
EXPLANATORY NOTE

(This note is not part of the Regulations)

One of the conditions which has to be satisfied for a tenancy to be a protected shorthold tenancy is that, before the grant of the tenancy, the landlord has given the tenant a valid notice stating that the tenancy is to be a protected shorthold tenancy.

Section 52(3) of the Housing Act 1980 provides that a notice is not valid unless it complies with the requirements of Regulations made by the Secretary of State. These Regulations require the notice to be in the form set out in the Schedule. These Regulations revoke the Protected Shorthold Tenancies (Notice to Tenant) Regulations 1981 and are consequential on the provisions of the Protected Shorthold Tenancies (Rent Registration) Order 1987 (S.I. [1987/265](#)).

Changes to legislation:

There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Protected Shorthold Tenancies (Notice to Tenant) Regulations 1987. Any changes that have already been made by the team appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- Sch. coming into force by [S.I. 1987/267 reg. 1](#)
- reg. 1 coming into force by [S.I. 1987/267 reg. 1](#)
- reg. 2 coming into force by [S.I. 1987/267 reg. 1](#)
- reg. 3 coming into force by [S.I. 1987/267 reg. 1](#)

Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- reg. 1A inserted by [S.I. 2022/907 Sch. 1 para. 8](#)