Changes to legislation: *Housing Act 1988, Cross Heading: Tenancies of dwelling-houses with high rateable values is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

SCHEDULES

SCHEDULE 1

TENANCIES WHICH CANNOT BE ASSURED TENANCIES

Modifications etc. (not altering text)

C1 Sch. 1 modified by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 186, Sch. 10 paras. 1(2), 21, **22**

PART I

THE TENANCIES

Tenancies of dwelling-houses with high rateable values

[F1 2 (1) A tenancy—

(a) which is entered into on or after 1st April 1990 (otherwise than, where the dwelling-house had a rateable value on 31st March 1990, in pursuance of a contract made before 1st April 1990), and

(b) under which the rent payable for the time being is payable at a rate exceeding [F2 £100,000] a year.

(2) In sub-paragraph (1) "rent" does not include any sum payable by the tenant as is expressed (in whatever terms) to be payable in respect of rates, [F3 council tax,] services, management, repairs, maintenance or insurance, unless it could not have been regarded by the parties to the tenancy as a sum so payable.

(2A) A tenancy—

(a) which was entered into before the 1st April 1990, or on or after that date in pursuance of a contract made before that date, and

(b) under which the dwelling-house had a rateable value on the 31st March 1990 which, if it is in Greater London, exceeded £1,500 and, if it is elsewhere, exceeded £750.]

Textual Amendments

F1 Sch. 1 paras. 2, 2A substituted for para 2 by S.I. 1990/434, reg. 2, **Sch. para. 29**

F2 Word in Sch. 1 para. 2(1)(b) substituted (E.) (1.10.2010) by The Assured Tenancies (Amendment) (England) Order 2010 (S.I. 2010/908), arts. 1, **3(2)** and word in Sch. 1 para. 2(1)(b) substituted (W.) (1.12.2011) by The Assured Tenancies (Amendment of Rental Threshold) (Wales) Order 2011 (S.I. 2011/1409), arts. 1(1), **2(2)**

F3 Words in Sch. 1 para. 2(2) inserted (1.4.1993) by S.I. 1993/651, art. 2(1), **Sch. 1 para.19**

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Modifications etc. (not altering text)

C1 Sch. 1 para. 2(2) applied by Local Government and Housing Act 1989 (c. 42, SIF 75:1), s. 186, Sch. 10 paras. 2(5), 21, **22** (as amended by S.I. 1990/434, reg. 2, **Sch. para. 34**)

Changes to legislation:
Housing Act 1988, Cross Heading: Tenancies of dwelling-houses with high rateable values is up to date with all changes known to be in force on or before 20 June 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.
View outstanding changes

Changes and effects yet to be applied to :

– specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by S.I. 2019/110 reg. 5

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

– Act savings and transitional provisions for amendments by S.I. 2022/1166 by S.I. 2022/1172 Regulations