
STATUTORY INSTRUMENTS

2021 No. 994

**The Coronavirus Act 2020 (Residential Tenancies and Notices)
(Amendment and Suspension) (England) Regulations 2021**

Citation, commencement, extent, application and interpretation

1.—(1) These Regulations may be cited as the Coronavirus Act 2020 (Residential Tenancies and Notices) (Amendment and Suspension) (England) Regulations 2021.

(2) Subject to paragraph (3), these Regulations come into force on 30th September 2021.

(3) Regulations 3 to 6 and the Schedules come into force on 1st October 2021.

(4) These Regulations extend to England and Wales.

(5) These Regulations apply in relation to England.

Amendment of definition of “relevant period” in Schedule 29

2. In paragraph 1(1)(b)(i)(1) (end of the relevant period) of Schedule 29 to the Coronavirus Act 2020, for “30 September 2021” substitute “25 March 2022”.

Suspension of provisions in Schedule 29

3. Paragraphs 2, 3 and 5 to 10(1) of Schedule 29 to the Coronavirus Act 2020 are suspended, so far as not already suspended(2).

Amendment of the Secure Tenancies (Notices) Regulations 1987

4. In the Secure Tenancies (Notices) Regulations 1987(3), for the notice specified in Part 2 of the Schedule, substitute the notice set out in Schedule 1 to these Regulations.

Amendment of the Assured Tenancies and Agricultural Occupancies (Forms) (England) Regulations 2015

5. In the Assured Tenancies and Agricultural Occupancies (Forms) (England) Regulations 2015(4)—

(a) omit regulation 3A(5);

(b) in the Schedule, for Form No 3 and Form No 6A set out in the Schedule to those Regulations, substitute the equivalent form set out in Schedule 2 to these Regulations.

(1) Paragraph 1(1)(b) was amended, in relation to England, by [S.I. 2020/914](#), [2021/284](#) and [2021/564](#).

(2) [S.I. 2020/914](#) suspended, in relation to England, paragraph 3 (for some purposes), paragraph 4, paragraph 6(a) and (b), paragraph 10(1)(a)(i) and (b) and paragraph 12(1)(c) and (d). Paragraph 12(1) was suspended by [S.I. 2021/562](#). Paragraph 12(2) was suspended by [S.I. 2020/924](#). Schedule 29 has been amended, in relation to England, by [S.I. 2020/914](#), [2021/284](#) and [2021/564](#).

(3) [S.I. 1987/755](#).

(4) [S.I. 2015/620](#), relevant amending instruments are [S.I. 2015/1646](#), [2016/443](#) and [2021/562](#).

(5) Regulation 3A was inserted by [S.I. 2015/1646](#).

Transitional provision

6.—(1) The suspension of provisions in Schedule 29 to the Coronavirus Act 2020 made by regulation 3 does not apply in relation to relevant notices given or served before regulation 3 comes into force.

(2) The amendments made by regulations 4 and 5 do not apply in relation to—

- (a) a notice served or proceedings brought under section 83 of the Housing Act 1985;
- (b) a notice served or proceedings brought under section 8 of the Housing Act 1988; or
- (c) a notice given under section 21(1) or (4) of the Housing Act 1988,

before regulation 4 or 5 comes into force.

(3) In this regulation, “relevant notice” means—

- (a) a Rent Act notice to quit⁽⁶⁾;
- (b) a notice of intention to commence possession proceedings given under section 3 of the Rent Act 1977⁽⁷⁾;
- (c) a notice served under section 83 of the Housing Act 1985;
- (d) a notice given under section 107D(4) of the Housing Act 1985⁽⁸⁾;
- (e) a notice served under section 8 of the Housing Act 1988;
- (f) a notice given under section 21(1) or (4) of the Housing Act 1988;
- (g) a notice served under section 128 of the Housing Act 1996⁽⁹⁾; or
- (h) a notice served under section 143E of the Housing Act 1996⁽¹⁰⁾.

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

Eddie Hughes
Minister of State
Ministry of Housing, Communities and Local
Government

6th September 2021

⁽⁶⁾ For the definition of “Rent Act notice to quit” see paragraph 2(2) of Schedule 29 to the Coronavirus Act 2020.

⁽⁷⁾ 1977 c. 42.

⁽⁸⁾ Inserted by section 154 of the Localism Act 2011.

⁽⁹⁾ 1996 c. 52.

⁽¹⁰⁾ Inserted by section 14(5) and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003.