



Housing Act 1988

1988 CHAPTER 50

PART I

RENTED ACCOMMODATION

CHAPTER I

ASSURED TENANCIES

Meaning of assured tenancy etc.

1 Assured tenancies.

- (1) A tenancy under which a dwelling-house [^{F1}in England] is let as a separate dwelling is for the purposes of this Act an assured tenancy if and so long as—
- (a) the tenant or, as the case may be, each of the joint tenants is an individual; and
 - (b) the tenant or, as the case may be, at least one of the joint tenants occupies the dwelling-house as his only or principal home; and
 - (c) the tenancy is not one which, by virtue of subsection (2) or subsection (6) below, cannot be an assured tenancy.

[^{F2}(1A) Subsection (1) has effect subject to section 15A (loss of assured tenancy status).]

- (2) Subject to subsection (3) below, if and so long as a tenancy falls within any paragraph in Part I of Schedule 1 to this Act, it cannot be an assured tenancy; and in that Schedule—
- (a) “tenancy” means a tenancy under which a dwelling-house is let as a separate dwelling;
 - (b) Part II has effect for determining the rateable value of a dwelling-house for the purposes of Part I; and
 - (c) Part III has effect for supplementing paragraph 10 in Part I.

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[^{F3}(2A) The Secretary of State may by order replace any amount referred to in paragraphs 2 and 3A of Schedule 1 to this Act by such amount as is specified in the order; and such an order shall be made by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.]

- (3) Except as provided in Chapter V below, at the commencement of this Act, a tenancy—
- (a) under which a dwelling-house was then let as a separate dwelling, and
 - (b) which immediately before that commencement was an assured tenancy for the purposes of sections 56 to 58 of the ^{M1}Housing Act 1980 (tenancies granted by approved bodies),

shall become an assured tenancy for the purposes of this Act.

- (4) In relation to an assured tenancy falling within subsection (3) above—
- (a) Part I of Schedule 1 to this Act shall have effect, subject to subsection (5) below, as if it consisted only of paragraphs 11 and 12; and
 - (b) sections 56 to 58 of the Housing Act 1980 (and Schedule 5 to that Act) shall not apply after the commencement of this Act.

- (5) In any case where—
- (a) immediately before the commencement of this Act the landlord under a tenancy is a fully mutual housing association, and
 - (b) at the commencement of this Act the tenancy becomes an assured tenancy by virtue of subsection (3) above,

then, so long as that association remains the landlord under that tenancy (and under any statutory periodic tenancy which arises on the coming to an end of that tenancy), paragraph 12 of Schedule 1 to this Act shall have effect in relation to that tenancy with the omission of sub-paragraph (1)(h).

^{F4}(6)

^{F4}(7)

Textual Amendments

- F1** Words in s. 1(1) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022](#) (S.I. 2022/1166), regs. 1(1), **16(2)** (with savings and transitional provisions in S.I. 2022/1172, regs. 3, 10, 19)
- F2** S. 1(1A) inserted (15.10.2013 for E., 5.11.2013 for W.) by [Prevention of Social Housing Fraud Act 2013](#) (c. 3), s. 12, [Sch. para. 4](#); S.I. 2013/2622, art. 2; S.I. 2013/2861, art. 2
- F3** S. 1(2A) inserted by S.I. 1990/434, reg. 2, [Sch. para. 27](#)
- F4** S. 1(6)(7) repealed (20.1.1997) by 1996 c. 52, s. 227, [Sch. 19 Pt. VIII](#); S.I. 1996/2959, [art. 2](#) (subject to transitional provisions in [Sch. para. 1](#))

Modifications etc. (not altering text)

- C1** S. 1(2) excluded (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 132, 270, [Sch. 7 para. 18\(6\)\(b\)](#); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)
- C2** S. 1(2) excluded (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 132, 270, [Sch. 7 para. 12\(5\)\(b\)](#) (with [Sch. 7 para. 12\(9\)](#)); S.I. 2006/1060, [art. 2\(1\)\(a\)](#) (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)
- C3** S. 1(2) excluded (6.4.2006 for E. and 16.6.2006 for W.) by [Housing Act 2004](#) (c. 34), ss. 132, 270, [Sch. 7 para. 4\(5\)\(b\)](#); S.I. 2006/1060 {art. 2(1)(a)} (with Sch.); S.I. 2006/1535, [art. 2\(a\)](#) (with Sch.)

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C4 S. 1(2) excluded (16.6.2006 for W. and 6.4.2006 for E.) by [Housing Act 2004 \(c. 34\)](#), **ss. 124(8), 270** (with s. 124(9)(10)); [S.I. 2006/1535](#), **art. 2(a)** (with Sch.); [S.I. 2006/1060](#), **art. 2**

Marginal Citations

M1 [1980 c. 51](#).

[^{F5}**1A** **Application of Chapters 1, 2 and 3 of this Part to dwelling in Wales**

- (1) As a result of section 239 of the Renting Homes (Wales) Act 2016 ([anaw 1](#)), no tenancy or licence (whenever made) of a dwelling-house that is in Wales can be an assured tenancy or an assured agricultural occupancy.
- (2) Accordingly, subject to subsection (3), nothing in sections 1 to 25 of this Act applies to a dwelling-house in Wales.
- (3) The provisions of this Act which are referred to in Schedule 10 to the Local Government and Housing Act 1989 ([c. 42](#)) continue to apply, for the purposes of that Schedule, to a dwelling-house in Wales which is subject to a long tenancy.
- (4) For the purposes of subsection (3), “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016.]

Textual Amendments

F5 [S. 1A](#) inserted (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2022 \(S.I. 2022/1166\)](#), [regs. 1\(1\), 16\(3\)](#) (with savings and transitional provisions in [S.I. 2022/1172](#), [regs. 3, 10, 19](#))

2 Letting of a dwelling-house together with other land.

- (1) If, under a tenancy, a dwelling-house is let together with other land, then, for the purposes of this Part of this Act,—
 - (a) if and so long as the main purpose of the letting is the provision of a home for the tenant or, where there are joint tenants, at least one of them, the other land shall be treated as part of the dwelling-house; and
 - (b) if and so long as the main purpose of the letting is not as mentioned in paragraph (a) above, the tenancy shall be treated as not being one under which a dwelling-house is let as a separate dwelling.
- (2) Nothing in subsection (1) above affects any question whether a tenancy is precluded from being an assured tenancy by virtue of any provision of Schedule 1 to this Act.

3 Tenant sharing accommodation with persons other than landlord.

- (1) Where a tenant has the exclusive occupation of any accommodation (in this section referred to as “the separate accommodation”) and—
 - (a) the terms as between the tenant and his landlord on which he holds the separate accommodation include the use of other accommodation (in this section referred to as “the shared accommodation”) in common with another person or other persons, not being or including the landlord, and

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(b) by reason only of the circumstances mentioned in paragraph (a) above, the separate accommodation would not, apart from this section, be a dwelling-house let on an assured tenancy,

the separate accommodation shall be deemed to be a dwelling-house let on an assured tenancy and the following provisions of this section shall have effect.

- (2) For the avoidance of doubt it is hereby declared that where, for the purpose of determining the rateable value of the separate accommodation, it is necessary to make an apportionment under Part II of Schedule 1 to this Act, regard is to be had to the circumstances mentioned in subsection (1)(a) above.
- (3) While the tenant is in possession of the separate accommodation, any term of the tenancy terminating or modifying, or providing for the termination or modification of, his right to the use of any of the shared accommodation which is living accommodation shall be of no effect.
- (4) Where the terms of the tenancy are such that, at any time during the tenancy, the persons in common with whom the tenant is entitled to the use of the shared accommodation could be varied or their number could be increased, nothing in subsection (3) above shall prevent those terms from having effect so far as they relate to any such variation or increase.
- (5) In this section “living accommodation” means accommodation of such a nature that the fact that it constitutes or is included in the shared accommodation is sufficient, apart from this section, to prevent the tenancy from constituting an assured tenancy of a dwelling-house.

4 Certain sublettings not to exclude any part of sub-lessor’s premises from assured tenancy.

- (1) Where the tenant of a dwelling-house has sub-let a part but not the whole of the dwelling-house, then, as against his landlord or any superior landlord, no part of the dwelling-house shall be treated as excluded from being a dwelling-house let on an assured tenancy by reason only that the terms on which any person claiming under the tenant holds any part of the dwelling-house include the use of accommodation in common with other persons.
- (2) Nothing in this section affects the rights against, and liabilities to, each other of the tenant and any person claiming under him, or of any two such persons.

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Changes and effects yet to be applied to :

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

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

- Act savings and transitional provisions for amendments by S.I. 2022/1166 by [S.I. 2022/1172 Regulations](#)