



Housing Act 1996

CHAPTER 52

HOUSING ACT 1996

PART I

SOCIAL RENTED SECTOR REGULATED BY THE WELSH MINISTERS

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1 Further Provision About The Social Housing Ombudsman For Wales

Remuneration, etc.

2 Further Provision About The Social Housing Ombudsman For Wales

Remuneration, etc.

3 Further Provision About The Social Housing Ombudsman For Wales

Staff and advisers

4 Further Provision About The Social Housing Ombudsman For Wales

Delegation of functions

5 Further Provision About The Social Housing Ombudsman For Wales

Reports and determinations

6 Further Provision About The Social Housing Ombudsman For Wales

Reports and determinations

7 Further Provision About The Social Housing Ombudsman For Wales

Changes to legislation: *Housing Act 1996 is up to date with all changes known to be in force on or before 11 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

Reports and determinations

8 Further Provision About The Social Housing Ombudsman For Wales

Expenses

9 Further Provision About The Social Housing Ombudsman For Wales

Absolute privilege for communications etc.

10 Further Provision About The Social Housing Ombudsman For Wales

Disclosure of information

11 Further Provision About The Social Housing Ombudsman For Wales

Disclosure of information

12 Further Provision About The Social Housing Ombudsman For Wales

Accounts and audit

13 Further Provision About The Social Housing Ombudsman For Wales

Accounts and audit

14 Further Provision About The Social Housing Ombudsman For Wales

Accounting officer

15 Further Provision About The Social Housing Ombudsman For Wales

Examinations into use of resources

16 Further Provision About The Social Housing Ombudsman For Wales

Examinations into use of resources

17 Further Provision About The Social Housing Ombudsman For Wales

SCHEDULE 3 — Social rented sector: minor amendments

Finance Act 1981 (c.35)

- 1 (1) Section 107 of the Finance Act 1981 (stamp duty...
Local Government Finance Act 1982 (c.32)
- 2 Social rented sector: minor amendments

Housing Associations Act 1985 (c.69)

- 3 Section 33 of the Housing Associations Act 1985 (recognition of...
- 4 In section 69(1) of the Housing Associations Act 1985 (power...
- 5 In section 75(1) of the Housing Associations Act 1985 (general...
- 6
- 7 In section 87 of the Housing Associations Act 1985 (financial...

Income and Corporation Taxes Act 1988 (c.1)

- 8 (1) The Income and Corporation Taxes Act 1988 is amended...

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Housing (Scotland) Act 1988 (c.43)

9 Social rented sector: minor amendments

Housing Act 1988 (c.50)

10 Section 58 of the Housing Act 1988 (application of Housing...

11 In section 79(2) of the Housing Act 1988 (permitted disposals...

SCHEDULE 4 — Rights exercisable by surveyor appointed by tenants' association

Introductory

1 (1) A surveyor appointed for the purposes of section 84...

Appointment of assistants

2 (1) The surveyor may appoint such persons as he thinks...

Right to inspect documents, &c.

3 (1) The surveyor has a right to require the landlord...

Right to inspect premises

4 (1) The surveyor also has the right to inspect any...

Enforcement of rights by the court

5 (1) If the landlord or other person to whom notice...

Documents held by superior landlord

6 (1) Where a landlord is required by a notice under...

Effect of disposal by landlord

7 (1) Where a notice under paragraph 3 has been given...

Effect of person ceasing to be a relevant person

8 Where a notice under paragraph 3 has been given to...

SCHEDULE 5 — Text of Part II of the Landlord and Tenant Act 1987, as amended

SCHEDULE 6 — Amendments of Part I of the Landlord and Tenant Act 1987

Part I — RIGHTS OF FIRST REFUSAL

The following sections are substituted for sections 5 to 10...

Part II — ENFORCEMENT BY TENANTS OF RIGHTS AGAINST PURCHASER

The following sections are substituted for sections 11 to 15...

Part III — ENFORCEMENT OF RIGHTS AGAINST SUBSEQUENT PURCHASERS
AND TERMINATION OF RIGHTS

The following sections replace sections 16 and 17 of the...

Part IV — CONSEQUENTIAL AMENDMENTS

1 In section 4(2) of the Landlord and Tenant Act 1987...

2 Before section 19 of the Landlord and Tenant Act 1987,...

3 (1) Section 20(1) of the Landlord and Tenant Act 1987...

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- 4 In section 20(2) of the Landlord and Tenant Act 1987,...
- 5 In Part III of the Landlord and Tenant Act 1987...
- 6 In section 52(1) of the Landlord and Tenant Act 1987...
- 7 Amendments of Part I of the Landlord and Tenant Act 1987
- 8 Amendments of Part I of the Landlord and Tenant Act 1987
- 9 In section 54(4) of the Landlord and Tenant Act 1987...
- 10 In section 60(1) of the Landlord and Tenant Act 1987...
- 11 (1) In Schedule 1 to the Landlord and Tenant Act...

SCHEDULE 7 — Assured tenancies: schedule inserted after Schedule 2 to the Housing Act 1988

SCHEDULE 8 — Assured tenancies: consequential amendments

Housing Act 1985 (c.68)

- 1 In section 553(2) of the Housing Act 1985, for paragraph...

Housing Act 1988 (c.50)

- 2 (1) The Housing Act 1988 shall be amended as follows....

SCHEDULE 9 — Low rent test: extension of rights

Right to enfranchisement

- 1 In the Leasehold Reform Act 1967, after section 1A there...
- 2 (1) In consequence of paragraph 1 above, the Leasehold Reform...

Right to collective enfranchisement

- 3 Low rent test: extension of rights

Right to new lease

- 4 Low rent test: extension of rights
- 5 (1) In Chapter VII of that Part (general), section 94...

SCHEDULE 10 — Section 107: consequential amendments

- 1 Chapter I of Part I of the Leasehold Reform, Housing...
- 2 In section 1(4) (right to acquire additional property satisfied by...
- 3 (1) Section 9 (the reversioner and other relevant landlords) shall...
- 4 Section 107: consequential amendments
- 5 (1) Section 11 (right of qualifying tenant to obtain information...
- 6 (1) Section 13 (notice by qualifying tenants of claim to...
- 7 (1) Section 19 (effect of notice under section 13 on...
- 8 (1) Section 21 (reversioner's counter-notice) shall be amended as follows....
- 9 (1) Section 26 (application to court where relevant landlords cannot...
- 10 In section 30 (effect on acquisition of institution of compulsory...
- 11 (1) Section 34 (conveyance to nominee purchaser) shall be amended...
- 12 (1) Section 36 (nominee purchaser required to grant leases back...
- 13 In section 38 (interpretation of Chapter I), in subsection (3),...
- 14 In Schedule 1 (conduct of proceedings by reversioner on behalf...

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- 15 In that Schedule, after Part I there shall be inserted—...
- 16 In Schedule 2 (special categories of landlords), in paragraph 1(1),...
- 17 (1) Part II of Schedule 3 (which makes provision for...
- 18 (1) Schedule 6 (purchase price payable by nominee purchaser) shall...
- 19 In Schedule 7 (conveyance to nominee purchaser on enfranchisement),
in...
- 20 (1) Schedule 9 (grant of leases back to former freeholder)...

SCHEDULE 11 — Compensation for postponement of termination in connection
with ineffective claims

Claims under Part I of the Leasehold Reform Act 1967

- 1 (1) After section 27 of the Leasehold Reform Act 1967...

*Claims under Chapter I of Part I of the Leasehold
Reform, Housing and Urban Development Act 1993*

- 2 (1) After section 37 of the Leasehold Reform, Housing and...

*Claims under Chapter II of Part I of the Leasehold
Reform, Housing and Urban Development Act 1993*

- 3 (1) After section 61 of the Leasehold Reform, Housing and...

SCHEDULE 12 — Administration of housing benefit, &c

Administration of housing benefit

- 1 (1) Section 134 of the Social Security Administration Act 1992...

Administration of council tax benefit

- 2 In section 138 of the Social Security Administration Act 1992...
- 3 (1) Section 139 of the Social Security Administration Act 1992...

Subsidy

- 4 After section 140 of the Social Security Administration Act 1992...

Transitional provision

- 5 (1) The Secretary of State may by order make such...

SCHEDULE 13 — Housing benefit and related matters: consequential amendments

Rent Act 1977 (c.42)

- 1 In section 63(7) of the Rent Act 1977 (expenditure on...

Housing Act 1985 (c.68)

- 2 In section 425(2)(b) of the Housing Act 1985 (housing subsidy:...

Social Security Administration Act 1992 (c.5)

- 3 (1) The Social Security Administration Act 1992 is amended as...

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Leasehold Reform, Housing and Urban Development Act 1993 (c.28)

- 4 In section 135(8) of the Leasehold Reform, Housing and Urban...

SCHEDULE 14 — Introductory tenancies: consequential amendments

Housing Act 1985 (c.68)

- 1 In section 88(1) of the Housing Act 1985 (cases where...
2 In section 104(2) of the Housing Act 1985 (provision of...
3 After section 115 of the Housing Act 1985 insert— Meaning...
4 In section 117 of the Housing Act 1985 (index of...
5 In Schedule 1 to the Housing Act 1985 (tenancies which...

SCHEDULE 15 — Arrest for anti-social behaviour: powers of High Court and county court to remand

Introductory

- 1 (1) The provisions of this Schedule apply where the court...

Remand in custody or on bail

- 2 (1) The court may— (a) remand him in custody, that...
3 (1) Where a person is remanded on bail, the court...
4 (1) The court shall not remand a person for a...

Further remand

- 5 (1) If the court is satisfied that a person who...

Postponement of taking of recognizance

- 6 Where under paragraph 2(2)(b) the court fixes the amount in...

SCHEDULE 16 — Allocation of housing accommodation: consequential amendments

Housing Act 1985 (c.68)

- 1 In section 106 of the Housing Act 1985 (information about...
2 (1) Schedule 1 to the Housing Act 1985 (tenancies which...

Asylum and Immigration Act 1996 (c. 49)

- 3 (1) Section 9 of the Asylum and Immigration Act 1996...

SCHEDULE 17 — Homelessness: consequential amendments

Local Authority Social Services Act 1970 (c.42)

- 1 In Schedule 1 to the Local Authority Social Services Act...

Greater London Council (General Powers) Act 1984 (c.xxvii)

- 2 In section 39 of the Greater London Council (General Powers)...

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Housing Act 1985 (c.68)

- 3 In Schedule 1 to the Housing Act 1985 (tenancies which...

Housing (Scotland) Act 1987 (c.26)

- 4 In section 42 of the Housing (Scotland) Act 1987 (application...

SCHEDULE 18 — Miscellaneous provisions
Part I — HOUSING MANAGEMENT

Repeal of Part IV of the Housing Act 1988

- 1 Part IV of the Housing Act 1988 (change of landlord:...

Payments to encourage local housing authority tenants to move to other accommodation

- 2 (1) A local housing authority may make payments to or...

Consultation with respect to housing management

- 3 (1) Part II of the Housing Act 1985 (provision of...
Part II — HOUSING FINANCE

Housing Revenue Account: directions as to certain matters

- 4 (1) In Part VI of the Local Government and Housing...

Housing Revenue Account subsidy: final decision on amount

- 5 (1) In Part VI of the Local Government and Housing...

Abolition of exchequer contributions for agricultural housing

- 6 (1) No contribution shall be made by the Secretary of...
Part III — ORDERS IN RELATION TO PROPERTY IN FAMILY AND
MATRIMONIAL PROCEEDINGS, &C.

Housing Act 1980 (c.51)

- 7 In section 54(2) of the Housing Act 1980 (prohibition on...

Housing Act 1985 (c.68)

- 8 (1) Section 39 of the Housing Act 1985 (exempted disposals)...
9 In section 88(2) of the Housing Act 1985 (cases where...
10 In section 89 of the Housing Act 1985 (succession to...
11 In section 90(3) of the Housing Act 1985 (devolution of...
12 In section 91(3) of the Housing Act 1985 (cases where...
13 In section 99B(2) of the Housing Act 1985 (persons qualifying...
14 In section 101(3) of the Housing Act 1985 (rent not...
15 (1) Section 160 of the Housing Act 1985 (exempted disposals...
16 In section 171B(4)(b) of the Housing Act 1985 (extent of...
17 In paragraph 1(2) of Schedule 6A to the Housing Act...

Landlord and Tenant Act 1987 (c.31)

- 18 In section 4(2) of the Landlord and Tenant Act 1987...

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Housing Act 1988 (c.50)

- 19 (1) Paragraph 4 of Schedule 11 to the Housing Act...
Part IV — OTHER HOUSING PROVISIONS

Abolition of consent requirements for exercise of certain housing powers

- 20 Section 16 of the Housing Act 1985 (consent requirements for...

Amendments of section 133 of the Housing Act 1988

- 21 (1) Section 133 of the Housing Act 1988 (consent required...

Abolition of requirements for Treasury consent

- 22 (1) Any requirement in the following enactments for the consent...

Disposal of dwelling-houses subject to secure tenancies: consultation requirements

- 23 In section 106A of the Housing Act 1985 (consultation before...

Powers of local housing authorities to acquire land for housing purposes

- 24 (1) In section 17(2) of the Housing Act 1985 (acquisition...

Housing action trusts

- 25 (1) In section 63 of the Housing Act 1988 (objects...

Preserved right to buy

- 26 (1) In section 171B of the Housing Act 1985 (qualifying...

Local authority assistance in connection with mortgages

- 27 (1) Section 442 of the Housing Act 1985 (agreements by...

- 28 In section 443 of the Housing Act 1985 (local authority...

- 29 (1) For section 444 of the Housing Act 1985 (meaning...

- 30 In paragraph 21(d) of Schedule 13 to the Local Government...

SCHEDULE 19 — Repeals

Part I — SOCIAL RENTED SECTOR

Part II — HOUSES IN MULTIPLE OCCUPATION

Part III — TENANTS' RIGHTS

Part IV — ASSURED TENANCIES

Part V — LEASEHOLD REFORM

Part VI — HOUSING BENEFIT AND RELATED MATTERS

Part VII — ALLOCATION OF HOUSING ACCOMODATION

Part VIII — HOMELESSNESS

Part IX — CHANGE OF LANDLORD: SECURE TENANTS

Part X — CONSULTATION WITH RESPECT TO HOUSING MANAGEMENT

Part XI — ABOLITION OF EXCHEQUER CONTRIBUTIONS FOR AGRICULTURAL
HOUSING

Part XII — ABOLITION OF CERTAIN CONSENT REQUIREMENTS

Part XIII — REMOVAL OF TREASURY CONSENT REQUIREMENTS

Part XIV — LOCAL AUTHORITY ASSISTANCE IN CONNECTION WITH
MORTGAGES

Changes to legislation:

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View outstanding changes

Changes and effects yet to be applied to :

- s. 143H heading word inserted by 2016 c. 22 Sch. 8 para. 11(2)
- s. 131 heading words substituted by 2016 c. 22 Sch. 8 para. 8(2)
- s. 10(3) omitted by 2018 anaw 1 Sch. 1 para. 3(2)
- s. 21(2A) repealed by 2018 anaw 1 s. 6(2)(b)
- s. 24(2)(a)(i) words omitted by 2018 anaw 1 Sch. 1 para. 3(7)(a)
- s. 24(2)(b) omitted by 2018 anaw 1 Sch. 1 para. 3(7)(b)
- s. 24(2)(c) words omitted by 2018 anaw 1 Sch. 1 para. 3(7)(c)
- s. 51 words substituted by 2008 c. 17 s. 124(1)
- s. 122 heading words inserted by 2012 c. 5 Sch. 4 para. 13(2)
- s. 122 heading words repealed by 2012 c. 5 Sch. 14 Pt. 1
- s. 122(1) words inserted by 2012 c. 5 Sch. 4 para. 13(3)
- s. 122(1) words repealed by 2012 c. 5 Sch. 14 Pt. 1
- s. 122(2)-(7) repealed by 2012 c. 5 Sch. 14 Pt. 1
- s. 124(2) omitted by S.I. 2022/1166 reg. 25(4)(b) (This amendment comes into force immediately after 2016 c. 22, s. 118(3) and Sch. 7 paras. 19, 20 come into force)
- s. 124(2) words inserted by 2016 c. 22 Sch. 7 para. 20(3)
- s. 124(2A) words substituted by 2016 c. 22 Sch. 7 para. 20(4)
- s. 124(2A) words substituted by S.I. 2022/1166 reg. 25(4)(c)(i) (This amendment comes into force immediately after 2016 c. 22, s. 118(3) and Sch. 7 paras. 19, 20 come into force)
- s. 124(3) words substituted by 2016 c. 22 Sch. 7 para. 20(5)
- s. 124(3) words substituted by S.I. 2022/1166 reg. 25(4)(d) (This amendment comes into force immediately after 2016 c. 22, s. 118(3) and Sch. 7 paras. 19, 20 come into force)
- s. 125A(1) word substituted by 2016 c. 22 Sch. 7 para. 22(2)
- s. 128(4) words substituted by 2016 c. 22 Sch. 7 para. 23
- s. 131 omitted by S.I. 2022/1166 reg. 25(5) (This amendment comes into force immediately after 2016 c. 22, s. 120 and Sch. 8 para. 8 come into force)
- s. 131 words inserted by 2016 c. 22 Sch. 8 para. 8(3)
- s. 133(2) omitted by S.I. 2022/1166 reg. 25(6) (This amendment comes into force immediately after 2016 c. 22, s. 120 and Sch. 8 para. 9 come into force)
- s. 133(2) words inserted by 2016 c. 22 Sch. 8 para. 9(3)
- s. 137A(2) words substituted by 2016 c. 22 Sch. 7 para. 24
- s. 143A(1) word omitted by 2016 c. 22 Sch. 7 para. 25
- s. 143E(3) substituted by 2016 c. 22 Sch. 7 para. 26
- s. 143H omitted by S.I. 2022/1166 reg. 25(9) (This amendment comes into force immediately after 2016 c. 22, s. 120 and Sch. 8 para. 11 come into force)
- s. 143H(1) words inserted by 2016 c. 22 Sch. 8 para. 11(3)
- s. 143I words inserted by 2016 c. 22 Sch. 8 para. 12
- s. 143I(1) words omitted by S.I. 2022/1166 reg. 25(10) (This amendment comes into force immediately after 2016 c. 22, s. 120 and Sch. 8 para. 12 come into force)
- s. 143J(1) word substituted by S.I. 2022/1166 reg. 25(11)(a) (This amendment comes into force immediately after 2016 c. 22, s. 120 and Sch. 8 para. 11 come into force)
- s. 143J(7) substituted by 2016 c. 22 Sch. 8 para. 13(3)
- s. 143MA(1) words substituted by 2016 c. 22 Sch. 7 para. 27(2)
- s. 160A(8)(b) words substituted by S.I. 2015/1321 art. 2(2)(b)
- s. 160A(8)(aa) inserted by S.I. 2015/1321 art. 2(2)(a)
- s. 183 repealed in part by 1999 c. 33 Sch. 14 para. 116Sch. 16
- s. 186 repealed by 1999 c. 33 s. 117(5)Sch. 16
- s. 193(7F) word repealed by 2011 c. 20 Sch. 25 Pt. 22

- Sch. 1 para. 25(4) word substituted by 2011 nawm 5 Sch. para. 19
- Sch. 1 para. 15(1)(b) words inserted by 2004 c. 34 Sch. 11 para. 15(2)
- Sch. 1 para. 15(4) words inserted by 2004 c. 34 Sch. 11 para. 15(3)
- Sch. 1 para. 23(6) words repealed by 2003 c. 44 Sch. 37 Pt. 9
- Sch. 1 para. 24(6) words repealed by 2003 c. 44 Sch. 37 Pt. 9
- Sch. 1 para. 18(8) words substituted by 2011 nawm 5 Sch. para. 17
- Sch. 1 para. 22(4) words substituted by 2011 nawm 5 s. 49
- Sch. 1 para. 4(2)(c) words substituted by 2007 c. 15 Sch. 16 para. 10
- Sch. 2 para. 10A(1) words inserted by 2022 c. 30 Sch. 10 para. 5(2)(a)
- Sch. 2 para. 10A(1) words inserted by 2022 c. 30 Sch. 10 para. 5(2)(c)
- Sch. 2 para. 10A(3) words inserted by 2022 c. 30 Sch. 10 para. 5(3)(a)
- Sch. 2 para. 10A(3) words inserted by 2022 c. 30 Sch. 10 para. 5(3)(c)
- Sch. 2 para. 10A(4) words inserted by 2022 c. 30 Sch. 10 para. 5(4)(a)
- Sch. 2 para. 10A(4) words inserted by 2022 c. 30 Sch. 10 para. 5(4)(b)
- Sch. 2 para. 10A(1) words substituted by 2022 c. 30 Sch. 10 para. 5(2)(b)
- Sch. 2 para. 10A(3) words substituted by 2022 c. 30 Sch. 10 para. 5(3)(b)
- Sch. 9 para. 1 repealed by 2008 c. 17 Sch. 16
- Sch. 9 para. 2(2) repealed by 2008 c. 17 Sch. 16
- Sch. 9 para. 2(4) repealed by 2008 c. 17 Sch. 16
- Sch. 9 para. 2(5) repealed by 2008 c. 17 Sch. 16
- Sch. 9 para. 2(6) repealed by 2008 c. 17 Sch. 16
- Sch. 9 para. 2(8) repealed by 2008 c. 17 Sch. 16
- Sch. 12 repealed by 2012 c. 5 Sch. 14 Pt. 1
- Sch. 13 para. 3(3)-(6) repealed by 2012 c. 5 Sch. 14 Pt. 1
- Sch. 15 para. 1(2) words omitted by 2013 c. 22 Sch. 9 para. 37(4)(b)
- Sch. 15 para. 1(2) words substituted by 2013 c. 22 Sch. 9 para. 37(4)(a)
- 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

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 124(1A) inserted by 2016 c. 22 Sch. 7 para. 20(2)
- s. 124(6) inserted by 2016 c. 22 Sch. 7 para. 20(6)
- s. 124A124B inserted by 2016 c. 22 Sch. 7 para. 21
- s. 125A(3A)(3B) inserted by 2016 c. 22 Sch. 7 para. 22(3)
- s. 130A inserted by 2016 c. 22 Sch. 8 para. 7
- s. 133(1A) inserted by 2016 c. 22 Sch. 8 para. 9(2)
- s. 143J(3A) inserted by 2016 c. 22 Sch. 8 para. 13(2)
- s. 143J(7)(a) words omitted by S.I. 2022/1166 reg. 25(11)(b) (This amendment comes into force immediately after 2016 c. 22, s. 120 and Sch. 8 para. 13(3) come into force)
- s. 143GA143GB inserted by 2016 c. 22 Sch. 8 para. 10
- s. 143MA(3A)-(3D) inserted by 2016 c. 22 Sch. 7 para. 27(3)
- s. 143MB inserted by 2016 c. 22 Sch. 7 para. 28