



# Housing Act 1996

## 1996 CHAPTER 52

An Act to make provision about housing, including provision about the social rented sector, houses in multiple occupation, landlord and tenant matters, the administration of housing benefit, the conduct of tenants, the allocation of housing accommodation by local housing authorities and homelessness; and for connected purposes. [24th July 1996]

Be it enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

### Annotations:

#### Extent Information

- E1** Act extends to E.W. only with the exceptions mentioned in s. 231(2)(3); and any amendment or repeal of an enactment has the same extent as the enactment amended or repealed with the exceptions mentioned in s. 231(4)(a)-(d)

#### Modifications etc. (not altering text)

- C1** Act (except Pt. IV and ss. 186, 187, 221(5)): powers transferred (1.7.1999) by virtue of [S.I. 1999/672, art. 2, Sch.1](#)  
Act: power to modify conferred (E.W.S) (2.4.2001) by [2000 c. 39, s. 7\(2\)](#); [S.I. 2001/766, art. 2\(1\)\(a\)](#)

**Changes to legislation:**

There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing Act 1996. Any changes that have already been made by the team appear in the content and are referenced with annotations.

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

- Act modified by [S.I. 2008/2867 reg. 12\(1\)\(a\)\(i\)](#)
- Act transfer of functions by [S.I. 2008/2839 art. 2](#)

**Whole provisions yet to be inserted into this Act (including any effects on those provisions):**

- s. A1 inserted by [2008 c. 17 s. 61\(2\)](#)
- s. 1A inserted by [2008 c. 17 s. 61\(4\)](#)
- s. 6A inserted by [2011 nawm 5 s. 41](#)
- s. 12A applied (with modifications) by [2008 c. 17 s. 179](#)
- s. 12A 12B inserted by [2004 c. 34 s. 200\(1\)\(3\)](#)
- s. 12A(4) word substituted by [2008 c. 17 s. 62\(c\)](#)
- s. 12A(4) word substituted by [2008 c. 17 s. 62\(e\)](#)
- s. 12A(4) words substituted by [2008 c. 17 s. 62\(a\)](#)
- s. 12A(4) words substituted by [2008 c. 17 s. 62\(b\)](#)
- s. 12A(8)(b) words substituted by [2008 c. 17 s. 63](#)
- s. 12B applied (with modifications) by [2008 c. 17 s. 179](#)
- s. 15A inserted by [2004 c. 34 s. 201\(1\)\(2\)](#)
- s. 15A(5) word substituted by [2008 c. 17 s. 62\(c\)](#)
- s. 15A(5) word substituted by [2008 c. 17 s. 62\(d\)](#)
- s. 15A(5) word substituted by [2008 c. 17 s. 62\(e\)](#)
- s. 15A(5) words substituted by [2008 c. 17 s. 62\(a\)](#)
- s. 15A(5) words substituted by [2008 c. 17 s. 62\(b\)](#)
- s. 15A(6)(b) words substituted by [2008 c. 17 s. 63](#)
- s. 16A inserted by [2004 c. 34 s. 221](#)
- s. 16A modified by [S.I. 2008/2839 Sch. para. 5](#)
- s. 16A transfer of functions by [S.I. 2008/2839 art. 2](#)
- s. 16A(1) words inserted by [2008 c. 17 s. 185\(2\)](#)
- s. 27A-27B inserted by [2004 c. 34 s. 220](#)
- s. 27A modified by [S.I. 2008/2839 Sch. para. 5](#)
- s. 27A transfer of functions by [S.I. 2008/2839 art. 2](#)
- s. 27A(3) word substituted by [2008 c. 17 s. 62\(c\)](#)
- s. 27A(3) word substituted by [2008 c. 17 s. 62\(d\)](#)
- s. 27A(3) word substituted by [2008 c. 17 s. 62\(e\)](#)
- s. 27A(3) words substituted by [2008 c. 17 s. 62\(a\)](#)
- s. 27A(3) words substituted by [2008 c. 17 s. 62\(b\)](#)
- s. 27A(5) repealed by [S.I. 2010/866 Sch. 2 para. 87 Sch. 4](#)
- s. 27A(7) repealed by [S.I. 2010/866 Sch. 2 para. 87 Sch. 4](#)
- s. 27A(10) words substituted by [2008 c. 17 s. 63](#)
- s. 27B modified by [S.I. 2008/2839 Sch. para. 5](#)
- s. 27B transfer of functions by [S.I. 2008/2839 art. 2](#)
- s. 33A inserted by [2011 nawm 5 s. 35](#)
- s. 33B inserted by [2011 nawm 5 s. 36](#)
- s. 33C inserted by [2011 nawm 5 s. 37](#)
- s. 35A inserted by [2011 nawm 5 s. 39](#)
- s. 35B inserted by [2011 nawm 5 s. 40](#)
- s. 43A inserted by [2011 nawm 5 s. 83](#)
- s. 50A inserted by [2011 nawm 5 s. 50](#)
- s. 50B inserted by [2011 nawm 5 s. 51](#)
- s. 50C inserted by [2011 nawm 5 s. 52](#)
- s. 50D inserted by [2011 nawm 5 s. 53](#)

- s. 50E inserted by 2011 nawm 5 s. 54
- s. 50F inserted by 2011 nawm 5 s. 55
- s. 50G inserted by 2011 nawm 5 s. 56
- s. 50H inserted by 2011 nawm 5 s. 57
- s. 50I inserted by 2011 nawm 5 s. 58
- s. 50J inserted by 2011 nawm 5 s. 59
- s. 50K inserted by 2011 nawm 5 s. 60
- s. 50L inserted by 2011 nawm 5 s. 61
- s. 50M inserted by 2011 nawm 5 s. 62
- s. 50N inserted by 2011 nawm 5 s. 63
- s. 50O inserted by 2011 nawm 5 s. 64
- s. 50P inserted by 2011 nawm 5 s. 65
- s. 50Q inserted by 2011 nawm 5 s. 66
- s. 50R inserted by 2011 nawm 5 s. 67
- s. 50S inserted by 2011 nawm 5 s. 68
- s. 50T inserted by 2011 nawm 5 s. 69
- s. 50U inserted by 2011 nawm 5 s. 70
- s. 50V inserted by 2011 nawm 5 s. 71
- s. 51A-51C inserted by 2004 c. 34 s. 228(2)
- s. 51A-51C repealed by 2005 c. 10 Sch. 6 para. 58 Sch. 7
- s. 125A inserted by 2004 c. 34 s. 179(3)
- s. 137A inserted by 2011 c. 20 s. 155(6)
- s. 143C(3) text amended by S.I. 2010/866 Sch. 2 para. 98(2)
- s. 143C(4) substituted by S.I. 2010/866 Sch. 2 para. 98(3)
- s. 143D(1) words substituted by 2008 c. 17 Sch. 11 para. 13(2)
- s. 143D(1A) inserted by 2008 c. 17 Sch. 11 para. 13(3)
- s. 143D(3) repealed by 2008 c. 17 Sch. 11 para. 13(4) Sch. 16
- s. 143H(5)(a) text amended by 2004 c. 33 Sch. 8 para. 55
- s. 143I(3)(d) inserted by 2004 c. 33 Sch. 8 para. 56
- s. 143J(5)(a)-(c) substituted for s. 143J(5)(a)(b) by 2004 c. 33 Sch. 8 para. 57
- s. 143K(2)(d) inserted by 2004 c. 33 Sch. 8 para. 58
- s. 143N(5)-(7) repealed by 2005 c. 4 Sch. 4 para. 258 Sch. 18 Pt. 2
- s. 143P(1)(a) text amended by 2004 c. 33 Sch. 8 para. 59(1)(2)
- s. 143P(3)(a) text amended by 2004 c. 33 Sch. 8 para. 59(1)(3)
- s. 143MA inserted by 2011 c. 20 s. 155(7)
- s. 153A-153E inserted by 2003 c. 38 s. 13(3)
- s. 153A substituted by 2006 c. 48 s. 26
- s. 153C(1)(b) words substituted by 2006 c. 48 Sch. 14 para. 32(a)
- s. 153E(7)(ba) inserted by S.I. 2010/866 Sch. 2 para. 99(2)
- s. 153E(8) text amended by S.I. 2010/866 Sch. 2 para. 99(3)
- s. 160ZA inserted by 2011 c. 20 s. 146(1)
- s. 166A inserted by 2011 c. 20 s. 147(4)
- s. 195A inserted by 2011 c. 20 s. 149(4)
- s. 218A inserted by 2003 c. 38 s. 12(1)
- s. 218A(1)(ba) inserted by S.I. 2010/866 Sch. 2 para. 104(2)
- s. 218A(7)(b) text amended by S.I. 2010/866 Sch. 2 para. 104(3)(b)
- s. 218A(7)(aa) inserted by S.I. 2010/866 Sch. 2 para. 104(3)(a)
- s. 218A(8)(8A) substituted for s. 218A(8) by 2006 c. 48 Sch. 14 para. 33
- s. 218A(9) repealed by S.I. 2010/866 Sch. 2 para. 104(4) Sch. 4
- Sch. 2A inserted by 2004 c. 34 Sch. 12
- Sch. 2A repealed by 2005 c. 10 Sch. 6 para. 58 Sch. 7

**Commencement Orders yet to be applied to the Housing Act 1996:**  
Commencement Orders bringing legislation that affects this Act into force:

- S.I. 2003/1725 art. 2 commences (2002 c. 9)
- S.I. 2003/1900 art. 2 commences (2003 c. 21)

- S.I. 2003/1986 art. 2 3 commences (2002 c. 15)
- S.I. 2003/2093 art. 2 commences (2002 c. 40)
- S.I. 2003/2938 art. 2-7 commences (2003 c. 26)
- S.I. 2003/3142 art. 2-4 commences (2002 c. 11 and 2003 c. 21)
- S.I. 2004/669 art. 2 commences (2002 c. 15)
- S.I. 2004/1502 art. 2 commences (2003 c. 38)
- S.I. 2004/2557 art. 2 commences (2003 c. 38)
- S.I. 2004/2999 art. 2 Sch. commences (2004 c. 19)
- S.I. 2004/3056 art. 2 3 commences (2002 c. 15)
- S.I. 2005/193 art. 2 amendment to earlier commencing SI 2004/3056
- S.I. 2005/326 art. 2 commences (2004 c. 34)
- S.I. 2005/1120 art. 2 commences (2004 c. 34)
- S.I. 2005/1225 art. 2 commences (2003 c. 38)
- S.I. 2005/1353 art. 2 commences (2002 c. 15)
- S.I. 2005/1451 art. 2 3 commences (2004 c. 34)
- S.I. 2005/1814 art. 2 commences (2004 c. 34)
- S.I. 2005/2213 art. 2 3 commences (2002 c. 38)
- S.I. 2005/2800 art. 3-5 commences (2005 c. 10)
- S.I. 2005/3175 art. 2 3 commences (2004 c. 33)
- S.I. 2005/3237 art. 2 commences (2004 c. 34)
- S.I. 2006/1014 art. 2 Sch. 1 2 commences (2005 c. 4)
- S.I. 2006/1060 art. 2 commences (2004 c. 34)
- S.I. 2006/1535 art. 2 commences (2004 c. 34)
- S.I. 2007/309 art. 2 3 commences (This SI is amended by SI 2007/2607, SI 2007/3495, SI 2008/674 and SI 2008/2860)
- S.I. 2007/709 art. 2-4 commences (2006 c. 48)
- S.I. 2007/2872 art. 2 commences (2007 c. 5)
- S.I. 2008/1900 art. 2 commences (2007 c. 12)
- S.I. 2008/3068 art. 2-5 commences (2008 c. 17)
- S.I. 2008/3267 art. 2 commences (2006 c. 50)
- S.I. 2009/415 art. 2-4 commences (2008 c. 17)
- S.I. 2009/773 art. 2 commences (2008 c. 17)
- S.I. 2009/803 art. 2-10 commences (2008 c. 17)
- S.I. 2009/812 art. 3 commences (2006 c. 52)
- S.I. 2009/1059 Order transitional provisions for effects of commencing SI 2009/812
- S.I. 2009/1167 art. 3 4 commences (2006 c. 52)
- S.I. 2009/1261 art. 2-4 commences (2008 c. 17)
- S.I. 2009/2648 art. 3 amendment to earlier commencing SI 2008/3267
- S.I. 2010/862 art. 2 3 commences (2008 c. 17)
- S.I. 2010/1942 art. 2 amendment to earlier commencing SI 2008/3267
- S.I. 2011/1725 Sch. para. 6 amendment to earlier commencing SI 2008/3267
- S.I. 2011/1728 art. 2 commences (2006 c. 50)