
EXPLANATORY NOTE

(This note is not part of the Regulations)

The Assured Tenancies and Agricultural Occupancies (Forms) (England) (Amendment) and Suspension (Coronavirus) Regulations 2021 come into force on 1st June 2021.

Sections 8(3) and 21(8) of the Housing Act 1988 (c. 50) (“the 1998 Act”) give the Secretary of State power to prescribe the form of a notice of intention to seek possession of a dwelling house in England in relation to an assured and an assured shorthold tenancy respectively. The relevant forms are prescribed in the Assured Tenancies and Agricultural Occupancies (Forms) (England) Regulations 2015 (S.I. 2015/620).

Sections 8 and 21 of the 1988 Act were modified respectively by paragraphs 6 and 7 of Schedule 29 to the Coronavirus Act 2020 (c. 7) (“the Schedule”) in relation to notices of intention to seek possession of a dwelling house during the relevant period which began on 25th March 2020 and ends on 30th September 2021. The relevant period (which is defined in paragraph 1 of the Schedule) was extended in relation to England by S.I. 2020/914, S.I. 2021/284 and S.I. 2021/564. S.I. 2020/924 and S.I. 2021/564 also amended paragraphs 6 and 7 of the Schedule.

These Regulations also make amendments to Form No. 3 and Form 6A to reflect the notice periods in sections 8 and 21 (respectively) of the 1988 Act as modified by paragraphs 6 and 7 of the Schedule.

A copy of the amended forms can be obtained as follows:

<https://www.gov.uk/guidance/assured-tenancy-forms>

Or in writing from:

Ministry for Housing, Communities and Local Government, Fry Building, 2 Marsham Street, London SW1P 4DF

A full impact assessment has not been produced for this instrument due to the temporary nature of the modifications made to sections 8 and 21 of the Housing Act 1988 made by Schedule 29 to the Coronavirus Act 2020 as amended by S.I. 2021/564.