



Housing Act 1969

1969 CHAPTER 33

An Act to make further provision for grants by local authorities and contributions out of moneys provided by Parliament towards the cost of providing dwellings by conversion or of improving dwellings and houses; to confer powers on local authorities to improve living conditions by improving the amenities of areas or of dwellings therein; to amend the law with regard to rents payable for certain dwellings in good repair and provided with certain amenities or improved with the assistance of local authorities; to make further provision with regard to houses in multiple occupation; to make further provision for payments in respect of unfit houses subject to compulsory purchase, clearance, demolition or closing orders; to alter the legal standard of fitness for human habitation and confer additional powers on local authorities to require the repair of houses; to amend the law relating to long tenancies and modify section 9(1) of the Leasehold Reform Act 1967; to amend Part II of the Housing Subsidies Act 1967; to amend section 46 of the Rent Act 1968; to increase the fine which may be imposed under section 170 of the Housing Act 1957; and for purposes connected with those matters.

25th July 1969]

PART I

1—15. F1

Annotations:

Amendments (Textual)

F1 Ss. 1—15, 17, 20 repealed by [Housing Act 1974 \(c. 44\)](#), Sch. 14 paras. 5, 7, [Sch. 15](#)

16 F2

Changes to legislation: There are currently no known outstanding effects for the Housing Act 1969. (See end of Document for details)

Annotations:

Amendments (Textual)

F2 S. 16 repealed by Housing Act 1974 (c. 44, SIF 61), s. 130, Sch. 14 para. 7, **Sch. 15**, Housing Act 1985 (c. 68, SIF 61,) s. 524, Sch. 19 para. 2(1)

17 **F3**

Annotations:

Amendments (Textual)

F3 Ss. 1–15, 17, 20 repealed by Housing Act 1974 (c. 44), Sch. 14 paras. 5, 7, **Sch. 15**

18, 19. **F4**

Annotations:

Amendments (Textual)

F4 Ss. 18, 19 repealed by Housing Act 1974 (c. 44, SIF 61), s. 130, Sch. 14 paras. 5, 7, **Sch. 15**, Housing Act 1985 (c. 68, SIF 61), s. 432, **Sch. 15 Pt. III para. 2(1)**

20 **F5**

Annotations:

Amendments (Textual)

F5 Ss. 1–15, 17, 20 repealed by Housing Act 1974 (c. 44), Sch. 14 paras. 5, 7, **Sch. 15**

21 **F6**

Annotations:

Amendments (Textual)

F6 S. 21 repealed by Housing Act 1974 (c. 44, SIF 61), **ss. 35(6)(a)**, 130, Sch. 14 paras. 6, 7, Housing Associations Act 1985 (c. 69, SIF 61), ss. 69, 71, **Sch. 5 Pt. III para. 1(1)(b)**

22— **F7**
27.

Changes to legislation: There are currently no known outstanding effects for the Housing Act 1969. (See end of Document for details)

Annotations:

Amendments (Textual)

F7 Ss. 22–27 repealed by [Housing Act 1974 \(c. 44\)](#), Sch. 14 para. 7, **Sch. 15**

PART II

28— **F8**
42.

Annotations:

Amendments (Textual)

F8 Pt. II (ss. 28–42), Pt. IV (ss. 58–64), Pt. V (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

PART III

43— **F9**
57.

Annotations:

Amendments (Textual)

F9 Ss. 43–57 repealed by [Housing Finance Act 1972 \(c. 47\)](#), **Sch. 11 Pt. VI**

PART IV

58— **F10**
64.

Annotations:

Amendments (Textual)

F10 Pt. II (ss. 28–42), Pt. IV (ss. 58–64), Pt. V (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

PART V

65— **F11**
69.

Changes to legislation: There are currently no known outstanding effects for the Housing Act 1969. (See end of Document for details)

Annotations:

Amendments (Textual)

F11 Pt. II (ss. 28–42), Pt. IV (ss. 58–64), Pt. V (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

PART VI

MISCELLANEOUS AND SUPPLEMENTAL PROVISIONS

Miscellaneous

70— **F12**
72.

Annotations:

Amendments (Textual)

F12 Pt. II (ss. 28–42), Pt. IV (ss. 58–64), Pt. V (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

73 **F13**

Annotations:

Amendments (Textual)

F13 S. 73 repealed by [Local Government \(Miscellaneous Provisions\) Act 1976 \(c. 57\)](#), **Sch. 2**

74 **F14**

Annotations:

Amendments (Textual)

F14 S. 74 repealed by [Local Government Act 1974 \(c. 7\)](#), s. 37(6), **Sch. 8**

75 **F15**

Annotations:

Amendments (Textual)

F15 Pt. II (ss. 28–42), Pt. IV (ss. 58–64), Pt. V (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

Changes to legislation: There are currently no known outstanding effects for the Housing Act 1969. (See end of Document for details)

76, 77. F16

Annotations:

Amendments (Textual)

F16 Ss. 76, 77 repealed by [Housing Act 1974 \(c. 44\)](#), [Sch. 15](#)

78, 79. F17

Annotations:

Amendments (Textual)

F17 Ss. 78, 79 repealed by [Finance Act 1982 \(c. 39, SIF 63:1\)](#), s. 157(6), [Sch. 22 Pt. V](#)

80, 81. F18

Annotations:

Amendments (Textual)

F18 Ss. 80, 81, 83 repealed by [Rent Act 1977 \(c. 42\)](#), [Sch. 25](#)

82 Price payable on enfranchisement of leasehold house.

The ^{M1}Leasehold Reform Act 1967 shall have effect, and be deemed always to have had effect, as if in section 9(1) (which provides for the price to be paid by a tenant on an enfranchisement under the Act to be calculated on certain assumptions, by reference to a sale of the reversion in the open market by a willing seller) there had been inserted after the words “a willing seller” the words “(with the tenant and members of his family who reside in the house not buying or seeking to buy)”, and as if at the end of section 9(1) there were added the words “The reference in this subsection to members of the tenant’s family shall be construed in accordance with section 7(7) of this Act”; Provided that this section shall not have effect where the price has been determined (by agreement or otherwise) before the passing of this Act.

Annotations:

Marginal Citations

M1 1967 c. 88.

83 F19

Changes to legislation: There are currently no known outstanding effects for the Housing Act 1969. (See end of Document for details)

Annotations:

Amendments (Textual)

F19 Ss. 80, 81, 83 repealed by [Rent Act 1977 \(c. 42\)](#), **Sch. 25**

Supplemental

84— **F20**
90.

Annotations:

Amendments (Textual)

F20 [Pt. II](#) (ss. 28–42), [Pt. IV](#) (ss. 58–64), [Pt. V](#) (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

91 Citation, construction, commencement and extent.

- (1) This Act may be cited as the Housing Act 1969.
- (2) **F21**
- (5) This Act, . . . **F22**, does not extend to Scotland.
- (6) This Act does not extend to Northern Ireland.

Annotations:

Amendments (Textual)

F21 [Pt. II](#) (ss. 28–42), [Pt. IV](#) (ss. 58–64), [Pt. V](#) (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and Schs. 4–9 repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**
F22 Words repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, **Sch. 1 Pt. I**

Changes to legislation: There are currently no known outstanding effects for the Housing Act 1969. (See end of Document for details)

SCHEDULES

SCHEDULE 1

Sections 7, 11(3), 19(5).

STANDARD AMENITIES

PART I

TABLE OF STANDARD AMENITIES

<i>Item</i>	<i>Description</i>	<i>Amount allowed (subject to Part III of this Schedule)</i>
1.	A fixed bath or shower	£30
2.	A hot and cold water supply at a fixed bath or shower	£45
3.	A wash-hand basin	£10
4.	A hot and cold water supply at a wash-hand basin	£20
5.	A sink	£15
6.	A hot and cold water supply at a sink	£30
7.	A water closet	£50

PART II

PROVISIONS APPLICABLE TO CERTAIN AMENITIES

- 1 The fixed bath or shower must be in a bathroom, except in the case mentioned in paragraph 2 of this Schedule.
- 2 If it is not reasonably practicable for the fixed bath or shower to be in a bathroom but it is reasonably practicable for it to be provided with a hot and cold water supply it need not be in a bathroom but may be in any part of the dwelling which is not a bedroom.
- 3 The water closet must, if reasonably practicable, be in, and accessible from within, the dwelling or, if that is not reasonably practicable, in such a position in the curtilage of the dwelling or, where the dwelling is part of a larger building, in that building, as to be readily accessible from the dwelling.

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PART III

LIMIT ON AMOUNT OF STANDARD GRANT OR STANDARD CONTRIBUTION

- 4 The amount of—
- (a) a standard grant, or
 - (b) the allowable cost for the purposes of a standard contribution,
- shall not exceed £450 and shall not exceed the sum of the amounts allowable under the following provisions of this Schedule.
- 5 Subject to paragraph 10 of this Schedule, for each of the standard amenities provided there shall be allowed the amount specified for an amenity of that description in the third column of the Table set out in Part I of this Schedule or the amount substituted therefor under the following provisions of this Schedule.
- 6 (1) If the works comprise, in connection with all or any of the amenities provided, the bringing of a piped supply of cold water into the dwelling for the first time there shall also be allowed an amount fixed, in the case of a standard grant, by the local authority and, in the case of a standard contribution, by the Minister.
- (2) The amount to be fixed under this paragraph shall be the amount which in the opinion of the local authority or Minister is one half of such part of the cost proper to be incurred in carrying out the works as is attributable to the bringing of the piped supply into the dwelling.
- 7 (1) If the works comprise the provision of a fixed bath or shower in a bathroom and the bathroom is being provided by the building of a new structure or the conversion of out-buildings attached or to be attached to the dwelling (or to the building of which the dwelling forms part) then, if before the application for the grant or contribution is approved the local authority have, or the Minister has, been satisfied that it is not reasonably practicable to provide the bathroom in any other way there shall be substituted as the amount allowed for that amenity an amount fixed by the local authority or Minister.
- (2) The amount to be fixed under this paragraph shall be such amount, higher than that specified in the Table set out in Part I of this Schedule, as in the opinion of the local authority or Minister is one half of such part of the cost proper to be incurred in carrying out the works as is attributable to the provision of the fixed bath or shower in a bathroom.
- 8 (1) If the works comprise the provision of a water closet and, in connection therewith, the installation of a septic tank or a cesspool then, if before the application for the grant or contribution is approved the local authority have or the Minister has been satisfied that the connection of the water closet with main drainage is not possible or reasonably practicable there shall be substituted as the amount allowed for that amenity an amount fixed by the local authority or Minister.
- (2) The amount to be fixed under this paragraph shall be such amount, higher than that specified in the Table set out in Part I of this Schedule, as in the opinion of the local authority or Minister is one half of such part of the cost proper to be incurred in carrying out the works as is attributable to the provision of the water closet.
- 9 The amount to be fixed under paragraph 6, 7 or 8 of this Schedule shall be fixed by the local authority or Minister when approving the application for the grant or contribution; but if the applicant satisfies the local authority or Minister that the works by reference to the cost of which the amount is fixed cannot be or could

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not have been carried out without the carrying out of works in addition to those specified in the application, they or he may substitute a higher amount for that fixed under that paragraph.

- 10 An amount shall not be allowed for more than one amenity of the same description; and no amount shall be allowed for an amenity of any description if at the time the works were begun the dwelling was provided with an amenity of that description, except where the works involved interference with or replacement of that amenity and the local authority are or the Minister is satisfied that it would not have been reasonably practicable to avoid the interference or replacement.

SCHEDULES 2 AND 3.

. . . F23

Annotations:

Amendments (Textual)

F23 Sch. 2 and 3 repealed by [Housing Finance Act 1972 \(c. 47\)](#), [Sch. 11 Pt. VI](#)

SCHEDULES 4—9.

. . . F24

Annotations:

Amendments (Textual)

F24 [Pt. II](#) (ss. 28–42), [Pt. IV](#) (ss. 58–64), [Pt. V](#) (ss. 65–69), ss. 70–72, 75, 84–90, 91(2)–(4), and [Schs. 4–9](#) repealed by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 3, [Sch. 1 Pt. I](#)

Changes to legislation:

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