
Changes to legislation: *Housing Act 1996, Paragraph 2 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*

SCHEDULES

SCHEDULE 8

ASSURED TENANCIES: CONSEQUENTIAL AMENDMENTS

Housing Act 1988 (c.50)

- 2 (1) The Housing Act 1988 shall be amended as follows.
- (2) In section 14, there shall be inserted at the end—
- “(9) This section shall apply in relation to an assured shorthold tenancy as if in subsection (1) the reference to an assured tenancy were a reference to an assured shorthold tenancy.”.
- (3) In section 20, for the side-note and subsection (1) there shall be substituted—
- “20 Assured shorthold tenancies: pre-Housing Act 1996 tenancies.**
- (1) Subject to subsection (3) below, an assured tenancy which is not one to which section 19A above applies is an assured shorthold tenancy if—
- it is a fixed term tenancy granted for a term certain of not less than six months,
 - there is no power for the landlord to determine the tenancy at any time earlier than six months from the beginning of the tenancy, and
 - a notice in respect of it is served as mentioned in subsection (2) below.”.
- (4) In that section, after subsection (5) there shall be inserted—
- “(5A) Subsections (3) and (4) above do not apply where the new tenancy is one to which section 19A above applies.”.
- (5) In section 22, in subsection (1), the words from “in respect of” to “above” shall be omitted.
- (6) In that section, after subsection (5) there shall be inserted—
- “(5A) Where—
- an assured tenancy ceases to be an assured shorthold tenancy by virtue of falling within paragraph 2 of Schedule 2A to this Act, and
 - at the time when it so ceases to be an assured shorthold tenancy there is pending before a rent assessment committee an application in relation to it under this section,
- the fact that it so ceases to be an assured shorthold tenancy shall, in relation to that application, be disregarded for the purposes of this section.”.
- (7) In section 34(3), after “whether or not” there shall be inserted “, in the case of a tenancy to which the provision applies, ”.

Changes to legislation: *Housing Act 1996, Paragraph 2 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](#)*

- (8) In section 39(7), after “whether or not” there shall be inserted “, in the case of a tenancy to which the provision applies,”.

Changes to legislation:

Housing Act 1996, Paragraph 2 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.

[View outstanding changes](#)

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](#)

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](#)