

**2021 No. 284**

**LANDLORD AND TENANT, ENGLAND**

**The Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Amendment) (England) Regulations 2021**

*Made* - - - - at 9.05 a.m. on 10th March 2021

*Laid before Parliament* at 4.00 p.m. on 10th March 2021

*Coming into force* - - 31st March 2021

The Secretary of State for Housing, Communities and Local Government makes the following Regulations in exercise of the powers conferred by paragraphs 1(2) and 14(1) of Schedule 29 to the Coronavirus Act 2020(a).

**Citation and commencement**

1.—(1) These Regulations may be cited as the Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Amendment) (England) Regulations 2021.

(2) These Regulations come into force on 31st March 2021.

**Amendment of Schedule 29 to the Coronavirus Act 2020**

2.—(1) Schedule 29 to the Coronavirus Act 2020 is amended as follows.

(2) In paragraph 1(1)(b)(i) (end of the relevant period in relation to England) for “31 March 2021” substitute “31 May 2021”.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

*Christopher Pincher*  
Minister of State

At 9.05 a.m. on 10th March 2021 Ministry of Housing, Communities and Local Government

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(a) 2020 c. 7. The powers conferred by paragraphs 1(2) and 14(1) of Schedule 29 to the Coronavirus Act 2020 are exercisable in England by the Secretary of State. For the definition of “relevant national authority” see paragraph 1(3) of Schedule 29 to that Act. Schedule 29 was amended by S.I. 2020/914 and 2020/924 in relation to England and by S.I. 2020/778 (W. 172) and 2020/1044 (W. 233) in relation to Wales.

## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations further amend Schedule 29 to the Coronavirus Act 2020.

Schedule 29 to the Coronavirus Act (“Schedule 29”) modified various statutory provisions with the effect that during the relevant period specified in that Schedule, landlords are required to provide at least three months’ notice of intention to seeking possession of housing let under a Rent Act 1977 protected or statutory tenancy, a secure tenancy, a flexible tenancy, an assured tenancy, an assured shorthold tenancy, an introductory tenancy or a demoted tenancy let by a local authority or housing action trust.

The provision made by Schedule 29 was to end on 30th September 2020. S.I 2020/914 amended Schedule 29 so that it has effect in relation to England until 31st March 2021. It also suspended the measures in Schedule 29 with the effect that the notice period reverted to the length prior to the coming into force of the Coronavirus Act 2020 where the landlord is seeking possession of the housing on grounds related to anti-social behaviour.

Regulation 2(1) extends the provision in Schedule 29 to 31st May 2021. The suspension of Schedule 29 by virtue of regulation 2 of S.I. 2020/914 continues in force.

An impact assessment has not been produced for this instrument due to the temporary nature of the provisions.

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