DRAFT STATUTORY INSTRUMENTS

2003 No. (N.I.)

NORTHERN IRELAND

The Housing (Northern Ireland) Order 2003

Made - - - - 2003 Coming into operation in accordance with Article 1(2) and (3)

THE HOUSING (NORTHERN IRELAND) ORDER 2003

PART I

INTRODUCTORY

- 1. Title and commencement
- 2. General interpretation
- 3. Members of a person's family

PART II

CONDUCT OF TENANTS

CHAPTER I

INTRODUCTORY

- 4. Interpretation of Part II
- 5. Meaning of "dwelling-house"

CHAPTER II

INTRODUCTORY TENANCIES

General provisions

- 6. Introductory tenancies
- 7. Duration of introductory tenancy
- 8. Licences

Proceedings for possession

9. Proceedings for possession

- 10. Notice of proceedings for possession
- 11. Review of decision to seek possession
- 12. Effect of beginning proceedings for possession

Succession on death of tenant

- 13. Persons qualified to succeed tenant
- 14. Cases where the tenant is a successor
- 15. Succession to introductory tenancy

Assignment

16. Assignment in general prohibited

Repairs

17. Right of introductory tenants of the Executive to have repairs carried out

Provision of information and consultation

- 18. Provision of information about tenancies
- 19. Consultation on matters of housing management

Supplementary

- 20. Jurisdiction of county court
- 21. Power to make further provision

CHAPTER III

REPOSSESSION, &c. OF DWELLING-HOUSES LET UNDER SECURE TENANCIES

- 22. Extension of ground of nuisance or annoyance to neighbours, &c.
- 23. New ground of domestic violence
- 24. Extension of ground that grant of tenancy induced by false statement
- 25. Proceedings for possession or termination

CHAPTER IV

INJUNCTIONS AGAINST ANTI-SOCIAL BEHAVIOUR

- 26. Power to grant injunctions against anti-social behaviour
- 27. Meaning of "harm"

PART III

GRANTS, &c. FOR RENEWAL OF PRIVATE SECTOR HOUSING

CHAPTER I

INTRODUCTORY

28. Interpretation of Part III

Interpretation

29. Meaning of "reasonable repair"

Draft Legislation: This is a draft item of legislation. This draft has since been made as a UK Statutory Instrument: The Housing (Northern Ireland) Order 2003 No. 412

- 30. Fitness for human habitation
- 31. Meaning of "connected persons"
- 32. Meaning of "owner" of dwelling
- 33. Disabled persons

CHAPTER II

THE MAIN GRANTS

Introductory

- 34. Interpretation of Chapter II
- 35. Grants for improvements and repairs, &c.
- 36. Applications for grants

Preliminary conditions

- 37. Ineligible applicants
- 38. The age of the property
- 39. Excluded descriptions of works

Renovation grants

- 40. Renovation grants: owner's applications and tenant's applications
- 41. Renovation grants: certificates required in case of owner's application
- 42. Renovation grants: certificates required in case of tenant's application
- 43. Renovation grants: purposes for which grant may be given
- 44. Renovation grants: approval of application

Common parts grants

- 45. Common parts grants: occupation of flats by occupying tenants
- 46. Common parts grants: landlord's and tenants' applications
- 47. Common parts grants: certificates required to accompany application
- 48. Common parts grants: purposes for which grant may be given
- 49. Common parts grants: approval of application

Disabled facilities grants

- 50. Disabled facilities grants: owner's and tenant's applications
- 51. Disabled facilities grants: the disabled occupant
- 52. Disabled facilities grants: certificate required in case of owner's application
- 53. Disabled facilities grants: certificates required in case of tenant's application
- 54. Disabled facilities grants: purposes for which grant must or may be given
- 55. Disabled facilities grants: approval of application

HMO grants

- 56. HMO grants: the interest of the applicant in the property
- 57. HMO grants: certificate required to accompany application
- 58. HMO grants: purposes for which grant may be given
- 59. HMO grants: approval of application

Restrictions on grant aid

- 60. Restriction on grants for works already begun
- 61. Means testing in case of application by owner-occupier or tenant
- 62. Determination of amount of grant in case of landlord's application
- 63. Apportionment in case of tenants' application for common parts grant
- 64. Power to specify maximum amount of grant

Decision and notification

65. Decision and notification

Payment of grants

- 66. Payment of grants: general
- 67. Delayed payment of mandatory grant
- 68. Payment of grants: conditions as to carrying out of the works
- 69. Payment of grants: conditions as to contractors employed
- 70. Payment of grant to contractor
- 71. Applicant ceasing to be entitled before payment of grant
- 72. Change of circumstances affecting disabled occupant
- 73. Cases in which grants may be recalculated, withheld or repaid
- 74. Repayment where applicant not entitled to grant

Grant conditions and repayment

- 75. Grant conditions: introductory
- 76. Condition for repayment on disposal: renovation grants
- 77. Condition for repayment on disposal: common parts grants
- 78. Condition as to repayment on disposal: HMO grants
- 79. Condition as to owner-occupation: renovation grants
- 80. Condition as to availability for letting: renovation grants
- 81. Conditions as to occupation: HMO grants
- 82. Conditions as to repayment in case of other compensation, &c.
- 83. Power to impose other conditions
- 84. Meaning of relevant disposal
- 85. Meaning of exempt disposal
- 86. Cessation of conditions on repayment of grant, &c.

Supplementary

- 87. Provisions relating to death of applicant
- 88. Power of Executive to carry out works which would attract grant

CHAPTER III

GROUP REPAIR SCHEMES

Introductory

- 89. Interpretation of Chapter III
- 90. Group repair schemes
- 91. Qualifying buildings
- 92. Scheme works
- 93. Approval of scheme by the Department

Participation in group repair scheme

- 94. Persons eligible to participate in group repair scheme
- 95. Scheme consent and restriction on works
- 96. Certificate of completion date
- 97. Contributions by participants

Variation of group repair scheme

98. Variation of group repair scheme

Conditions as to participation

- 99. Conditions of participation: general
- 100. Condition as to payment of balance of cost on disposal
- 101. Conditions as to occupation
- 102. Meaning of "relevant disposal" and "exempt disposal"
- 103. Payment of balance of cost, &c: cessation of conditions

Supplementary

104. Power of Department to modify operation of Chapter

CHAPTER IV

HOME REPAIR ASSISTANCE

- 105. Interpretation of Chapter IV
- 106. Home repair assistance
- 107. Entitlement to home repair assistance
- 108. Assistance in respect of mobile homes
- 109. Power to make further provision by regulations

CHAPTER V

DEFERRED ACTION NOTICES. &c.

110. Interpretation of Chapter V

Deferred action notices

- 111. Deferred action notices
- 112. Service of deferred action notices
- 113. Appeals against deferred action notices
- 114. Review of deferred action notices
- 115. Guidance by the Department

Power to charge for enforcement action

- 116. Unfitness for human habitation, &c.: power to charge for enforcement action
- 117. Recovery of charge for enforcement action

Supplementary

118. Power to prescribe forms

CHAPTER VI

SUPPLEMENTARY PROVISIONS

Religious denominations, charities, &c.

119. Religious denominations, charities, &c.

Transitional provisions and savings

120. Transitional provisions and savings

DART IV

MISCELLANEOUS AMENDMENTS

CHAPTER I

AMENDMENTS OF THE RENT (NORTHERN IRELAND) ORDER 1978

- 121. Transfer of duty to keep register of rents
- 122. Institution of proceedings for offences with respect to rent books

CHAPTER II

AMENDMENTS OF THE ORDER OF 1981

- 123. Interpretation of Order of 1981
- 124. Allocation of housing accommodation
- 125. Caravan sites for members of the Irish Traveller community
- 126. Acquisition of land by the Executive for amenity purposes
- 127. Termination of home insulation schemes
- 128. Disposal of houses let by the Executive to secure tenants
- 129. Increase of penalty for obstruction of an authorised officer
- 130. Membership of the Executive

CHAPTER III

AMENDMENTS OF THE ORDER OF 1983

- 131. House sales by registered housing associations
- 132. Tenant's improvements
- 133. Right of secure tenants of the Executive to have repairs carried out
- 134. Tenancies which are not secure tenancies

CHAPTER IV

AMENDMENTS OF THE ORDER OF 1988

- 135. Definition of "homelessness"
- 136. Becoming homeless intentionally
- 137. Eligibility for housing assistance
- 138. Emergency grants

CHAPTER V

AMENDMENTS OF THE ORDER OF 1992

- 139. Realisation of value of Department's loans portfolio
- 140. Rent for housing accommodation provided by registered housing associations
- 141. Disposal of land by registered housing associations
- 142. Repairs grants
- 143. Amendment of definition of "multiple occupation"
- 144. Registration scheme for houses in multiple occupation
- 145. Service of certain documents

CHAPTER VI

OTHER AMENDMENTS

- 146. Complaints against registered housing associations
- 147. Minor and consequential amendments

PART V

SUPPLEMENTAL PROVISIONS

- 148. Orders and regulations
- 149. Repeals Signature

SCHEDULES SCHEDULE 1 — AMENDMENTS RELATING TO TRANSFER OF DUTY TO KEEP REGISTER OF RENTS

The Rent (Northern Ireland) Order 1978 (NI 20)

- 1. In Article 25 (register of rents) for any reference to...
- 2. (1) The provision inserted by Article 99 of the Order...
- 3. In Articles 26, 27 and 30 for a reference to...
- 4. (1) In paragraph (1) of Article 33 (review of registered...
- 5. In Article 34 (collection of information about certain tenancies) for...
- 6. (1) In paragraph (7) of Article 48 (enforcement, etc. of...
- 7. In Article 72 (information) after the words "The Department" insert...
- 8. In Schedule 6 (applications for determination of appropriate rents) in...
- 9. The Housing (Northern Ireland) Order 1983 (NI 15)

SCHEDULE 2 — TRANSFER TO THE EXECUTIVE OF TRAVELLERS' CARAVAN SITES

- 1. In this Schedule— "the appointed day" means the day appointed...
- 2. (1) Subject to the provisions of this Schedule and any...
- 3. Any travellers' caravan site which is transferred to the transferee...
- 4. Part IV of the Local Government (Miscellaneous Provisions) (Northern Ireland)...

SCHEDULE 3 — REGISTRATION SCHEME FOR HOUSES IN MULTIPLE OCCUPATION

SCHEDULE 4 — MINOR AND CONSEQUENTIAL AMENDMENTS

The Land Registration Act (Northern Ireland) 1970 (c. 18)

1. (1) Schedule 11 (matters requiring to be registered in the...

The Rent (Northern Ireland) Order 1978 (NI 20)

2. In Article 48(8) (enforcement of certificates of disrepair: meaning of...

The Housing (Northern Ireland) Order 1981 (NI 3)

- 3. (1) Article 41A (repair notices and group repair schemes) is...
- 4. (1) Article 58 (environmental works: no assistance where grant made)...
- 5. In Article 162 (regulations), in paragraph (2) after the word...

The Housing (Northern Ireland) Order 1983 (NI 15)

- 6. In Article 24(1) (interpretation of Chapter II of Part II),...
- 7. In Article 26(4) (cases where the secure tenant is a...
- 8. In Article 38(4) (provision of information about secure tenancies), for...
- 9. (1) In Schedule 2 (tenancies which are not secure tenancies)—...

The Housing (Northern Ireland) Order 1986 (NI 13)

10. (1) Article 6 (entitlement to reinstatement grant or repurchase) shall...

The Housing (Northern Ireland) Order 1992 (NI 15)

- 11. (1) Article 73 (replacement grants) shall be amended as follows....
- 12. (1) Article 103 (power of the Executive and the Department...

SCHEDULE 5 — REPEALS

Explanatory Note