



Deregulation Act 2015

2015 CHAPTER 20

Housing and development

38 Compliance with prescribed legal requirements

After section 21 of the Housing Act 1988 insert—

“21A Compliance with prescribed legal requirements

- (1) A notice under subsection (1) or (4) of section 21 may not be given in relation to an assured shorthold tenancy of a dwelling-house in England at a time when the landlord is in breach of a prescribed requirement.
- (2) The requirements that may be prescribed are requirements imposed on landlords by any enactment and which relate to—
 - (a) the condition of dwelling-houses or their common parts,
 - (b) the health and safety of occupiers of dwelling-houses, or
 - (c) the energy performance of dwelling-houses.
- (3) In subsection (2) “enactment” includes an enactment contained in subordinate legislation within the meaning of the Interpretation Act 1978.
- (4) For the purposes of subsection (2)(a) “common parts” has the same meaning as in Ground 13 in Part 2 of Schedule 2.
- (5) A statutory instrument containing regulations made under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”

Commencement Information

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| I1 | S. 38 in force at 1.7.2015 for specified purposes by S.I. 2015/994 , art. 10(b) |
| I2 | S. 38 in force at 1.10.2015 in so far as not already in force by S.I. 2015/994 , art. 11(k) |

Changes to legislation:

Deregulation Act 2015, Section 38 is up to date with all changes known to be in force on or before 01 March 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) amendment to earlier commencing SI 2015/994 art. 13 Sch. by [S.I. 2015/1405 art. 2\(3\)](#)

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

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

- s. 110A inserted by [2016 c. 12 s. 16\(1\)](#)