



# Housing Act 1957

## 1957 CHAPTER 56

### PART II

#### PROVISIONS FOR SECURING THE REPAIR, MAINTENANCE AND SANITARY CONDITION OF HOUSES

##### *Obligation of Lessors of Small Houses*

### **6 Conditions to be implied on the letting of small houses**

(1) This section applies—

- (a) to a contract made before the thirty-first day of July, nineteen hundred and twenty-three, for letting for human habitation a house at a rent not exceeding—
  - (i) in the case of a house situate in the administrative county of London, forty pounds;
  - (ii) in the case of a house situate in a borough or urban district outside the administrative county of London, being a borough or district which at the date of the contract had according to the last published census a population of fifty thousand or upwards, twenty-six pounds;
  - (iii) in the case of a house situate elsewhere, sixteen pounds, and
- (b) to a contract made on or after the said thirty-first day of July and before the sixth day of July, nineteen hundred and fifty-seven, for letting for human habitation a house at a rent not exceeding—
  - (i) in the case of a house situate in the administrative county of London, forty pounds ;
  - (ii) in the case of a house situate elsewhere, twenty-six pounds, and
- (c) to a contract made on or after the said sixth day of July, nineteen hundred and fifty-seven, for letting for human habitation a house at a rent not exceeding—
  - (i) in the case of a house situate in the administrative county of London, eighty pounds ;
  - (ii) in the case of a house situate elsewhere, fifty-two pounds.

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**Status:** This is the original version (as it was originally enacted). This item of legislation is currently only available in its original format.

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- (2) Subject to the provisions of this Act, in any contract to which this section applies there shall, notwithstanding any stipulation to the contrary, be implied a condition that the house is at the commencement of the tenancy, and an undertaking that the house will be kept by the landlord during the tenancy, fit for human habitation:

Provided that the condition and undertaking aforesaid shall not be implied when a house is let for a term of not less than three years upon the terms that it be put by the lessee into a condition reasonably fit for human habitation, and the lease is not determinable at the option of either party before the expiration of three years.

- (3) The landlord, or any person authorised by him in writing, may at reasonable times of the day, on giving twenty-four hours' notice in writing to the tenant or occupier, enter any premises to which this section applies for the purpose of viewing the state and condition thereof.
- (4) In this section the expression " landlord" means any person who lets for human habitation to a tenant any house under any contract referred to in this section, and includes his successors in title, and the expression " house " includes part of a house.