



# Housing Repairs and Rents Act 1954

## CHAPTER 53

### HOUSING REPAIRS AND RENTS ACT 1954

#### PART I

##### FURTHER PROVISIONS AS TO CLEARANCE AND REDEVELOPMENT, RECONDITIONING OF UNFIT HOUSES, AND OTHER AMENDMENTS OF HOUSING ACTS

###### *Additional powers in respect of clearance areas and other houses liable to demolition*

- 1 Proposals for exercise of functions of local authorities as to clearance areas, etc.
- 2 Power to retain for temporary accommodation certain houses in clearance areas
- 3 Power to purchase for temporary accommodation in lieu of making demolition orders
- 4 Postponement of demolition under clearance order in the case of houses let to local authority
- 5 Power to permit reconstruction of condemned house
- 6 Licences for temporary occupation of houses subject to existing demolition or clearance orders

###### *Exchequer contributions, etc.*

- 7 Exchequer contributions towards expenses of local authorities in buying houses for temporary occupation
- 8 Local authorities' contributions

###### *Standard of fitness for human habitation, and provisions connected therewith*

- 9 Standard of fitness for human habitation
- 10 Recovery by lessees of proportion of expenses incurred in rendering houses fit for human habitation

- 11 Houses let in lodgings : securing fitness for occupation by number of families accommodated
- 12 Houses let in lodgings : prevention of overcrowding
- 13 Powers of local authorities for enforcement of notices under s. 9 of principal Act

*Miscellaneous amendments of Housing Acts*

- 14 Amendments as to clearance orders and compulsory purchase orders under principal Act
- 15 Provisions relating to Housing Revenue Accounts
- 16 Amendments of Housing Act, 1949
- 17 Powers of local authorities in connection with lending money for housing purposes
- 18 Default powers of county councils
- 19 Extension of period for use of open spaces for temporary housing accommodation

*Supplemental*

- 20 Management of houses retained by local authorities for temporary occupation
- 21 Application of Part I to London
- 22 Interpretation and construction of Part I

**PART II**

REPAIRS INCREASE IN RESPECT OF CONTROLLED DWELLING-HOUSES  
AND OTHER AMENDMENTS OF THE RENT ACTS, ETC.

*Repairs Increase*

- 23 Repairs increase for dwelling-house in good repair
- 24 Rent not to be increased above twice gross value
- 25 Notice and declarations preliminary to recovery of repairs increase
- 26 Determination whether conditions fulfilled to justify increase of rent
- 27 Application of last foregoing section to certain increases under Rent Acts
- 28 Passing on of repairs increase to sub-tenant
- 29 Repairs increase not to be payable twice over
- 30 Responsibility of landlord for repairs
- 31 Supplementary provisions as to repair
- 32 Apportionments by county court to be conclusive

*Other amendments of Rent Acts*

- 33 Exclusion from Rent Acts of lettings by local authorities, development corporations, and housing associations and trusts
- 34 Provisions taking effect on cesser of exemption under foregoing section
- 35 Exclusion from Rent Acts of houses converted or erected after commencement of Act
- 36 Amendments of s. 1 of Act of 1949
- 37 Application of Rent Acts to dwellings provided or improved with assistance under Part II of Housing Act, 1949
- 38 Exemption from s. 2 (2) of Act of 1949 for long leases

- 39 Payments for outgoing, improvements or goodwill on grant or assignment of controlled tenancies
- 40 Increase for rise in cost of services provided under pre-1939 lettings
- 41 Protection of sub-tenants of parts of premises
- 42 Amendment of meaning of expression "tenant" in Act of 1920
- 43 Possession without alternative accommodation not to be ordered on production of agricultural certificate
- 44 Date for permitted increases for increases in rates
- 45 Modification of Rent Acts and Act of 1946 as to accommodation registered under Defence Regulation 68 CB
- 46 Service of notices on prospective tenants
- 47 General provisions as to service of notices
- 48 Procedure of county court and tribunal
- 49 Interpretation of Part II

### **PART III**

#### MISCELLANEOUS AND GENERAL PROVISIONS

- 50 Exclusion of statutory tenants from receipt of certain notices
- 51 Application of Statutory Instruments Act
- 52 Interpretation
- 53 Financial provisions
- 54 Short title, commencement, extent and repeals

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### **SCHEDULES**

#### **FIRST SCHEDULE — Modifications of Procedure for Obtaining Clearance Orders and certain Compulsory Purchase Orders**

- 1 (1) A notice relating to— (a) a compulsory purchase of...
- 2 (1) Where the Minister would apart from this paragraph be...
- 3 The shortest permissible notice required to be given under section...

#### **SECOND — Proof of Past Repairs by Landlord SCHEDULE**

- 1 Subject to the provisions of the next following paragraph, the...
- 2 Where the relevant date falls within four months of the...
- 3 Where— (a) under the terms of the tenancy, if the...
- 4 (1) Within twenty-eight days after the relevant date the tenant...
- 5 Subject to the provisions of the last foregoing paragraph, the...
- 6 If in such a declaration any person makes a statement...
- 7 (1) For the purposes of this Schedule work which enured...
- 8 For the purposes of this Schedule work shall be disregarded—...

#### **THIRD SCHEDULE — Gross Values and Statutory Repairs Deductions**

##### **PART I — DWELLING-HOUSES IN COUNTY OF LONDON**

##### **PART II — DWELLING-HOUSES OUTSIDE COUNTY OF LONDON**

#### **FOURTH SCHEDULE — Modifications of Rent Acts in Application to Tenancies Previously Exempted under S. 3 (2) (c) of Act of 1939**

- 1 In the provisions specified in the following Table there shall...
- 2 In the Act of 1920 the proviso to section one...
- 3 In subsection (4) of section four of the Act of...

4 In section six of the Act of 1933 for the...

FIFTH SCHEDULE — Repeals