



Welfare Reform and Work Act 2016

2016 CHAPTER 7

Social housing rents

29 Change of registered provider

- (1) This section applies if—
 - (a) particular social housing of a registered provider becomes social housing of another registered provider (“the transferee”), and
 - (b) the social housing is subject to a tenancy that began before the social housing became the transferee’s social housing.
- (2) Sections 23 to 27 and Schedule 2 have effect in relation to the amount of rent payable by the tenant under the tenancy as if—
 - (a) the transferee’s relevant years were the same as the initial registered provider’s relevant years, and
 - (b) rent payable by the tenant before the social housing became the transferee’s social housing were rent payable to the transferee in respect of such earlier periods.
- (3) Subsection (4) applies if, immediately before the social housing became the transferee’s social housing, a requirement imposed by or under section 23 or 27 or Part 1 of Schedule 2 was disapplied or modified as regards the social housing—
 - (a) by a direction under section 25 or paragraph 6 of Schedule 2, or
 - (b) under section 27(9).
- (4) If the social housing becomes the transferee’s social housing otherwise than at the beginning of a relevant year of the initial registered provider, the requirement continues not to apply or continues to apply as modified (as the case may be) until—
 - (a) the relevant year of the initial registered provider current when the social housing becomes the transferee’s social housing comes to an end, or
 - (b) if earlier, the tenancy comes to an end.
- (5) In this section a reference to a relevant year of an initial registered provider includes, in the case of an initial registered provider that has ceased to exist, a reference to what

would have been a relevant year of an initial registered provider if it had not ceased to exist.

- (6) In this section “initial registered provider”, in relation to a tenancy of social housing, means the first registered provider which—
- (a) was subject to a requirement imposed by or under section 23 or 27 or Part 1 of Schedule 2 as regards the tenancy, or
 - (b) would have been so subject but for its being disapplied—
 - (i) by or under section 24 or paragraph 5 of Schedule 2, or
 - (ii) by a direction under section 25 or paragraph 6 of Schedule 2 or under section 27(9).