



# Rent Act 1977

## 1977 CHAPTER 42

### PART XI

#### GENERAL

##### *Sublettings*

#### **137 Effect on sub-tenancy of determination of superior tenancy.**

- (1) If a court makes an order for possession of a dwelling-house from—
- a protected or statutory tenant, or
  - a protected occupier or statutory tenant as defined in the <sup>M1</sup>Rent (Agriculture) Act 1976.

and the order is made by virtue of section 98(1) or 99(2) of this Act or, as the case may be, under Part I of Schedule 4 to that Act, nothing in the order shall affect the right of any sub-tenant to whom the dwelling-house or any part of it has been lawfully sublet before the commencement of the proceedings to retain possession by virtue of . . .

<sup>F1</sup> this Act, nor shall the order operate to give a right to possession against any such sub-tenant.

- (2) Where a statutorily protected tenancy of a dwelling-house is determined, either as a result of an order for possession or for any other reason, any sub-tenant to whom the dwelling-house or any part of it has been lawfully sublet shall, subject to this Act, be deemed to become the tenant of the landlord on the same terms as if the tenant's statutorily protected tenancy had continued.
- (3) Where a dwelling-house—
- forms part of premises which have been let as a whole on a superior tenancy but do not constitute a dwelling-house let on a statutorily protected tenancy; and
  - is itself subject to a protected or statutory tenancy,

then, from the coming to an end of the superior tenancy, this Act shall apply in relation to the dwelling-house as if, in lieu of the superior tenancy, there had been separate

---

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

---

tenancies of the dwelling-house and of the remainder of the premises, for the like purposes as under the superior tenancy, and at rents equal to the just proportion of the rent under the superior tenancy.

In this subsection “premises” includes, if the sub-tenancy in question is a protected or statutory tenancy to which section 99 of this Act applies, an agricultural holding within the meaning of the [<sup>F2</sup>Agricultural Holdings Act 1986][<sup>F3</sup>held under a tenancy to which that Act applied and land comprised in a farm business tenancy within the meaning of the Agricultural Tenancies Act 1995.]

- (4) In subsections (2) and (3) above “statutorily protected tenancy” means—
- (a) a protected or statutory tenancy;
  - (b) a protected occupancy or statutory tenancy as defined in the <sup>M2</sup>Rent (Agriculture) Act 1976; or
  - (c) if the sub-tenancy in question is a protected or statutory tenancy to which section 99 of this Act [<sup>F4</sup>applies—
    - (i) a tenancy of an agricultural holding within the meaning of the Agricultural Holdings Act 1986 which is a tenancy in relation to which that Act applies, or
    - (ii) a farm business tenancy within the meaning of the Agricultural Tenancies Act 1995.]
- (5) Subject to subsection (6) below, a long tenancy of a dwelling-house which is also a tenancy at a low rent but which, had it not been a tenancy at a low rent, would have been a protected tenancy [<sup>F5</sup>or an assured tenancy, within the meaning of Part I of the Housing Act 1988], shall be treated for the purposes of subsection (2) above as a statutorily protected tenancy.
- (6) Notwithstanding anything in subsection (5) above, subsection (2) above shall not have effect where the sub-tenancy in question was created (whether immediately or derivatively) out of a long tenancy falling within subsection (5) above and, at the time of the creation of the sub-tenancy—
- (a) a notice to terminate the long tenancy had been given under section 4(1) of the <sup>M3</sup>Landlord and Tenant Act 1954 [<sup>F6</sup>or, as the case may be, served under paragraph 4(1) of Schedule 10 to the Local Government and Housing Act 1989]; or
  - (b) the long tenancy was being continued by section 3(1) of [<sup>F7</sup>the said Act of 1954 or, as the case may be, paragraph 3 of the said Schedule 10];
- unless the sub-tenancy was created with the consent in writing of the person who at the time when it was created was the landlord, within the meaning of [<sup>F8</sup>Part I of the said Act of 1954 or, as the case may be, the said Schedule 10].
- (7) This section shall apply equally where a protected occupier of a dwelling-house, or part of a dwelling-house, has a relevant licence as defined in the <sup>M4</sup>Rent (Agriculture) Act 1976, and in this section “tenancy” and all cognate expressions shall be construed accordingly.

#### Textual Amendments

- F1** Words repealed by [Housing Act 1988 \(c. 50, SIF 61, 75:1\)](#), s. 140(2), Sch. 17 para. 25, **Sch. 18**
- F2** Words substituted by [Agricultural Holdings Act 1986 \(c. 5, SIF 2:3\)](#), ss. 99, 100, Sch. 13 para. 3, **Sch. 14 para. 60**
- F3** Words in s. 137(3) inserted (1.9.1995) by [1995 c. 8, ss. 40, 41\(2\)](#), **Sch. para. 28(1)(2)** (with s. 37)

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

- F4** Words and paras. (i)(ii) in s. 137(4)(c) substituted for words in s. 137(4)(c) (1.9.1995) by 1995 c. 8, ss. 40, 41(2), **Sch. para. 28(1)(3)** (with s. 37)
- F5** Words inserted by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 194, **Sch. 11 para. 53(1)**
- F6** Words inserted by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 194, **Sch. 11 para. 53(2)(a)**
- F7** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 194, **Sch. 11 para. 53(2)(b)**
- F8** Words substituted by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 194, **Sch. 11 para. 53(2)(c)**

**Modifications etc. (not altering text)**

- C1** S. 137 excluded by Housing Act 1980 (c. 51, SIF 61), s. 54(1)
- C2** S. 137(2)(5) restricted (1.11.1993) by 1993 c. 28, s. 61, **Sch. 14 para. 3(2)(a)** (with ss. 94(2), 95); S.I. 1993/2134, **arts. 2, 5**

**Marginal Citations**

- M1** 1976 c. 80.
- M2** 1976 c. 80.
- M3** 1954 c. 56.
- M4** 1976 c. 80.

**138 Effect on furnished sub-tenancy of determination of superior unfurnished tenancy.**

- (1) If, in a case where section 137(2) of this Act applies, the conditions mentioned in subsection (2) below are fulfilled, the terms on which the sub-tenant is, by virtue of section 137(2), deemed to become the tenant of the landlord shall not include any terms as to the provision by the landlord of furniture or services.
- (2) The conditions are:—
- (a) that the statutorily protected tenancy which is determined as mentioned in section 137(2) was neither a protected furnished tenancy nor a statutory furnished tenancy; and
  - (b) that, immediately before the determination of that statutorily protected tenancy, the sub-tenant referred to in section 137(2) was the tenant under a protected furnished tenancy or a statutory furnished tenancy; and
  - (c) that the landlord, within the period of 6 weeks beginning with the day on which the statutorily protected tenancy referred to in section 137(2) is determined, serves notice on the sub-tenant that this section is to apply to his tenancy or statutory tenancy.
- (3) In this section “statutorily protected tenancy” has the <sup>[F9]</sup>same meaning as it has for the purposes of section 137(2) of this Act.]

**Textual Amendments**

- F9** Words substituted retrospectively by Housing Act 1980 (c. 51, SIF 61), **Sch. 25 Pt. I para. 51**

---

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

---

**139 Obligation to notify sublettings of dwelling-houses let on or subject to protected or statutory tenancies.**

- (1) If the tenant of a dwelling-house let on or subject to a protected or statutory tenancy sublets any part of the dwelling-house on a protected tenancy, then, subject to subsection (2) below, he shall, within 14 days after the subletting, supply the landlord with a statement in writing of the subletting giving particulars of occupancy, including the rent charged.
- (2) Subsection (1) above shall not require the supply of a statement in relation to a subletting of any part of a dwelling-house if the particulars which would be required to be included in the statement as to the rent and other conditions of the sub-tenancy would be the same as in the last statement supplied in accordance with that subsection with respect to a previous subletting of that part.
- (3) A tenant who is required to supply a statement in accordance with subsection (1) above and who, without reasonable excuse—
  - (a) fails to supply a statement, or
  - (b) supplies a statement which is false in any material particular,
 shall be liable to a fine not exceeding [<sup>F10</sup>level 1 on the standard scale].
- (4) In this section—
  - (a) “protected tenancy” includes a protected occupancy under the <sup>M5</sup>Rent (Agriculture) Act 1976;
  - (b) “statutory tenancy” includes a statutory tenancy under that Act.

**Textual Amendments**

**F10** Words substituted by virtue of [Criminal Justice Act 1982 \(c. 48, SIF 39:1\)](#), s. 46

**Marginal Citations**

**M5** 1976 c. 80.

*Fire Precautions*

**<sup>F11</sup>140 Modification of Act in relation to fire precautions.**

.....

**Textual Amendments**

**F11** S. 140 repealed (1.10.2006) by [Regulatory Reform \(Fire Safety\) Order 2005 \(S.I. 2005/1541\)](#), art. 1(3), Sch. 2 para. 13, **Sch. 4** (with art. 49) (as amended by [The Regulatory Reform \(Fire Safety\) Subordinate Provisions Order 2006 \(S.I. 2006/484\)](#), arts. **1(1)**, 2)

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

### *Jurisdiction and procedure*

#### **141 County court jurisdiction.**

(1) [<sup>F12</sup>The county court] shall have jurisdiction, either in the course of any proceedings relating to a dwelling or on an application made for the purpose by the landlord or the tenant, to determine any question—

- (a) as to whether a tenancy is a protected tenancy or whether any person is a statutory tenant of a dwelling-house, . . . <sup>F13</sup> or
- (b) as to the rent limit; or
- (c) . . . . . <sup>F14</sup>
- (d) as to the application of Part V and sections 103 to 106 of this Act to a contract; or
- (e) as to whether a protected, statutory or regulated tenancy is a protected, statutory or regulated furnished tenancy;

or as to any matter which is or may become material for determining any such question.

(2) . . . . . <sup>F15</sup>

(3) [<sup>F12</sup>The county court] shall have jurisdiction to deal with any claim or other proceedings arising out of any of the provisions of this Act specified in subsection (5) below, notwithstanding that by reason of the amount of the claim or otherwise the case would not, apart from this subsection, be within the jurisdiction of [<sup>F12</sup>the county court].

[<sup>F16</sup>(4) If, under any of the provisions of this Act specified in subsection (5) below, a person takes proceedings in the High Court which he could have taken in the county court, he shall not be entitled to recover any costs.]

[<sup>F16</sup>(5) The provisions referred to in subsections (3) and (4) above are—

- (a) . . . . . <sup>F17</sup>
- (b) in Part III, section 57;
- (c) Part VII, except sections 98(2) and 101;
- (d) in Part IX, sections 125 and 126;
- (e) in Part X, sections 133(1), 134 and 135; and
- (f) in this Part of this Act, [<sup>F18</sup>section] 145.]

#### **Textual Amendments**

**F12** Words in s. 141 substituted (22.4.2014) by [Crime and Courts Act 2013 \(c. 22\)](#), s. 61(3), [Sch. 9 para. 52](#); [S.I. 2014/954, art. 2\(c\)](#) (with [art. 3](#)) (with transitional provisions and savings in [S.I. 2014/956](#), arts. 3-11)

**F13** Words repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

**F14** S. 141(1)(c) repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

**F15** Ss. 15(6), 17, 18(3)(4), 24(1)(2), 27–43, 50, 53, 67(6), 70(5), 76, 79(4), 86(5), 91, 92(6)(7), 108–113, 115, 117, 130, 133–135, 141(2), 155(1), Sch. 1 para. 8, Schs. 3, 4, 6, Sch. 7 para. 4, Sch. 10 para. 10, Sch. 11 paras. 13, 14 and 15–25, Sch. 13, Sch. 14 para. 6, Sch. 17 paras. 10, 11, Sch. 19, Sch. 20 paras. 1(6)(7), 4, Schs. 21, 22, Sch. 23 paras. 1, 4(g)–(i), 37, 38 repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

**F16** S. 141(4)(5) repealed (*prosp.*) by [Courts and Legal Services Act 1990 \(c. 41, SIF 76:1\)](#), ss. 123(3)(4), 125(7), [Sch. 20](#)

**F17** S. 141(5)(a) repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

**F18** Words in s. 141(5) substituted (6.4.2014) by virtue of [Tribunals, Courts and Enforcement Act 2007](#) (c. 15), s. 148, [Sch. 14 para. 33](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

**F19** **142 Rules as to procedure.**

.....

**Textual Amendments**

**F19** S. 142 repealed (3.4.2006) by [Constitutional Reform Act 2005](#) (c. 4), s. 148(1), [Sch. 4 para. 94](#), [Sch. 18 Pt. 2](#); S.I. 2006/1014, art. 2(a), [Sch. 1 para. 11\(e\)](#)[Sch. 1 para. 30\(b\)](#)

*Release from provisions of Act*

**143 Release from rent regulation.**

- (1) Where the Secretary of State is satisfied with respect to every part of any area that the number of persons seeking to become tenants there—
- (a) of dwelling-houses exceeding a specified rateable value, or
  - (b) of any class or description of dwelling-house or of dwelling-house exceeding a specified rateable value,
- is not substantially greater than the number of such dwelling-houses in that part, he may by order provide that no such dwelling-house in the area shall be the subject of a regulated tenancy or the subject of a protected occupancy or statutory tenancy under the <sup>M6</sup>Rent (Agriculture) Act 1976.
- (2) An order under this section may contain such transitional provisions, including provisions to avoid or mitigate hardship, as appear to the Secretary of State to be desirable.
- (3) The power to make an order under this section shall be exercisable by statutory instrument and no such order shall have effect unless it is approved by a resolution of each House of Parliament.

**Marginal Citations**

**M6** 1976 c. 80.

**144 Release from restricted contract provisions.**

- (1) The Secretary of State may by order provide that, as from such date as may be specified in the order, section 19 of this Act shall not apply to a dwelling the rateable value of which on such day as may be specified in the order exceeds such amount as may be so specified.
- (2) An order under this section—
- (a) may be made so as to relate to the whole of England and Wales or to such area in England and Wales as may be specified in the order, and so as to apply generally or only to, or except to, such classes or descriptions of dwellings as may be specified in the order; and

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

- (b) may contain such transitional provisions as appear to the Secretary of State to be desirable.
- (3) The power to make an order under this section shall be exercisable by statutory instrument and no such order shall have effect unless it is approved by a resolution of each House of Parliament.

145 ..... F20

**Textual Amendments**

**F20** S. 145 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), ss. 3, 5, Sch. 1 Pt. I, Sch. 4

*Miscellaneous*

**146 Long tenancies at a low rent.**

- (1) In determining whether a long tenancy was, at any time,—
  - (a) a tenancy at a low rent within the meaning of the <sup>M7</sup>Rent Act 1968; or
  - (b) a tenancy to which, by virtue of section 12(7) of the Act of 1920, the Rent Acts did not apply;

there shall be disregarded such part (if any) of the sums payable by the tenant as is expressed (in whatever terms) to be payable in respect of rates, [<sup>F21</sup>council tax,]services, repairs, maintenance, or insurance, unless it could not have been regarded by the parties as a part so payable.

- (2) In subsection (1) above—
  - “long tenancy” means a tenancy granted for a term certain exceeding 21 years, other than a tenancy which is, or may become, terminable before the end of that term by notice given to the tenant;
  - “the Act of 1920” means the <sup>M8</sup>Increase of Rent and Mortgage Interest (Restrictions) Act 1920; and
  - “the Rent Acts” means the Rent and Mortgage Interest Restrictions Acts 1920 to 1939.

**Textual Amendments**

**F21** Words in s. 146(1) inserted (1.4.1993) by [S.I. 1993/651, art. 2\(1\)](#), [Sch. 1 para. 11](#)

**Marginal Citations**

**M7** 1968 c. 23.  
**M8** 1920 c. 17.

<sup>F22</sup>**147 Restriction on levy of distress for rent.**

.....

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

### Textual Amendments

- F22** S. 147 repealed (6.4.2014) by [Tribunals, Courts and Enforcement Act 2007 \(c. 15\)](#), s. 148, Sch. 14 para. 34, [Sch. 23 Pt. 4](#) (with s. 89); S.I. 2014/768, art. 2(1)(b)

## 148 Implied term in all protected tenancies.

It shall be a condition of a protected tenancy of a dwelling-house that the tenant shall afford to the landlord access to the dwelling-house and all reasonable facilities for executing therein any repairs which the landlord is entitled to execute.

### *Supplemental*

## 149 Powers of local authorities for the purposes of giving information.

- (1) Any local authority to which this section applies shall have power—
- (a) to publish information, for the assistance of landlords and tenants and others, as to their rights and duties under—
    - [<sup>F23</sup>(i) sections 4 to 7 (provision of rent books) and sections 18 to 30 (service charges) of the Landlord and Tenant Act 1985,]
    - (ii) the <sup>M9</sup>Protection from Eviction Act 1977,
    - [<sup>F24</sup>(iii) Part II . . . <sup>F25</sup>, of the Housing Act 1980;]
    - (iv) this Act,
    - [<sup>F26</sup>(v) Chapters I to III of Part I of the Housing Act 1988]
 and as to the procedure for enforcing those rights or securing the performance of those duties, and
  - (b) to publish information, for the assistance of owners and occupiers of dwelling-houses and others, as to their rights and duties under the <sup>M10</sup>Rent (Agriculture) Act 1976 and as to the procedure for enforcing those rights or securing the performance of those duties, and
  - (c) to make any such information as is mentioned in paragraph (a) or (b) above available in any other way, and
  - (d) to furnish particulars as to the availability, extent and character of alternative accommodation.
- (2) This section applies to the following local authorities:—
- (a) councils of districts [<sup>F27</sup>, councils of counties in England in which there are no districts having district councils and councils] of London boroughs;
  - [<sup>F28</sup>(aa) councils of Welsh counties and county boroughs;]
  - (b) the Common Council of the City of London; and
  - (c) the Council of the Isles of Scilly.

### Textual Amendments

- F23** S. 149(1)(a)(i) substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 4, [Sch. 2 para. 35\(10\)](#)
- F24** S. 149(1)(a)(iii) substituted by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 25 Pt. I para. 53](#)



*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

- F25** Words repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), ss. 3, 5, Sch. 1 Pt. I, **Sch. 4**
- F26** S. 149(1)(a)(v) inserted by [Housing Act 1988 \(c. 50, SIF 75:1\)](#), s. 43
- F27** Words in s. 149(2)(a) substituted (13.10.1995) by S.I. 1995/2451, **reg. 7**
- F28** S. 149(2)(aa) inserted (1.4.1996) by 1994 c. 19, s. 22(2), **Sch. 8 para. 3(5)** (with ss. 54(5)(7), 55(5), Sch. 17 para. 22(1), 23(2)); S.I. 1996/396, art. 3, **Sch. 1**

#### Marginal Citations

- M9** 1977 c. 43.
- M10** 1976 c. 80.

### 150 Prosecution of offences.

- (1) Offences under this Act are punishable summarily.
- (2) Proceedings for an offence under this Act . . . <sup>F29</sup> may be instituted by any local authority to which section 149 of this Act applies.

#### Textual Amendments

- F29** Words repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), **Sch. 26**

### 151 Service of notices on landlord's agents.

- (1) Any document required or authorised by this Act to be served by the tenant of a dwelling-house on the landlord thereof shall be deemed to be duly served on him if it is served—
  - (a) on any agent of the landlord named as such in the rent book or other similar document; or
  - (b) on the person who receives the rent of the dwelling-house.
- (2) Where a dwelling-house is subject to a regulated tenancy, subsection (1) above shall apply also in relation to any document required or authorised by this Act to be served on the landlord by a person other than the tenant.
- (3) If for the purpose of any proceedings (whether civil or criminal) brought or intended to be brought under this Act, any person serves upon any such agent or other person as is referred to in paragraph (a) or paragraph (b) of subsection (1) above a notice in writing requiring the agent or other person to disclose to him the full name and place of abode or place of business of the landlord, that agent or other person shall forthwith comply with the notice.
- (4) If any such agent or other person as is referred to in subsection (3) above fails or refuses forthwith to comply with a notice served on him under that subsection, he shall be liable to a fine not exceeding [<sup>F30</sup>level 4 on the standard scale], unless he shows to the satisfaction of the court that he did not know, and could not with reasonable diligence have ascertained, such of the facts required by the notice to be disclosed as were not disclosed by him.
- (5) So far as this section relates to Part V or IX or sections 103 to 107, of this Act, references to a landlord and to a tenant shall respectively include references to a lessor and to a lessee as defined by section 85 of this Act.

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

### Textual Amendments

**F30** Words substituted by virtue of [Criminal Justice Act 1982 \(c. 48, SIF 39:1\)](#), ss. 39, 46, [Sch. 3](#)

## 152 Interpretation.

(1) In this Act, except where the context otherwise requires,—

“the appropriate day” has the meaning assigned to it by section 25(3) of this Act;

.....<sup>F31</sup>“landlord” includes any person from time to time deriving title under the original landlord and also includes, in relation to any dwelling-house, any person other than the tenant who is, or but for Part VII of this Act would be, entitled to possession of the dwelling-house;

“let” includes “sublet”;

“long tenancy” means a tenancy granted for a term of years certain exceeding 21 years, whether or not subsequently extended by act of the parties or by any enactment;

“protected furnished tenancy”, “regulated furnished tenancy” and “statutory furnished tenancy” mean a protected or, as the case may be, regulated or statutory tenancy—

- (a) under which the dwelling-house concerned is bona fide let at a rent which includes payments in respect of furniture, and
- (b) in respect of which the amount of rent which is fairly attributable to the use of furniture, having regard to the value of that use to the tenant, forms a substantial part of the whole rent;

“protected tenant” and “protected tenancy” shall be construed in accordance with section 1 of this Act;

“rates” includes water rates and charges but does not include an owner’s drainage rate as defined in section 63(2)(a) of the<sup>M11</sup> Land Drainage Act 1976;

“rateable value” shall be construed in accordance with section 25 of this Act;

“regulated tenancy” shall be construed in accordance with section 18 of this Act;

“rent tribunal” has the meaning given by section 76(1) of this Act;

“rental period” means a period in respect of which a payment of rent falls to be made;

“restricted contract” shall be construed in accordance with section 19 of this Act;

[<sup>F32</sup>“secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);]

“statutory tenant” and “statutory tenancy” shall be construed in accordance with section 2 of this Act;

“tenant” includes statutory tenant and also includes a sub-tenant and any person deriving title under the original tenant or sub-tenant;

“tenancy” includes “sub-tenancy”;

“tenancy at a low rent” has the meaning assigned to it by section 5 of this Act.

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

(2) Except in so far as the context otherwise requires, any reference in this Act to any other enactment shall be taken as referring to that enactment as amended by or under any other enactment, including this Act.

[<sup>F33</sup>(3) Section 239 of the Renting Homes (Wales) Act 2016 (anaw 1) abolishes, in relation to Wales, restricted contracts and protected shorthold tenancies and provides for the cessation of certain protected and statutory tenancies.]

**Textual Amendments**

- F31** Definition repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), **Sch. 26**
- F32** Words in s. 152(1) inserted (18.5.2023) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2023 \(S.I. 2023/550\)](#), regs. 1, **2(3)(a)**
- F33** S. 152(3) inserted (18.5.2023) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments\) Regulations 2023 \(S.I. 2023/550\)](#), regs. 1, **2(3)(b)**

**Marginal Citations**

- M11** 1976 c. 70.

**153 Application to Isles of Scilly.**

- (1) With the exception of Part V, and sections [<sup>F34</sup>102A to 106A], of this Act (which do not apply to the Isles of Scilly) this Act applies to the Isles subject to such exceptions, adaptations and modifications as the Secretary of State may by order direct.
- (2) The power to make an order under this section shall be exercisable by statutory instrument which shall be subject to annulment in pursuance of a resolution of either House of Parliament.
- (3) An order under this section may be varied or revoked by a subsequent order.

**Textual Amendments**

- F34** Words substituted by [Housing Act 1980 \(c. 51, SIF 61\)](#), **Sch. 25 Pt. I para. 54**

**154 Application to Crown property.**

- (1) Subject to sections 13 and 19(5)(b) of this Act this Act shall apply in relation to premises in which there subsists, or at any material time subsisted, a Crown interest as it applies in relation to premises in which no such interest subsists or ever subsisted.
- (2) In this section “Crown interest” means an interest which belongs to Her Majesty in right of the Crown or of the Duchy of Lancaster or to the Duchy of Cornwall, or to a government department, or which is held in trust for Her Majesty for the purposes of a government department.

**155 Modifications, amendments, transitional provisions, repeals etc.**

- (1) . . . . . <sup>F35</sup>
- (2) Subject to subsection (3) below, the enactments specified in Schedule 23 to this Act shall have effect subject to the amendments specified in that Schedule.

---

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Part XI. (See end of Document for details)*

---

- (3) The savings and transitional provisions in Schedule 24 to this Act shall have effect.
- (4) The inclusion in this Act of any express saving, transitional provision or amendment shall not be taken as prejudicing the operation of [<sup>F36</sup>sections 16(1) and 17(2) of the Interpretation Act 1978] (which relates to the effect of repeals).
- (5) Subject to subsection (3) above, the enactments specified in Schedule 25 to this Act (which include enactments which were spent before the passing of this Act) are hereby repealed to the extent specified in the third column of that Schedule.

#### **Textual Amendments**

**F35** Ss. 15(6), 17, 18(3)(4), 24(1)(2), 27–43, 50, 53, 67(6), 70(5), 76, 79(4), 86(5), 91, 92(6)(7), 108–113, 115, 117, 130, 133–135, 141(2), 155(1), Sch. 1 para. 8, Schs. 3, 4, 6, Sch. 7 para. 4, Sch. 10 para. 10, Sch. 11 paras. 13, 14 and 15–25, Sch. 13, Sch. 14 para. 6, Sch. 17 paras. 10, 11, Sch. 19, Sch. 20 paras. 1(6)(7), 4, Schs. 21, 22, Sch. 23 paras. 1, 4(g)–(i), 37, 38 repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), [Sch. 26](#)

**F36** Words substituted by virtue of [Interpretation Act 1978 \(c. 30\), s. 25\(2\)](#)

#### **156 Short title, commencement and extent.**

- (1) This Act may be cited as the Rent Act 1977.
- (2) This Act shall come into force on the expiry of the period of one month beginning with the date on which it is passed.
- (3) This Act does not extend to Scotland or Northern Ireland.

**Changes to legislation:**

There are currently no known outstanding effects for the Rent Act 1977, Part XI.