Rent Act 1977

1977 CHAPTER 42

PART XI

GENERAL

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 ^{M1}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, **[**^{F1}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 ^{M2}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

F1   Words in s. 146(1) inserted (1.4.1993) by S.I. 1993/651, art. 2(1), **Sch. 1 para. 11**

Marginal Citations

M1   1968 c. 23.

M2   1920 c. 17.

[F2]147   Restriction on levy of distress for rent.

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Textual Amendments

F2   S. 147 repealed (6.4.2014) by Tribunals, Courts and Enforcement Act 2007 (c. 15), s. 148, Sch. 14 para. 34, **Sch. 23 Pt. 4** (with s. 89); S.I. 2014/768, art. 2(1)(b)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.

Changes to legislation:
There are currently no known outstanding effects for the Rent Act 1977, Cross Heading: Miscellaneous.