



# Rent (Agriculture) Act 1976

## CHAPTER 80

### RENT (AGRICULTURE) ACT 1976

#### PART I

##### PRELIMINARY

- 1 Interpretation and commencement.

##### *Protected occupancies*

- 2 Protected occupiers in their own right.
- 3 Protected occupiers by succession.

##### *Statutory tenancies*

- 4 Statutory tenants and tenancies.
- 5 No statutory tenancy where landlord's interest belongs to Crown or to local authority, etc.

#### PART II

##### SECURITY OF TENURE

##### *Protected occupancies and statutory tenancies*

- 6 Grounds for possession.
- 7 Discretion of court in giving possession.
- 8 Restriction on levy of distress for rent.
- 9 Effect of determination of superior tenancy, etc.

##### *Statutory tenancies*

- 10 Terms and conditions.

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- 11 Agreed rents.
- 12 Provisional rents.
- 13 Application for registration of rent.
- 14 Registered rents.
- 15 .....
- 16 Notices of increase.

#### *General provisions*

- 17 Adjustment for differences in lengths of rental periods.
- 18 Regulations.
- 19 Interpretation of Part II.

### **PART III**

#### PROTECTED OCCUPANCIES AND STATUTORY TENANCIES: SUPPLEMENTAL

#### *Recovery of rent*

- 20 Avoidance of requirements for advance payment of rent.
- 21 Recovery from landlord of sums paid in excess of recoverable rent.
- 22 Rectification of rent books in light of determination of recoverable rent.

#### *Miscellaneous*

- 23 Tenant sharing accommodation with persons other than landlord.
- 24 Certain sub-lettings not to exclude any part of sub-lessor's premises from protection.
- 25 Service of notices on landlord's agents.
- 26 Jurisdiction and procedure.

### **PART IV**

#### REHOUSING

- 27 Applications to housing authority concerned.
- 28 Duty of housing authority concerned.
- 29 Agricultural dwelling-house advisory committees.

### **PART V**

#### POWER TO OBTAIN INFORMATION

- 30 Information about housing accommodation.
- 31 Kinds of information obtainable.

### **PART VI**

#### MISCELLANEOUS AND SUPPLEMENTAL

- 32 .....
- 33 Suspension of condition attached to planning permission.
- 34 Interpretation.
- 35 Isles of Scilly.
- 36 Application to Crown property.
- 37 Offences by bodies corporate.
- 38 Prosecution of offences.
- 39 Expenses.

40 Short title, etc.

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## SCHEDULES

SCHEDULE 1 — Index of General Definitions

SCHEDULE 2 — Meaning of “Relevant Licence” and “Relevant Tenancy”

### *Relevant licence*

1 In this Act “relevant licence” means any licence under which...

### *Relevant tenancy*

2 In this Act “relevant tenancy” means any tenancy under which...

### *Supplemental*

3 (1) For the purposes of this Schedule the modifications of...

4 The other provisions of the Rent Act 1977 which are...

SCHEDULE 3 — Protected Occupiers in their own right

Part I — DEFINITIONS

### *Qualifying worker*

1 A person is a qualifying worker for the purposes of...

*Incapable of whole-time work in agriculture, or work in agriculture  
as a permit worker, in consequence of a qualifying injury or disease*

2 (1) A person is, for the purposes of this Act,...

### *Dwelling-house in qualifying ownership*

3 (1) A dwelling-house in relation to which a person (“the...

### *Supplemental*

4 (1) The provisions of this paragraph shall have effect for...

5 (1) The provisions of this paragraph shall have effect for...

6 For the purposes of this Part of this Schedule a...

7 For the purposes of this Part of this Schedule a...

### Part II — TEMPORARY PROVISIONS AS RESPECTS CERTAIN FORESTRY WORKERS

8 In this Act “the date of operation for forestry workers”...

9 (1) Whole-time work in forestry, and work in forestry as...

10 (1) The question of what is whole-time work in forestry,...

### Part III — SUPPLEMENTAL

11 (1) In this Schedule “employment” means employment under one or...

12 (1) In this Schedule “the standard number of hours” means...

13 Any reference in this Schedule to work in agriculture or...

SCHEDULE 4 — Grounds for Possession of Dwelling-House Subject to Protected  
Occupancy or Statutory Tenancy

## Part I — CASES WHERE COURT HAS A DISCRETION

### CASE I

#### *Alternative accommodation not provided or arranged by housing authority*

- 1 The court is satisfied that suitable alternative accommodation is available...
- 2 (1) Accommodation shall be deemed suitable in this Case if...
- 3 (1) The accommodation must be reasonably suitable to the needs...
- 4 Accommodation shall not be deemed to be suitable to the...
- 5 Any document purporting to be a certificate of the housing...
- 6 In this Case no account shall be taken of accommodation...

### CASE II

#### *Alternative accommodation provided or arranged by housing authority*

- 1 The housing authority concerned have made an offer in writing...
- 2 The landlord shows that the tenant accepted the offer (by...
- 3 (1) The accommodation offered must in the opinion of the...
- 4 If the accommodation offered is available for a limited period...

### CASE III

Rent lawfully due from the tenant has not been paid,...

OR

Any other lawful obligation of the tenancy, whether or not...

### CASE IV

The tenant, or any person residing or lodging with him...

### CASE V

- 1 The condition of the dwelling-house has, in the opinion of...
- 2 If the person at fault is not the tenant, the...

### CASE VI

- 1 The condition of any furniture provided by the landlord for...
- 2 If the person at fault is not the tenant, the...

### CASE VII

- 1 The tenant has given notice to quit and in consequence...
- 2 This Case does not apply where the tenant has given...

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#### CASE VIII

- 1 The tenant has, without the consent of the landlord, assigned,...
- 2 This Case does not apply if the assignment, sub-letting or...

#### CASE IX

- 1 The dwelling-house is reasonably required by the landlord for occupation...
- 2 The court, having regard to all the circumstances of the...

#### CASE X

- 1 Any part of the dwelling-house is sublet.
  - 2 The court is satisfied that the rent charged by the...
  - 3 Paragraph 2 does not apply to a rental period beginning...
- Part II — CASES IN WHICH COURT MUST ORDER POSSESSION

#### CASE XI

- 1 The person who granted the tenancy or, as the case...
- 2 The court is satisfied that the dwelling-house is required as...
- 3 Not later than the relevant date the original occupier gave...
- 4 The dwelling-house has not since the operative date been let...
- 5 The court may dispense with the requirements of either or...
- 6 In this case and in Case XII below— “original tenancy”,...

#### CASE XII

- 1 The person who granted the tenancy or, as the case...
- 2 The court is satisfied— (a) that the owner has retired...
- 3 Not later than the relevant date the owner gave notice...
- 4 The dwelling-house has not since the operative date been let...
- 5 The court may dispense with the requirements of either or...

#### CASE XIII

The dwelling-house is overcrowded, within the meaning of Part X...

#### SCHEDULE 5 — Terms of the Statutory Tenancy

##### *Preliminary*

- 1 (1) In this Schedule the “original contract”, in relation to...

##### *Terms derived from the original licence or tenancy*

- 2 (1) So long as he retains possession, the statutory tenant...

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*Tenancy derived from licence*

- 3 If the original contract was a licence, the statutory tenancy...

*Covenant for quiet enjoyment, etc.*

- 4 (1) If the original contract was a licence, the terms...

*Non-contractual arrangements*

- 5 (1) It shall be a term of the statutory tenancy...

*Landlord's obligation to repair:*

- 6 (1) Section 11 of the Landlord and Tenant Act 1985...

*Tenant's obligations*

- 7 (1) It shall be a condition of the statutory tenancy...

*Access by landlord*

- 8 It shall be a condition of the statutory tenancy that...

*Access by tenant*

- 9 (1) The landlord shall afford any such right of access...

*Notice to quit served on landlord*

- 10 (1) If the original contract— (a) was not a tenancy,...

*Rates, water rates, etc.*

- 11 (1) Paragraph 2 of this Schedule shall not impose any...

*Variation of statutory tenancy*

- 12 (1) Subject to the provisions of this paragraph, the landlord...

SCHEDULE 6 — . . .

SCHEDULE 7 — . . .

SCHEDULE 8 — Consequential and Minor Amendments

*Reserve and Auxiliary Forces (Protection of Civil Interests) Act 1951 (c. 65)*

- |       |   |
|-------|---|
| 1     | At the end of section 14(2) of the Reserve and... |
| 2     | At the end of section 18(3) of the Reserve and... |
| 3     | .....   |
| 4—6   | .....   |
| 7, 8  | .....   |
| 9—11  | .....   |
| 12    | .....   |
| 13—15 | .....   |

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*Matrimonial Homes Act 1967 (c. 75)*

- 16 In section 7 of the Matrimonial Homes Act 1967 (provision...

*Leasehold Reform Act 1967 (c. 88)*

- 17 In section 16(1) of the Leasehold Reform Act 1967 (exclusion...  
18 In paragraph 3 of Schedule 2 to the Leasehold Reform...  
19—26 .....  
27—31 .....  
32, 33 .....

SCHEDULE 9 — Transitional

*Licence or tenancy granted before operative date: resident landlord on and after that date*

- 1 A licence or tenancy which was granted before the operative...

*Protected occupancy arising on or after operative date*

- 2 (1) This paragraph applies as respects the question whether at...

*Statutory tenancy arising on operative date*

- 3 A person who is occupying a dwelling-house as his residence...

*Statutory tenancy: order for possession before operative date*

- 4 (1) Where before the operative date a court has made...

*Dwelling subject to Part VI contract: pending notice to quit*

- 5 (1) In any case where— (a) before the operative date...

*Section 10A tenancy: order for possession before operative date*

- 6 (1) This paragraph applies to a dwelling-house which is let...

*Forestry workers*

- 7 (1) This paragraph applies to a person—

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