



Housing Act 1988

1988 CHAPTER 50

PART I

RENTED ACCOMMODATION

CHAPTER II

ASSURED SHORTHOLD TENANCIES

[^{F1}20C Assured shorthold tenancies following demoted tenancies

- (1) Subsection (2) applies if—
- (a) section 20B applies to an assured shorthold tenancy of a dwelling-house in England (“the demoted tenancy”),
 - (b) the landlord is a private registered provider of social housing,
 - (c) the demoted tenancy was created by an order under section 6A made after the coming into force of section 163(2) of the Localism Act 2011,
 - (d) the assured tenancy that was terminated by that order was an assured shorthold tenancy that, whether or not it was a fixed term tenancy when terminated by the order, was granted for a term certain of not less than two years,
 - (e) apart from subsection (2), the demoted tenancy would cease to be an assured shorthold tenancy by virtue of section 20B(2) or (4), and
 - (f) the landlord has served a notice within subsection (3) on the tenant before the demoted tenancy ceases to be an assured shorthold tenancy by virtue of section 20B(2) or (4).
- (2) The demoted tenancy does not cease to be an assured shorthold tenancy by virtue of section 20B(2) or (4), and at the time when it would otherwise cease to be an assured shorthold tenancy by virtue of section 20B(2) to (4)—
- (a) it becomes an assured shorthold tenancy which is a fixed term tenancy for a term certain, and
 - (b) section 20B ceases to apply to it.

Changes to legislation: *Housing Act 1988, Section 20C is up to date with all changes known to be in force on or before 23 January 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*

- (3) The notice must—
- (a) state that, on ceasing to be a demoted assured shorthold tenancy, the tenancy will become an assured shorthold tenancy which is a fixed term tenancy for a term certain of the length specified in the notice,
 - (b) specify a period of at least two years as the length of the term of the tenancy, and
 - (c) set out the other express terms of the tenancy.
- (4) Where an assured shorthold tenancy becomes a fixed term tenancy by virtue of subsection (2)—
- (a) the length of its term is that specified in the notice under subsection (3), and
 - (b) its other express terms are those set out in the notice.]

Textual Amendments

F1 S. 20C inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), ss. **163(2)**, 240(2); S.I. 2012/628, art. 6(c) (with arts. [911141517](#))

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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](#)