



Levelling-up and Regeneration Act 2023

2023 CHAPTER 55

PART 10

LETTING BY LOCAL AUTHORITIES OF VACANT HIGH-STREET PREMISES

Procedure preliminary to letting

196 Restriction on letting while initial notice in force

- (1) While an initial letting notice is in force in relation to premises, the landlord of the premises may not—
 - (a) grant, or agree to grant, a tenancy of, or licence to occupy, the premises, or
 - (b) enter into any other agreement resulting in another person becoming entitled to possess or occupy the premises (except as a result of the transfer or extinction of the landlord's interest),without the written consent of the local authority that served the notice.
- (2) The local authority must give or refuse consent under subsection (1) within a reasonable time after it is sought.
- (3) Subsection (1) does not apply to the grant of a tenancy pursuant to an obligation that bound the landlord before the initial letting notice took effect.
- (4) An obligation that is conditional on the service of an initial letting notice in relation to the premises is to be disregarded for the purposes of subsection (3).
- (5) A tenancy or licence granted, or other agreement entered into, without consent required by subsection (1) is void.
- (6) But subsection (5) is to be treated as never having applied to a tenancy, licence or agreement if—
 - (a) either—
 - (i) the initial letting notice expires without a final letting notice having taken effect, or

Status: This is the original version (as it was originally enacted).

- (ii) a final letting notice served further to the initial letting notice expires without a contract having been entered into under section 204, and
- (b) the parties to the tenancy, licence or agreement have, until the expiry, conducted themselves towards each other on the basis that the tenancy, licence or agreement is valid.