1) A demoted tenancy is not capable of being assigned except as mentioned in subsection (2).
- (2) The exceptions are assignment in pursuance of an order made under—
- (a) section 24 of the Matrimonial Causes Act 1973 (property adjustment orders in connection with matrimonial proceedings);
- (b) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (property adjustment orders after overseas divorce, etc.);
- (c) paragraph 1 of Schedule 1 to the Children Act 1989 (orders for financial relief against parents).]
- [^{F35}(d) 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.).]

Textual Amendments

- F35** S. 143K(2)(d) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 58](#); [S.I. 2005/3175](#), art. 2(1), [Sch. 1](#)

Status: Point in time view as at 26/01/2019.

Changes to legislation: Housing Act 1996, Part V is up to date with all changes known to be in force on or before 03 August 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)

f^{F26}Repairs

Right to carry out repairs

143L Right to carry out repairs

The Secretary of State may by regulations under section 96 of the Housing Act 1985 (secure tenants: right to carry out repairs) apply to demoted tenants any provision made under that section in relation to secure tenants.]

f^{F26}Provision of information

Provision of information

143M Provision of information

- (1) This section applies to a local housing authority or a housing action trust if it is the landlord of a demoted tenancy.
- (2) The landlord must from time to time publish information about the demoted tenancy in such form as it thinks best suited to explain in simple terms and so far as it considers appropriate the effect of—
 - (a) the express terms of the demoted tenancy;
 - (b) the provisions of this Chapter;
 - (c) the provisions of sections 11 to 16 of the Landlord and Tenant Act 1985 (landlord’s repairing obligations).
- (3) The landlord must ensure that information published under subsection (2) is, so far as is reasonably practicable, kept up to date.
- (4) The landlord must supply the tenant with—
 - (a) a copy of the information published under subsection (2);
 - (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.
- (5) The statement required by subsection (4)(b) must be supplied on the grant of the tenancy or as soon as practicable afterwards.]

f^{F36}Demoted tenancies that are to become flexible tenancies

Textual Amendments

F36 S. 143MA and cross-heading inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 155(7), 240(2)**; [S.I. 2012/628](#), art. 6(a) (with arts. 9, 11, 14, 15, 17)

143MA Demoted tenancies that are to become flexible tenancies

- (1) Subsection (2) applies to a demoted tenancy of a dwelling-house in England that—

Status: Point in time view as at 26/01/2019.

Changes to legislation: Housing Act 1996, Part V is up to date with all changes known to be in force on or before 03 August 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)

- (a) was created on the termination of a flexible tenancy within the meaning of section 107A of the Housing Act 1985, and
 - (b) ceases to be a demoted tenancy and becomes a secure tenancy in accordance with this Chapter.
- (2) If the landlord has served a notice within subsection (3) on the tenant before the end of the demoted tenancy then, on ceasing to be a demoted tenancy, the tenancy becomes a secure tenancy for a term certain that is a flexible tenancy.
- (3) The notice must—
- (a) state that, on ceasing to be a demoted tenancy, the tenancy will become a secure tenancy that is a flexible tenancy for a term certain of the length specified in the notice,
 - (b) specify a period of at least two years as the length of the term of the tenancy, and
 - (c) set out the other express terms of the tenancy.
- (4) The length of the term of a flexible tenancy that becomes such a tenancy by virtue of this section is that specified in the notice under subsection (3).
- (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.]

[^{F26}Supplementary

Jurisdiction of county court

143N Jurisdiction of county court

- (1) [^{F37}The county] court has jurisdiction—
- (a) to determine questions arising under this Chapter;
 - (b) to entertain proceedings brought under this Chapter;
 - (c) to determine claims (for whatever amount) in connection with a demoted tenancy.
- (2) The jurisdiction includes jurisdiction to entertain proceedings as to whether a statement supplied in pursuance of section 143M(4)(b) (written statement of certain terms of tenancy) is accurate.
- (3) For the purposes of subsection (2) it is immaterial that no relief other than a declaration is sought.
- (4) 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.

^{F38}(5)

^{F38}(6)

^{F38}(7)

Status: Point in time view as at 26/01/2019.

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Textual Amendments

- F37** Words in s. 143N(1) substituted (22.4.2014) by [Crime and Courts Act 2013 \(c. 22\)](#), s. 61(3), [Sch. 9 para. 37\(2\)](#); S.I. 2014/954, art. 2(c) (with art. 3) (with transitional provisions and savings in S.I. 2014/956, arts. 3-11)
- F38** Ss. 143N(5)-(7) repealed (3.4.2006) by [Constitutional Reform Act 2005 \(c. 4\)](#), s. 148(1), [Sch. 4 para. 258](#), [Sch. 18 Pt. 2](#); S.I. 2006/1014, art. 2(a), [Sch. 1 paras. 11\(v\), 30\(b\)](#)

Meaning of dwelling house

143O Meaning of dwelling house

- (1) For the purposes of this Chapter a dwelling-house may be a house or a part of a house.
- (2) Land let together with a dwelling-house must be treated for the purposes of this Chapter as part of the dwelling-house unless the land is agricultural land which would not be treated as part of a dwelling-house for the purposes of Part 4 of the Housing Act 1985.

Members of a person's family

143P Members of a person's family

- (1) For the purposes of this Chapter a person is a member of another's family if—
 - (a) he is the spouse [^{F39} or civil partner] of that person;
 - (b) he and that person live together as a couple in an enduring family relationship, but he does not fall within paragraph (c);
 - (c) he is that person's parent, grandparent, child, grandchild, brother, sister, uncle, aunt, nephew or niece.
- (2) For the purposes of subsection (1)(b) it is immaterial that two persons living together in an enduring family relationship are of the same sex.
- (3) For the purposes of subsection (1)(c)—
 - (a) a relationship by marriage [^{F40} or civil partnership] must be treated as a relationship by blood;
 - (b) a relationship of the half-blood must be treated as a relationship of the whole blood;
 - (c) a stepchild of a person must be treated as his child.]

Textual Amendments

- F39** Words in s. 143P(1)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 59\(2\)](#); S.I. 2005/3175, art. 2(1), [Sch. 1](#)
- F40** Words in s. 143P(3)(a) inserted (5.12.2005) by [Civil Partnership Act 2004 \(c. 33\)](#), s. 263(2), [Sch. 8 para. 59\(3\)](#); S.I. 2005/3175, art. 2(1), [Sch. 1](#)

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CHAPTER II

REPOSSESSION, &C.: SECURE AND ASSURED TENANCIES

Secure tenancies

144 Extension of ground of nuisance or annoyance to neighbours, &c.

For Ground 2 in Schedule 2 to the ^{M11}Housing Act 1985 (nuisance or annoyance to neighbours, &c.) substitute—

Ground 2

The tenant or a person residing in or visiting the dwelling-house—

- (a) has been guilty of conduct causing or likely to cause a nuisance or annoyance to a person residing, visiting or otherwise engaging in a lawful activity in the locality, or
- (b) has been convicted of—
 - (i) using the dwelling-house or allowing it to be used for immoral or illegal purposes, or
 - (ii) an arrestable offence committed in, or in the locality of, the dwelling-house.”.

Modifications etc. (not altering text)

C3 S. 144 restricted (14.1.1997) by [S.I. 1997/66](#), [art. 2](#), Sch.

Marginal Citations

M11 1985 c. 68.

145 New ground of domestic violence: secure tenancies.

After Ground 2 in Schedule 2 to the ^{M12}Housing Act 1985 (as substituted by section 144) insert—

Ground 2A

The dwelling-house was occupied (whether alone or with others) by a married couple or a couple living together as husband and wife and—

- (a) one or both of the partners is a tenant of the dwelling-house,
- (b) one partner has left because of violence or threats of violence by the other towards—
 - (i) that partner, or
 - (ii) a member of the family of that partner who was residing with that partner immediately before the partner left, and
- (c) the court is satisfied that the partner who has left is unlikely to return.”.

Modifications etc. (not altering text)

C4 S. 145 restricted (14.1.1997) by [S.I. 1997/66](#), [art. 2](#), Sch.

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Marginal Citations

M12 1985 c. 68.

146 Extension of ground that grant of tenancy induced by false statement.

In Ground 5 in Schedule 2 to the Housing Act 1985 (grant of tenancy induced by false statement) for “by the tenant” substitute “by—

- (a) the tenant, or
- (b) a person acting at the tenant’s instigation”.

Modifications etc. (not altering text)

C5 S. 146 restricted (14.1.1997) by S.I. 1997/66, art. 2, Sch.

147 Proceedings for possession or termination.

- (1) For section 83 of the Housing Act 1985 (notice of proceedings for possession or termination) substitute—

“83 Proceedings for possession or termination: notice requirements.

- (1) The court shall not entertain proceedings for the possession of a dwelling-house let under a secure tenancy or proceedings for the termination of a secure tenancy 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.
- (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 an order for the possession of the dwelling-house or for the termination of the tenancy, 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
 - (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—

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- (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.
- (5) The date specified in accordance with subsection (3) or (4) 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.

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 has been served on a tenant, and
 - (b) a date after which proceedings may be begun has been specified in the notice in accordance with subsection (4)(a) of that section,
- 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 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 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,

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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 the notice under section 83, 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.”.

(2) In section 84 of that Act (grounds and orders for possession), for subsection (3) substitute—

“(3) Where a notice under section 83 has been served on the tenant, the court shall not make such an order on any of those grounds above 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.”.

(3) In Schedule 2 to that Act, in Ground 16, after “notice of the proceedings for possession was served under section 83” insert “ (or, where no such notice was served, the proceedings for possession were begun) ”.

Modifications etc. (not altering text)

C6 S. 147 restricted (14.1.1997) by [S.I. 1997/66](#), [art. 2](#), Sch.

Commencement Information

I4 S. 147 wholly in force 4.2.1997: s. 147 not in force at Royal Assent, see s. 232(1)-(3); s. 147 in force for certain purposes at 1.10.1996 by [S.I. 1996/2402](#), [art. 4](#) and s. 147 in force at 4.2.1997 to the extent it is not already in force by [S.I. 1997/66](#), [art. 2](#)

Assured tenancies

148 Extension of ground of nuisance or annoyance to adjoining occupiers &c.

For Ground 14 in Schedule 2 to the ^{M13}Housing Act 1988 (nuisance or annoyance to adjoining occupiers etc.) substitute—

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Ground 14

The tenant or a person residing in or visiting the dwelling-house—

- (a) has been guilty of conduct causing or likely to cause a nuisance or annoyance to a person residing, visiting or otherwise engaging in a lawful activity in the locality, or
- (b) has been convicted of—
 - (i) using the dwelling-house or allowing it to be used for immoral or illegal purposes, or
 - (ii) an arrestable offence committed in, or in the locality of, the dwelling-house.”.

Marginal Citations

M13 1988 c. 50.

149 New ground of domestic violence: assured tenancies.

After Ground 14 in Schedule 2 to the Housing Act 1988 (as substituted by section 148) insert—

Ground 14A

The dwelling-house was occupied (whether alone or with others) by a married couple or a couple living together as husband and wife and—

- (a) one or both of the partners is a tenant of the dwelling-house,
- (b) the landlord who is seeking possession is a registered social landlord or a charitable housing trust,
- (c) one partner has left the dwelling-house because of violence or threats of violence by the other towards—
 - (i) that partner, or
 - (ii) a member of the family of that partner who was residing with that partner immediately before the partner left, and
- (d) the court is satisfied that the partner who has left is unlikely to return.

For the purposes of this ground “registered social landlord” and “member of the family” have the same meaning as in Part I of the ^{M14}Housing Act 1996 and “charitable housing trust” means a housing trust, within the meaning of the ^{M15}Housing Associations Act 1985, which is a charity within the meaning of the Charities Act 1993.”.

Commencement Information

I5 S. 149 wholly in force at 28.2.1997 by [S.I. 1997/225](#), [art. 2](#) (subject to savings in the Sch. to that S.I.)

Marginal Citations

M14 1985 c. 69.

M15 1993 c. 10.

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150 Additional notice requirements: domestic violence.

After section 8 of the Housing Act 1988 insert—

“8A Additional notice requirements: ground of domestic violence.

- (1) Where the ground specified in a notice under section 8 (whether with or without other grounds) is Ground 14A in Schedule 2 to this Act and 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 possession of the dwelling-house unless—
 - (a) the landlord or, in the case of joint landlords, at least one of them has served on the partner who has left a copy of the notice or has taken all reasonable steps to serve a copy of the notice on that partner, or
 - (b) the court considers it just and equitable to dispense with such requirements as to service.
- (2) Where Ground 14A in Schedule 2 to this Act is added to a notice under section 8 with the leave of the court after proceedings for possession are begun and 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—
 - (a) the landlord or, in the case of joint landlords, at least one of them has served a notice under subsection (3) below on the partner who has left or has taken all reasonable steps to serve such a notice on that partner, or
 - (b) the court considers it just and equitable to dispense with the requirement of such a notice.
- (3) 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.”.

Commencement Information

I6 S. 150 wholly in force at 28.2.1997 by [S.I. 1997/225](#), [art. 2](#) (subject to savings in the Sch. to that S.I.)

151 Early commencement of certain proceedings for possession.

- (1) Section 8 of the ^{M16}Housing Act 1988 (notice of proceedings for possession) is amended as follows.
- (2) In subsection (1)(a) for the words “subsections (3) and (4)” substitute “ subsections (3) to (4B) ”.
- (3) In subsection (3)(b) for the words from “which,” to “of the notice” substitute “ in accordance with subsections (4) to (4B) below ”.
- (4) For subsection (4) substitute—
 - “(4) If a notice under this section specifies in accordance with subsection (3)(a) above Ground 14 in Schedule 2 to this Act (whether with or without other

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grounds), the date specified in the notice as mentioned in subsection (3)(b) above shall not be earlier than the date of the service of the notice.

(4A) If a notice under this section specifies in accordance with subsection (3)(a) above, any of Grounds 1, 2, 5 to 7, 9 and 16 in Schedule 2 to this Act (whether without other grounds or with any ground other than Ground 14), the date specified in the notice as mentioned in subsection (3)(b) above shall not be earlier than—

- (a) two months from the date of service of the notice; and
- (b) if the tenancy is a periodic tenancy, the earliest date on which, apart from section 5(1) above, the tenancy could be brought to an end by a notice to quit given by the landlord on the same date as the date of service of the notice under this section.

(4B) In any other case, the date specified in the notice as mentioned in subsection (3)(b) above shall not be earlier than the expiry of the period of two weeks from the date of the service of the notice.”

Commencement Information

I7 S. 151 wholly in force at 28.2.1997 by S.I. 1997/225, art. 2 (subject to savings in the Sch. to that S.I.)

Marginal Citations

M16 1988 c. 50.

CHAPTER III

INJUNCTIONS AGAINST ANTI-SOCIAL BEHAVIOUR

^{F41}152 Power to grant injunctions against anti-social behaviour.

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Textual Amendments

F41 S. 152 repealed (30.6.2004 for E., 30.9.2004 for W.) by Anti-social Behaviour Act 2003 (c. 38), ss. 13(2), 93, Sch. 3; S.I. 2004/1502, art. 2(a)(c)(ii)(ii) (with Sch. para. 1); S.I. 2004/2557, art. 2(a)(i) (with Sch. para. 1)

^{F42}153 Power of arrest for breach of other injunctions against anti-social behaviour.

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Textual Amendments

F42 S. 153 repealed (30.6.2004 for E., 30.9.2004 for W.) by Anti-social Behaviour Act 2003 (c. 38), ss. 13(2), 93, Sch. 3; S.I. 2004/1502, art. 2(a)(c)(ii)(ii) (with Sch. para. 1); S.I. 2004/2557, art. 2(a)(i) (with Sch. para. 1)

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F43 153A Anti-social behaviour injunction

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 153B Injunction against unlawful use of premises

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 153C Injunctions: exclusion order and power of arrest

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 153D Injunction against breach of tenancy agreement

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 153E Injunctions: supplementary

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 154 Powers of arrest: ex-parte applications for injunctions.

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 155 Arrest and remand.

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 156 Remand for medical examination and report.

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 157 Powers of arrest: supplementary provisions.

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

F43 158 Interpretation: Chapter III.

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Textual Amendments

F43 Ss. 153A-158 repealed (23.3.2015) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), s. 185(1), [Sch. 11 para. 22](#) (with ss. 21, 33, 42, 58, 75, 93); S.I. 2015/373, art. 4(f)(v)

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