



# Housing Act 1996

## 1996 CHAPTER 52

### PART V

#### CONDUCT OF TENANTS

#### CHAPTER I

##### INTRODUCTORY TENANCIES

###### *Provision of information and consultation*

### **136 Provision of information about tenancies.**

(1) Every local housing authority or housing action trust which lets dwelling-houses under introductory tenancies shall from time to time publish information about its introductory tenancies, in such form as it considers best suited to explain in simple terms, and, so far as it considers it appropriate, the effect of—

- (a) the express terms of its introductory tenancies,
- (b) the provisions of this Chapter, and
- (c) the provisions of sections 11 to 16 of the <sup>M1</sup>Landlord and Tenant Act 1985 (landlord's repairing obligations),

and shall ensure that so far as is reasonably practicable the information so published is kept up to date.

(2) The landlord under an introductory tenancy shall supply the tenant with—

- (a) a copy of the information for introductory tenants published by it under subsection (1), and
- (b) a written statement of the terms of the tenancy, so far as they are neither expressed in the lease or written tenancy agreement (if any) nor implied by law;

and the statement required by paragraph (b) shall be supplied on the grant of the tenancy or as soon as practicable afterwards.

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**Changes to legislation:** There are outstanding changes not yet made by the [legislation.gov.uk](http://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. (See end of Document for details)

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**Annotations:**

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**Marginal Citations**

**M1** 1985 c. 70.

**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 words substituted by 2014 c. 14 Sch. 4 para. 56

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

- Pt. 1 Ch. 4A heading inserted by 2011 nawm 5 s. 50
- s. A1 inserted by 2008 c. 17 s. 61(2)
- s. 1A inserted by 2008 c. 17 s. 61(4)
- s. 1A(b) substituted by 2014 c. 14 Sch. 4 para. 57
- s. 2(2A) inserted by 2008 c. 17 s. 61(5)(c)
- s. 3(2)(ja) omitted by 2015 c. 20 Sch. 13 para. 6(28)
- s. 6A and cross-heading inserted by 2011 nawm 5 s. 41
- s. 24(c) words substituted by S.I. 2010/866 Sch. 1 para. 7(c)
- s. 24(ba) inserted by S.I. 2010/866 Sch. 1 para. 7(b)
- s. 24(2)(a)(iii) and word inserted by S.I. 2010/866 Sch. 1 para. 7(a)
- s. 33A inserted by 2011 nawm 5 s. 35
- s. 33A(2A)-(2C) inserted by 2014 anaw 7 Sch. 3 para. 28(2)
- s. 33B inserted by 2011 nawm 5 s. 36
- s. 33B(3) substituted by 2014 anaw 7 Sch. 3 para. 28(3)(a)
- s. 33B(4) substituted by 2014 anaw 7 Sch. 3 para. 28(3)(b)
- s. 33C inserted by 2011 nawm 5 s. 37
- s. 33C words inserted by 2014 anaw 7 Sch. 3 para. 28(4)
- s. 35(A1) inserted by 2011 nawm 5 s. 38(2)
- s. 35A and cross-heading inserted by 2011 nawm 5 s. 39
- s. 35B inserted by 2011 nawm 5 s. 40
- s. 37(3A) words in s. 37(3) renumbered as s. 37(3A) by 2011 nawm 5 s. 42(2)(a)
- s. 37(3A) words substituted by 2011 nawm 5 s. 42(2)(b)
- s. 37(3B) inserted by 2011 nawm 5 s. 42(2)(c)
- s. 39(1)(ba) inserted by 2011 nawm 5 Sch. para. 9
- s. 43A inserted by 2011 nawm 5 s. 83
- s. 44(4)(c) and word inserted by S.I. 2014/3486 art. 29(2)(d)
- s. 44(4)(aa) inserted by S.I. 2014/3486 art. 29(2)(b)
- s. 46(4A) inserted by 2011 nawm 5 Sch. para. 10
- s. 50A and cross-heading inserted by 2011 nawm 5 s. 50
- s. 50B inserted by 2011 nawm 5 s. 51
- s. 50C and cross-heading 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 and cross-heading 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. 50J(1) words inserted by S.I. 2015/664 Sch. 5 para. 6
- 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 and cross-heading 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. 51(2)(za) inserted by 2011 c. 20 s. 181(3)
- s. 51(3A) inserted by 2011 c. 20 Sch. 19 para. 34(3)
- s. 58(1A) inserted by 2011 nawm 5 s. 86
- s. 81(5A) words substituted by S.I. 2013/1036 Sch. 1 para. 130(a)
- s. 81(7) inserted by S.I. 2013/1036 Sch. 1 para. 130(b)
- s. 124(1A) inserted by 2016 c. 22 Sch. 7 para. 20(2)
- s. 124(2A) inserted by S.I. 2010/866 Sch. 2 para. 96(3)
- s. 124(2A) words substituted by 2016 c. 22 Sch. 7 para. 20(4)
- s. 124(6) inserted by 2016 c. 22 Sch. 7 para. 20(6)
- s. 124A 124B inserted by 2016 c. 22 Sch. 7 para. 21
- s. 125(3A) inserted by S.I. 2010/866 Sch. 2 para. 97(3)
- s. 125A(3A)(3B) inserted by 2016 c. 22 Sch. 7 para. 22(3)
- s. 130A inserted by 2016 c. 22 Sch. 8 para. 7
- s. 133(1A) inserted by 2016 c. 22 Sch. 8 para. 9(2)
- s. 137A and cross-heading inserted by 2011 c. 20 s. 155(6)
- s. 137A(2) words substituted by 2016 c. 22 Sch. 7 para. 24
- s. 143J(3A) inserted by 2016 c. 22 Sch. 8 para. 13(2)
- s. 143GA 143GB inserted by 2016 c. 22 Sch. 8 para. 10
- s. 143MA and cross-heading inserted by 2011 c. 20 s. 155(7)
- s. 143MA(1) words substituted by 2016 c. 22 Sch. 7 para. 27(2)
- s. 143MA(3A)-(3D) inserted by 2016 c. 22 Sch. 7 para. 27(3)
- s. 143MB inserted by 2016 c. 22 Sch. 7 para. 28
- s. 151(3)(a) modified by S.I. 2012/57 art. 11
- s. 153E(7)(ba) inserted by S.I. 2010/866 Sch. 2 para. 99(2)
- s. 159(4A) excluded by 2014 c. 22 Sch. 3 para. 2(2)
- s. 159(4A)(4B) inserted by 2011 c. 20 s. 145(2)
- s. 160(1)(da) substituted for word by 2011 c. 20 s. 159(7)
- s. 160A(8)(aa) inserted by S.I. 2015/1321 art. 2(2)(a)
- s. 160A(8)(aa) inserted by S.I. 2015/1321 art. 2(2)(a)
- s. 160ZA inserted by 2011 c. 20 s. 146(1)
- s. 160ZA(3) words inserted by S.I. 2013/630 reg. 12(3)
- s. 166(1A) inserted by 2011 c. 20 s. 147(2)(a)
- s. 166A inserted by 2011 c. 20 s. 147(4)
- s. 166A(3) words inserted by S.I. 2012/2989 reg. 2(b)
- s. 166A(3) words substituted by S.I. 2012/2989 reg. 2(a)
- s. 167(2ZA) words substituted by 2014 anaw 7 Sch. 3 para. 3(b)
- s. 175(5) inserted by 2017 c. 13 s. 1(3)
- s. 184(3A) words inserted by 2017 c. 13 s. 5(3)(a)
- s. 184(3A) words omitted by 2017 c. 13 s. 4(3)(a)
- s. 184(3A) words omitted by 2017 c. 13 s. 4(3)(b)
- s. 188(1)-(1ZB) substituted for s. 188(1) by 2017 c. 13 s. 5(4)(a)
- s. 188(1A) inserted by 2011 c. 20 s. 149(2)
- s. 188(1A) words substituted by 2017 c. 13 s. 5(4)(b)
- s. 188(2A)-(3) substituted for s. 188(3) by 2017 c. 13 s. 5(4)(c)
- s. 189A and cross-heading inserted by 2017 c. 13 s. 3(1)
- s. 189B inserted by 2017 c. 13 s. 5(2)
- s. 193(1A) inserted by 2017 c. 13 s. 7(2)
- s. 193(7AB)(c) and word inserted by 2011 c. 20 s. 148(6)(b)
- s. 193(10)-(12) inserted by 2011 c. 20 s. 148(11)
- s. 193(10) words substituted by 2014 anaw 7 Sch. 3 para. 10(a)
- s. 193(12) omitted by 2014 anaw 7 Sch. 3 para. 10(b)
- s. 193A-193C inserted by 2017 c. 13 s. 7(1)
- s. 195A inserted by 2011 c. 20 s. 149(4)
- s. 195A(3)(4) omitted by 2017 c. 13 s. 4(4)(a)

- s. 195A(5) words omitted by 2017 c. 13 s. 4(4)(b)
- s. 195A(6) words omitted by 2017 c. 13 s. 4(4)(c)
- s. 198(A1) inserted by 2017 c. 13 s. 5(8)
- s. 198(2ZA) inserted by 2011 c. 20 s. 149(6)
- s. 198(4A) inserted by 2014 anaw 7 Sch. 3 para. 11(a)
- s. 198(5A) inserted by 2014 anaw 7 Sch. 3 para. 11(c)
- s. 199(8)-(11) inserted by 2017 c. 13 s. 8
- s. 199A inserted by 2017 c. 13 s. 5(9)
- s. 200(1A) inserted by 2017 c. 13 s. 5(10)(c)
- s. 201A inserted by 2014 anaw 7 Sch. 3 para. 13
- s. 202(1)(h) inserted by 2017 c. 13 s. 9(2)(d)
- s. 202(1)(ba)-(bc) inserted by 2017 c. 13 s. 9(2)(b)
- s. 202(1B) inserted by 2017 c. 13 s. 9(3)
- s. 205(3) inserted by 2017 c. 13 s. 6
- s. 213B inserted by 2017 c. 13 s. 10
- s. 214A inserted by 2017 c. 13 s. 11
- s. 218A(1)(ba) inserted by S.I. 2010/866 Sch. 2 para. 104(2)
- s. 218A(7)(aa) inserted by S.I. 2010/866 Sch. 2 para. 104(3)(a)
- s. 219(4)(aa) inserted by S.I. 2010/866 Sch. 2 para. 105(2)(b)
- s. 219(4A) inserted by S.I. 2010/866 Sch. 2 para. 105(3)
- s. 220A inserted by 2015 c. 20 s. 48
- Sch. 1 para. 24(7) added by 2011 nawm 5 s. 80(3)
- Sch. 1 para. 26(5) added by 2011 nawm 5 s. 82(4)
- Sch. 1 para. 15B and cross-heading inserted by 2011 nawm 5 s. 72
- Sch. 1 para. 15C inserted by 2011 nawm 5 s. 73
- Sch. 1 para. 15D inserted by 2011 nawm 5 s. 74
- Sch. 1 para. 15E inserted by 2011 nawm 5 s. 75
- Sch. 1 para. 15F inserted by 2011 nawm 5 s. 76
- Sch. 1 para. 15G inserted by 2011 nawm 5 s. 77
- Sch. 1 para. 15H inserted by 2011 nawm 5 s. 78
- Sch. 1 para. 19B inserted by 2011 nawm 5 s. 43
- Sch. 1 para. 19C inserted by 2011 nawm 5 s. 44
- Sch. 1 para. 19D inserted by 2011 nawm 5 s. 45
- Sch. 1 para. 19E inserted by 2011 nawm 5 s. 46
- Sch. 1 para. 19F inserted by 2011 nawm 5 s. 47
- Sch. 1 para. 19G inserted by 2011 nawm 5 s. 48
- Sch. 1 para. 23(2A) inserted by 2011 nawm 5 s. 79
- Sch. 1 para. 24(3A) inserted by 2011 nawm 5 s. 80(2)
- Sch. 1 para. 25(4A) inserted by 2011 nawm 5 s. 81(1)
- Sch. 1 para. 26(1A) inserted by 2011 nawm 5 s. 82(3)
- Sch. 1 Pt. 3A heading inserted by 2011 nawm 5 s. 43
- Sch. 1 para. 17(2) substituted by 2014 c. 14 Sch. 4 para. 65(12)(b)
- Sch. 1 para. 17(4)(b) substituted by 2014 c. 14 Sch. 4 para. 65(12)(c)
- Sch. 1 para. 17(5) substituted by 2014 c. 14 Sch. 4 para. 65(12)(d)
- Sch. 1 para. 15H(1)(b) words substituted by 2014 c. 14 Sch. 4 para. 65(10)(a)
- Sch. 1 para. 15H(3) words substituted by 2014 c. 14 Sch. 4 para. 65(10)(b)
- Sch. 1 para. 15H(4) words substituted by 2014 c. 14 Sch. 4 para. 65(10)(c)
- Sch. 1 para. 17(1) words substituted by 2014 c. 14 Sch. 4 para. 65(12)(a)
- Sch. 1 para. 15H(5) words substituted by S.I. 2013/496 Sch. 11 para. 5(1)para. 5(2)(f)
- Sch. 2 para. 1(1A) inserted by 2011 c. 20 s. 181(4)(b)
- Sch. 2 para. 7A-7D and cross-headings inserted by 2011 c. 20 s. 180(1)
- Sch. 2 para. 10A and cross-heading inserted by 2011 c. 20 s. 182(8)
- Sch. 2 para. 11(1A)-(1C) inserted by 2011 c. 20 s. 181(4)(c)
- Sch. 18 para. 2(2)(aa) inserted by S.I. 2010/866 Sch. 2 para. 107

**Commencement Orders yet to be applied to the Housing Act 1996**

Commencement Orders bringing legislation that affects this Act into force:

- S.I. 2010/862 art. 2 3 commences (2008 c. 17)
- S.I. 2011/1725 Sch. para. 6 commences ()
- S.I. 2011/1728 art. 2 Sch. 1 commences (2006 c. 50)