

**2018 No. 393 (C. 32)**

**HOUSING, ENGLAND**

**The Housing and Planning Act 2016 (Commencement No. 8)  
Regulations 2018**

*Made* - - - - *21st March 2018*

The Secretary of State, in exercise of the powers conferred by sections 216(3) and (4) of the Housing and Planning Act 2016<sup>(a)</sup>, makes the following Regulations:

**Citation**

1. These Regulations may be cited as the Housing and Planning Act 2016 (Commencement No. 8) Regulations 2018.

**Provisions coming into force on 6th April 2018**

2. In so far as they are not already commenced, the following provisions of the Housing and Planning Act 2016 come into force on 6th April 2018—

- (a) sections 13 to 48;
- (b) Schedules 1 to 3.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

21st March 2018

*Heather Wheeler*  
Parliamentary Under Secretary of State  
Ministry of Housing Communities and Local Government

**EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

These Regulations bring into force on 6th April 2018 all those provisions of Part 2 of, and Schedules 1 to 3 to, the Housing and Planning Act 2016 (c. 22) (“the Act”) which are not already in force. These relate to rogue landlords and property agents in England.

Chapter 2 of Part 2 of the Act makes provision for banning orders (orders made by the First-tier Tribunal banning a person from certain activities where they have been convicted of a banning order offence). This includes provision for the duration and effect of a banning order. Chapter 3 of Part 2 makes provision in relation to the database of rogue landlords and property agents. This requires the Secretary of State to establish and operate a database of rogue landlords and property agents. Chapter 4 of Part 2 of the Act makes provision in relation to rent repayment orders. A rent repayment order is an order made by the First-tier Tribunal requiring a landlord to repay a specified amount of rent.

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(a) 2016 c. 22.

Schedules 1 to 3 make supplemental provision in relation to banning orders.

**NOTE AS TO EARLIER COMMENCEMENT REGULATIONS**

*(This note is not part of the Regulations)*

The following provisions of the Housing and Planning Act 2016 are brought into operation by earlier commencement regulations:

<i>Provision</i>	<i>Date of Commencement</i>	<i>S.I. No.</i>
Sections 9 to 11	31st October 2016	2016/733
Section 12	13th July 2016	2016/733
Section 14(3) and (4) (partially)	3rd November 2017	2017/1052
Section 23(8)	3rd November 2017	2017/1052
Section 26 (partially)	3rd November 2017	2017/1052
Section 33	3rd November 2017	2017/1052
Section 40 to 46 (partially)	6th April 2017	2017/281
Section 47(1) and (2)	6th April 2017	2017/281
Section 47(3)	10th March 2017	2017/281
Section 48 (partially)	6th April 2017	2017/281
Section 49 to 52	6th April 2017	2017/281
Section 53	6th April 2017	2017/281
Sections 54 to 56	6th April 2017	2017/281
Sections 64 and 65	26th May 2016	2016/609
Section 66	13th July 2016	2016/733
Sections 67 and 68	26th May 2016	2016/609
Sections 80 to 91	1st October 2016	2016/956
Section 92	6th April 2017	2017/75
Sections 93 and 94	3rd February 2017	2017/75
Section 102(2) to (6)	3rd February 2017	2017/75
Section 126 (partially)	10th March 2017	2017/281
Section 126	6th April 2017	2017/281
Sections 128 and 129	6th April 2017	2017/281
Section 131	6th April 2017	2017/281
Section 132	1st October 2016	2016/733
Section 133 to 135	19th March 2018	2018/251
Sections 141 and 142	1st October 2016	2016/733
Sections 143 and 144	13th July 2016	2016/733
Sections 145(1) to 145(4)	1st October 2016	2016/733
Section 145(5)	26th May 2016	2016/609
Sections 146 to 148	1st October 2016	2016/733
Sections 150(4) and 150(5)	13th July 2016	2016/733
Sections 152(2) to 152(4)	13th July 2016	2016/733
Section 154	13th July 2016	2016/733
Section 156	1st October 2016	2016/733
Section 160	6th April 2017	2017/281
Sections 169 and 170	13th July 2016	2016/733
Section 171	1st October 2016	2016/733
Sections 172 to 179	13th July 2016	2016/733
Sections 180 and 181	6th April 2018	2018/251
Section 182	13th July 2016	2016/733
Section 183 (partially)	1st October 2016	2016/956
Section 183 (partially)	3rd February 2017	2017/75
Section 183 (all remaining purposes)	6th April 2017	2017/281
Sections 184 to 189	3rd February 2017	2017/75

Section 190	13th July 2016	2016/733
Section 191	3rd February 2017	2017/75
Section 192 to 195	6th April 2018	2018/251
Section 196(1) to 196(2)(a)	6th April 2018	2018/251
Section 196(3) (partially)	6th April 2017	2017/281
Sections 197 and 198	6th April 2018	2018/251
Section 199(1)	3rd February 2017	2017/75
Section 199(2) (partially)	3rd February 2017	2017/75
Section 200	3rd February 2017	2017/75
Sections 201 to 206	13th July 2016	2016/733
Schedule 3 – paragraphs 5(3) and 9	3rd November 2017	2017/1052
Schedule 4	6th April 2016	2017/75
Schedule 9 – paragraph 7	10th March 2017	2017/281
Schedule 9 – for all remaining purposes	6th April 2017	2017/281
Schedule 11	1st October 2016	2016/733
Schedule 12 (excluding paragraph 27)	13th July 2016	2016/733
Schedule 14	13th July 2016	2016/733
Schedule 15 – paragraphs 1, 2(1), 2(2), 3(1) and 3(2) (partially)	1st October 2016	2016/956
Schedule 15 – paragraphs 1 to 7 (partially)	3rd February 2017	2017/75
Schedule 15 – paragraph 8	1st October 2016	2016/956
Schedule 15 – paragraphs 1 to 7 (for all remaining purposes)	6th April 2017	2017/281
Schedule 16	13th July 2016	2016/733
Schedule 17	3rd February 2017	2017/75
Schedule 18 – paragraphs 1 to 9	3rd February 2017	2017/75
Schedule 19	13th July 2016	2016/733

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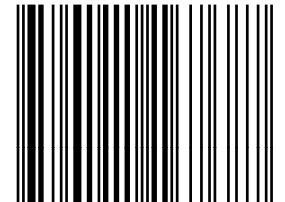
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