



Rent Act 1977

1977 CHAPTER 42

PART I

PRELIMINARY

Exceptions

14 Landlord's interest belonging to local authority, etc.

[^{F1}(1) At the beginning A tenancy shall not be a protected tenancy at any time when the interest of the landlord under that tenancy belongs to—

- (a) the council of a county [^{F2}or county borough];
- (b) the council of a district or, in the application of this Act to the Isles of Scilly, the Council of the Isles of Scilly;

[the Broads Authority;]

^{F3}(bb)

[a National Park authority;]

^{F4}(bc)

(c)^{F5} the council of a London borough or the Common Council of the City of London;

[^{F6}(caa) a police and crime commissioner;]

(caaa)

^{F7}

[

^{F8}(ca)

.....^{F9}

(cb) a joint authority established by Part IV of the Local Government Act 1985;]

^{F10}[

^{F11}(cba)]

.....

[an economic prosperity board established under section 88 of the Local Democracy, Economic Development and Construction Act 2009;

^{F12}(cbb)

a combined authority established under section 103 of that Act;]

(cbc)

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- [a combined county authority established under section 9(1) of the Levelling-up and Regeneration Act 2023;]
^{F13}(cbd) [a fire and rescue authority created by an order under section 4A of the Fire and Rescue Services Act 2004;]
^{F14}(cc) [a fire and rescue authority created by an order under section 4A of the Fire and Rescue Services Act 2004;]
^{F15}(cd) (d) the [^{F16}English new towns residuary body] ;
(e) a development corporation established by an order made, or having effect as if made, under the [^{F17}New Towns Act 1981]; or
^{F18}(f)
^{F19}(g) [an urban development corporation within the meaning of Part XVI of the Local Government Planning and Land Act 1980;]nor shall a person at any time be a statutory tenant of a dwelling-house if the interest of his immediate landlord would belong at that time to any of those bodies
^{F20}(ga) [a Mayoral development corporation;]
^{F21}(h) [a housing action trust established under Part III of the Housing Act 1988].
^{F22}(i) [The Residuary Body for Wales (Corff Gweddilliol Cymru);]

[^{F23}(2) In subsection (1)(d) “English new towns residuary body” means the Homes and Communities Agency so far as exercising functions in relation to anything transferred (or to be transferred) to it as mentioned in section 52(1)(a) to (d) of the Housing and Regeneration Act 2008 [^{F24}or the Greater London Authority so far as exercising its new towns and urban development functions] .]

Textual Amendments

- F1** S. 14 renumbered as s. 14(1) (1.12.2008) by [Housing and Regeneration Act 2008](#) (c. 17), s. 325(1), [Sch. 8 para. 23\(2\)](#); S.I. 2008/3068, art. 2(1)(w)(3) (with arts. 66-13Sch.)
- F2** Words in s. 14(a) inserted (1.4.1996) by 1994 c. 19, s. 22(2), [Sch. 8 para. 3\(1\)](#); S.I. 1996/396, art. 3, [Sch. 1](#)
- F3** S. 14(bb) inserted by [Norfolk and Suffolk Broads Act 1988](#) (c. 4, SIF 81:1), ss. 21, 23(2), 27(2), [Sch. 6 para. 18](#)
- F4** S. 14(bc) inserted (23.11.1995) by 1995 c. 25, s. 78, [Sch. 10 para. 18](#) (with ss. 7(6), 115, 117, Sch. 8 para. 7); S.I. 1995/2950, [art. 2\(1\)](#)
- F5** Words repealed by [Local Government Act 1985](#) (c. 51, SIF 81:1), s. 102, [Sch. 17](#)
- F6** S. 14(1)(caa) substituted (22.11.2012) by [Police Reform and Social Responsibility Act 2011](#) (c. 13), s. 157(1), [Sch. 16 para. 135](#); S.I. 2012/2892, art. 2(i)
- F7** S. 14(caaa) repealed (1.4.2002) by 2001 c. 16, ss. 128, 137, Sch. 6 Pt. 3 para. 63, Sch. 7 Pt. 5; S.I. 2002/344, [art. 3\(j\)\(k\)\(m\)](#) (with art. 4)
- F8** S. 14 (ca)(cb) inserted by [Local Government Act 1985](#) (c. 51, SIF 81:1), s. 84, [Sch. 14 para. 56](#)
- F9** S. 14(ca) repealed by [Education Reform Act 1988](#) (c. 40, SIF 41:1), ss. 231(7), 235(6), 237, [Sch. 13 Pt. I](#)
- F10** S. 14(1)(cba) omitted (26.5.2015) by virtue of [Deregulation Act 2015](#) (c. 20), s. 115(7), [Sch. 13 para. 6\(13\)](#); S.I. 2015/994, art. 6(g)
- F11** S. 14(cba) inserted (1.4.2008) by [Local Government and Public Involvement in Health Act 2007](#) (c. 28), s. 245(5), [Sch. 13 para. 35](#); S.I. 2008/917, art. 2(1)(p)
- F12** S. 14(1)(cbb)(cbc) inserted (17.12.2009) by [Local Democracy, Economic Development and Construction Act 2009](#) (c. 20), s. 148(6), [Sch. 6 para. 46](#); S.I. 2009/3318, art. 2(c)

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- F13** S. 14(1)(cbd) inserted (26.12.2023) by Levelling-up and Regeneration Act 2023 (c. 55), s. 255(2)(c), **Sch. 4 para. 60** (with s. 247)
- F14** S. 14(1)(cc) substituted (31.1.2017 for specified purposes, 1.4.2018 in so far as not already in force) by Policing and Crime Act 2017 (c. 3), s. 183(1)(5)(e), **Sch. 2 para. 53**; S.I. 2018/227, **reg. 4(c)**
- F15** S. 14(1)(cd) inserted (31.1.2017 for specified purposes, 3.4.2017 in so far as not already in force) by Policing and Crime Act 2017 (c. 3), s. 183(1)(5)(e), **Sch. 1 para. 38**; S.I. 2017/399, reg. 2, Sch. para. 38
- F16** Words in s. 14(1)(d) substituted (1.12.2008) by Housing and Regeneration Act 2008 (c. 17), s. 325(1), **Sch. 8 para. 23(3)**; S.I. 2008/3068, art. 2(1)(w)(3) (with arts. 66-13Sch.)
- F17** Words substituted by New Towns Act 1981 (c. 64, SIF 123:3), s. 81, **Sch. 12 para. 24**
- F18** S. 14(f) repealed (1.10.1998) by 1998 c. 38, s. 152, **Sch. 18 Pt. IV** (with ss. 137(1), 139(2), 143(2)); S.I. 1998/2244, **art. 4**
- F19** Word and s. 14(g) inserted by Local Government, Planning and Land Act 1980 (c. 65, SIF 123:2), s. **155(1)**
- F20** S. 14(1)(ga) inserted (15.1.2012) by Localism Act 2011 (c. 20), s. 240(1)(l), **Sch. 22 para. 5**
- F21** S. 14(h) added by Housing Act 1988 (c. 50, SIF 61), s. **62(7)**
- F22** S. 14(i) inserted (5.7.1994) by 1994 c. 19, ss. 39, 66(2)(b), **Sch. 13 para. 28** (with ss. 54(5)(7), 55(5), Sch. 17 paras. 22(1), 23(2))
- F23** S. 14(2) inserted (1.12.2008) by Housing and Regeneration Act 2008 (c. 17), s. 325(1), **Sch. 8 para. 23(4)**; S.I. 2008/3068, art. 2(1)(w)(3) (with arts. 66-13Sch.)
- F24** Words in s. 14(2) inserted (1.4.2012) by Localism Act 2011 (c. 20), s. 240(2), **Sch. 19 para. 5**; S.I. 2012/628, art. 6(i) (with arts. 911141517)

Modifications etc. (not altering text)

- C1** S. 14 extended by Local Government Act 1985 (c. 51, SIF 81:1), s. 57(7), **Sch. 13 para. 21**
- C2** S. 14 excluded by Housing Act 1985 (c. 68, SIF 61), s. **382(3)**
- C3** S. 14 extended (1.4.1995) by S.I. 1995/401, art. 18, **Sch. para. 7**
- C4** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by Housing Act 2004 (c. 34), s. 270(4)(5)(b), **Sch. 7 para. 4(5)(a)(i)**; S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C5** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by Housing Act 2004 (c. 34), **ss. 124(7)(a), 270(4), 270(5)(b)** (with s. 124(9)(10)); S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C6** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by Housing Act 2004 (c. 34), s. 270(4)(5)(b), **Sch. 7 para. 12(5)(a)(i)** (with Sch. 7 para. 12(9)); S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C7** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by Housing Act 2004 (c. 34), s. 270(4)(5)(b), **Sch. 7 para. 18(6)(a)(i)**; S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C8** S. 14(1)(caa) excluded (8.5.2017) by The Greater Manchester Combined Authority (Transfer of Police and Crime Commissioner Functions to the Mayor) Order 2017 (S.I. 2017/470), art. 1(2), **Sch. 2 para. 4**
- C9** S. 14(cb) extended by S.I. 1985/1884, art. 10, **Sch. 3 para. 4(p)**
- C10** S. 14(cb) extended by S.I. 1987/2110, art. 2, **Sch. 1 para. 8(l)**

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