



Housing Act 1996

1996 CHAPTER 52

PART V

CONDUCT OF TENANTS

[^{F1}CHAPTER 1A

General provisions

Change of landlord

[^{F1}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 [^{F2}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.

[^{F3}(4) If the new landlord—

Status: Point in time view as at 31/03/2021.

Changes to legislation: Housing Act 1996, Section 143C is up to date with all changes known to be in force on or before 03 September 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) 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

- F1** 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\(b\)](#)
- F2** 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)
- F3** 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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