



Renting Homes (Wales) Act 2016

2016 anaw 1

RENTING HOMES (WALES) ACT 2016

PART 1

OVERVIEW OF ACT

Introduction to Parts 1 and 2 and key concepts in this Act

- 1 Occupation contracts
- 2 Kinds of landlord
- 3 Fundamental provisions and supplementary provisions of occupation contracts
- 4 Identifying provisions of this Act which are fundamental provisions

Overview of rest of Act

- 5 Overview of Parts 3 to 9: operation and termination of occupation contracts
- 6 Overview of Parts 10 and 11: general provision

PART 2

OCCUPATION CONTRACTS AND LANDLORDS

CHAPTER 1

OCCUPATION CONTRACTS

- 7 Tenancies and licences that are occupation contracts
- 8 Secure contracts and standard contracts

CHAPTER 2

NATURE OF CONTRACTS WHICH CAN BE MADE ETC. BY COMMUNITY LANDLORDS AND PRIVATE LANDLORDS

Definitions

- 9 Community landlords
- 10 Private landlords

Contracts made with or adopted by community landlords

- 11 Contract made with community landlord
- 12 Contract adopted by community landlord
- 13 Notice of standard contract
- 14 Review of notice
- 15 Notice of right to decide to remain on a fixed term standard contract
- 16 Introductory standard contracts

Contracts made with or adopted by private landlords

- 17 Contract made with or adopted by private landlord

CHAPTER 3

FUNDAMENTAL PROVISIONS OF OCCUPATION CONTRACTS

- 18 Fundamental provisions
- 19 Fundamental terms and fundamental provisions: definitions
- 20 Incorporation and modification of fundamental provisions
- 21 Effect of non-incorporation and modification of fundamental provisions
- 22 Powers in relation to fundamental provisions

CHAPTER 4

SUPPLEMENTARY PROVISIONS OF OCCUPATION CONTRACTS

- 23 Supplementary provisions
- 24 Incorporation and modification of supplementary provisions
- 25 Effect of non-incorporation and modification of supplementary provisions

CHAPTER 5

KEY MATTERS AND ADDITIONAL TERMS OF OCCUPATION CONTRACTS

- 26 Key matters of all occupation contracts
- 27 Further key matters of standard contracts
- 28 Additional terms

CHAPTER 6

MODEL CONTRACTS

- 29 Model written statement of contract

PART 3

PROVISIONS APPLYING TO ALL OCCUPATION CONTRACTS

CHAPTER 1

OVERVIEW

- 30 Overview of this Part

CHAPTER 2

PROVISION OF INFORMATION

Written statement of contract

- 31 Written statement
32 Contents of written statement
33 Editorial changes
34 Failure to provide a written statement etc.
35 Failure to provide statement: compensation
36 Incomplete statement
37 Incorrect statement: contract-holder's application to court
38 Incorrect statement: landlord's application to court for declaration that contract is a standard contract

Provision by landlord of information about landlord

- 39 Provision by landlord of information about landlord
40 Compensation for breach of section 39

Form of notices, statements and other documents

- 41 Form of notices etc.

CHAPTER 3

WHEN CONTRACT BECOMES ENFORCEABLE

- 42 When terms of occupation contract become enforceable

CHAPTER 4

DEPOSITS AND DEPOSIT SCHEMES

Security

- 43 Form of security
44 Form of security: county court proceedings

Deposit schemes

- 45 Requirement to use deposit scheme
46 Deposit schemes: further provision
47 Deposit schemes: interpretation

CHAPTER 5

JOINT CONTRACT-HOLDERS AND JOINT LANDLORDS

Joint contract-holders

- 48 Joint contract-holders: joint liability etc.
- 49 Adding a joint contract-holder
- 50 Adding a joint contract-holder: landlord's consent
- 51 Adding a joint contract-holder: formalities

Joint contract-holders: survivorship

- 52 Joint contract-holder ceasing to be a party to the occupation contract

Joint landlords

- 53 Joint landlords

CHAPTER 6

RIGHT TO OCCUPY WITHOUT INTERFERENCE

- 54 Right to occupy without interference from landlord

CHAPTER 7

ANTI-SOCIAL BEHAVIOUR AND OTHER PROHIBITED CONDUCT

- 55 Anti-social behaviour and other prohibited conduct
- 56 Power to amend section 55

CHAPTER 8

DEALING

Rights to deal with occupation contract

- 57 Permissible forms of dealing
- 58 Dealing and landlord's consent

Sub-occupation contracts

- 59 Sub-occupation contracts: interpretation
- 60 Sub-occupation contract never takes effect as transfer
- 61 Failure to comply with conditions imposed by head landlord
- 62 End of head contract
- 63 End of head contract: further provision
- 64 Possession claim against contract-holder where there is a sub-holder
- 65 Extended possession order against sub-holder
- 66 Exclusion of contract-holder after abandoning contracts
- 67 Excluded contract-holder's remedies
- 68 Power to vary periods of time relating to exclusion after abandonment of contracts

Transfer

- 69 Form of transfer
- 70 Effect of authorised transfer
- 71 Effect of unauthorised transfer
- 72 Deeds and covenants

Succession

- 73 Succession on death
- 74 Persons qualified to succeed
- 75 Priority successor
- 76 Reserve successor: family member
- 77 Reserve successor: carer
- 78 More than one qualified successor
- 79 Effect of succession
- 80 Substitute succession on early termination
- 81 Effect of substitute succession
- 82 Notice of rights under section 80
- 83 Succession: interpretation

CHAPTER 9

LANDLORD'S CONSENT

- 84 Landlord's consent: reasonableness
- 85 Application to court relating to consent
- 86 Landlord's consent: timing

CHAPTER 10

COMPENSATION

- 87 Compensation for failures relating to provision of written statements etc.
- 88 Right of set off

PART 4

CONDITION OF DWELLING

CHAPTER 1

INTRODUCTORY

- 89 Application of Part
- 90 Fixed term standard contracts: determining the length of term

CHAPTER 2

CONDITION OF DWELLING (THIS CHAPTER APPLIES TO ALL SECURE CONTRACTS, ALL PERIODIC STANDARD CONTRACTS, AND ALL FIXED TERM STANDARD CONTRACTS MADE FOR A TERM OF LESS THAN SEVEN YEARS)

Status: This is the original version (as it was originally enacted).

Landlord's obligations as to condition of dwelling

- 91 Landlord's obligation: fitness for human habitation
- 92 Landlord's obligation to keep dwelling in repair
- 93 Obligations under sections 91 and 92: supplementary
- 94 Determination of fitness for human habitation

Limits on landlord's obligations under this Chapter

- 95 Limits on sections 91 and 92: general
- 96 Limits on sections 91 and 92: contract-holder's fault
- 97 Limits on sections 91 and 92: notice

Access to dwellings and rights of permitted occupiers

- 98 Landlord's right to access dwelling
- 99 Rights of permitted occupiers to enforce Chapter

CHAPTER 3

MISCELLANEOUS (THIS CHAPTER APPLIES TO ALL OCCUPATION CONTRACTS)

- 100 Specific performance
- 101 Waste and tenant-like user

PART 5

PROVISIONS APPLYING ONLY TO SECURE CONTRACTS

CHAPTER 1

OVERVIEW

- 102 Overview of Part

CHAPTER 2

VARIATION OF CONTRACTS

- 103 Variation
- 104 Variation of rent
- 105 Variation of other consideration
- 106 Variation of fundamental terms
- 107 Variation of supplementary and additional terms
- 108 Limitation on variation
- 109 Written statement of variation
- 110 Failure to provide written statement etc.

CHAPTER 3

JOINT CONTRACT-HOLDERS: WITHDRAWAL

- 111 Withdrawal
- 112 Withdrawal: power to prescribe time limits

CHAPTER 4

DEALING

Lodgers

113 Lodgers

Transfers

114 Transfer to potential successor

115 Transfer to a potential successor: landlord's consent

CHAPTER 5

PROHIBITED CONDUCT STANDARD CONTRACTS

116 Order imposing periodic standard contract because of prohibited conduct

117 Conversion to secure contract

CHAPTER 6

PROVISIONS APPLYING ONLY TO SECURE CONTRACTS WITH COMMUNITY LANDLORDS

118 Transfer to another secure contract-holder

119 Transfer to another secure contract-holder: landlord's consent

PART 6

PROVISIONS APPLYING ONLY TO PERIODIC STANDARD CONTRACTS

CHAPTER 1

OVERVIEW

120 Overview of Part

CHAPTER 2

EXCLUSION FOR SPECIFIED PERIODS

121 Exclusion of contract-holder from dwelling for specified periods

CHAPTER 3

VARIATION OF CONTRACTS

122 Variation

123 Variation of rent

124 Variation of other consideration

125 Variation of other terms

126 Variation by landlord of other terms: notice procedure

127 Limitation on variation

- 128 Written statement of variation
- 129 Failure to provide written statement etc.

CHAPTER 4

JOINT CONTRACT-HOLDERS: WITHDRAWAL

- 130 Withdrawal
- 131 Withdrawal: power to prescribe time limits

PART 7

PROVISIONS APPLYING ONLY TO FIXED TERM STANDARD CONTRACTS

CHAPTER 1

OVERVIEW

- 132 Overview of Part

CHAPTER 2

EXCLUSION FOR SPECIFIED PERIODS

- 133 Exclusion of contract-holder from dwelling for specified periods

CHAPTER 3

VARIATION OF CONTRACTS

- 134 Variation
- 135 Limitation on variation
- 136 Written statement of variation
- 137 Failure to provide written statement etc.

CHAPTER 4

JOINT CONTRACT-HOLDERS: WITHDRAWAL

- 138 Withdrawal of joint contract-holder using contract-holder's break clause

CHAPTER 5

DEALING: TRANSFERS

Sole contract-holder

- 139 Transfer on death of sole contract-holder

Joint contract-holders

- 140 Forced transfers
- 141 Joint contract-holder's interest
- 142 Transfer on death of joint contract-holder

PART 8

SUPPORTED STANDARD CONTRACTS

- 143 Supported standard contract and supported accommodation
- 144 Mobility
- 145 Temporary exclusion
- 146 Temporary exclusion: guidance

PART 9

TERMINATION ETC. OF OCCUPATION CONTRACTS

CHAPTER 1

OVERVIEW AND INTRODUCTORY PROVISIONS

Overview

- 147 Overview of Part

Permissible termination, possession claims and notices requiring possession

- 148 Permissible termination etc.
- 149 Possession claims
- 150 Possession notices

Notices requiring possession: introductory standard contracts and prohibited conduct standard contracts

- 151 Introductory standard contracts and prohibited conduct standard contracts: notices under sections 173 and 181

CHAPTER 2

TERMINATION ETC. WITHOUT A POSSESSION CLAIM (THIS CHAPTER APPLIES TO ALL OCCUPATION CONTRACTS)

- 152 Early termination by contract-holder
- 153 Termination by agreement
- 154 Repudiatory breach by landlord
- 155 Death of sole contract-holder
- 156 Death of landlord where occupation contract is a licence

CHAPTER 3

TERMINATION OF ALL OCCUPATION CONTRACTS (POSSESSION CLAIMS BY LANDLORDS)

Breach of contract

- 157 Breach of contract
- 158 False statement inducing landlord to make contract to be treated as breach of contract
- 159 Restrictions on section 157

Estate management grounds

- 160 Estate management grounds
- 161 Restrictions on section 160
- 162 Estate management grounds: redevelopment schemes

CHAPTER 4

TERMINATION OF SECURE CONTRACTS (CONTRACT-HOLDER'S NOTICE)

- 163 Contract-holder's notice
- 164 Minimum notice period
- 165 Recovery of possession
- 166 Restrictions on section 165
- 167 Termination of contract on contract-holder's notice

CHAPTER 5

TERMINATION OF PERIODIC STANDARD CONTRACTS

Termination by contract-holder: contract-holder's notice

- 168 Contract-holder's notice
- 169 Minimum notice period
- 170 Recovery of possession
- 171 Restrictions on section 170
- 172 Termination of contract on contract-holder's notice

Termination by landlord: landlord's notice

- 173 Landlord's notice
- 174 Minimum notice period
- 175 Restrictions on section 173: notice may not be given in first four months of occupation
- 176 Restrictions on section 173: breach of information requirements
- 177 Restrictions on section 173: breach of security and deposit requirements
- 178 Recovery of possession
- 179 Restriction on section 178
- 180 Termination of contract on landlord's notice

Termination by landlord: serious rent arrears

- 181 Serious rent arrears
- 182 Restrictions on section 181

Termination of periodic standard contracts which were fixed term standard contracts

- 183 Relevance of events under fixed term standard contract

CHAPTER 6

FIXED TERM STANDARD CONTRACTS: END OF THE FIXED TERM

- 184 End of fixed term

- 185 Written statement may address periodic standard contract arising under section 184(2)

CHAPTER 7

TERMINATION OF FIXED TERM STANDARD CONTRACTS

End of fixed term: landlord's notice

- 186 Landlord's notice in connection with end of term

Termination by landlord: serious rent arrears

- 187 Serious rent arrears
188 Restrictions on section 187

Contract-holder's break clause

- 189 Contract-holder's break clause
190 Minimum notice period
191 Recovery of possession
192 Restrictions on section 191
193 Termination of contract under contract-holder's break clause

Landlord's break clause

- 194 Landlord's break clause
195 Minimum notice period
196 Restrictions on use of landlord's break clause: first four months of occupation
197 Restrictions on use of landlord's break clause: breach of information requirements
198 Restrictions on use of landlord's break clause: security and deposit requirements
199 Recovery of possession
200 Restriction on section 199
201 Termination of contract under landlord's break clause

CHAPTER 8

REVIEW BY LANDLORD OF DECISION TO GIVE NOTICE REQUIRING POSSESSION (THIS CHAPTER APPLIES ONLY TO INTRODUCTORY STANDARD CONTRACTS AND PROHIBITED CONDUCT STANDARD CONTRACTS)

- 202 Review of decision to terminate introductory standard contract or prohibited conduct standard contract
203 Landlord's review of decision to give a notice

CHAPTER 9

POSSESSION CLAIMS: POWERS OF COURT (THIS CHAPTER APPLIES TO ALL OCCUPATION CONTRACTS)

- 204 Possession claims
205 Orders for possession

- 206 Effect of order for possession
- 207 Participation in proceedings
- 208 Misrepresentation or concealment of facts used to obtain order for possession

CHAPTER 10

POSSESSION CLAIMS: POWERS OF COURT IN RELATION TO DISCRETIONARY GROUNDS(THIS CHAPTER APPLIES TO ALL OCCUPATION CONTRACTS)

- 209 Breach of contract ground
- 210 Estate management grounds
- 211 Powers to adjourn proceedings and postpone giving up of possession

CHAPTER 11

POSSESSION CLAIMS: POWERS OF COURT IN RELATION TO ABSOLUTE GROUNDS(THIS CHAPTER APPLIES ONLY TO SECURE CONTRACTS)

- 212 Contract-holder's notice ground
- 213 Review of claim made on absolute ground
- 214 Powers to postpone giving up of possession

CHAPTER 12

POSSESSION CLAIMS: POWERS OF COURT IN RELATION TO ABSOLUTE GROUNDS(THIS CHAPTER APPLIES ONLY TO STANDARD CONTRACTS)

Absolute grounds for possession relating to standard contracts

- 215 Notice grounds
- 216 Serious rent arrears grounds

Retaliatory eviction: absolute ground that becomes a discretionary ground

- 217 Retaliatory possession claims to avoid obligations to repair etc.

Review and postponement

- 218 Review of claim made on absolute ground
- 219 Powers to postpone giving up of possession

CHAPTER 13

ABANDONMENT(THIS CHAPTER APPLIES TO ALL OCCUPATION CONTRACTS)

- 220 Possession of abandoned dwellings
- 221 Disposal of property
- 222 Contract-holder's remedies
- 223 Power to vary periods of time relating to abandonment
- 224 Rights of entry

CHAPTER 14

JOINT CONTRACT-HOLDERS: EXCLUSION AND TERMINATION (THIS CHAPTER APPLIES TO ALL OCCUPATION CONTRACTS)

Exclusion of joint contract-holders

- 225 Non-occupation: exclusion by landlord
- 226 Remedies for exclusion under section 225
- 227 Non-occupation: exclusion by joint contract-holder
- 228 Remedies for exclusion under section 227
- 229 Power to vary periods of time relating to exclusion of joint contract-holder
- 230 Prohibited conduct: exclusion by landlord

Termination

- 231 Termination of occupation contract with joint contract-holders

CHAPTER 15

FORFEITURE AND NOTICES TO QUIT NOT AVAILABLE

- 232 Forfeiture and notices to quit

PART 10

MISCELLANEOUS

CHAPTER 1

FURTHER PROVISIONS RELATING TO OCCUPATION CONTRACTS

Effect of reaching 18

- 233 Effect of reaching 18

Consultation obligations of community landlords

- 234 Consultation arrangements
- 235 Statement of consultation arrangements

Notices, statements and other documents

- 236 Form of notices, statements and other documents
- 237 Giving notices, statements and other documents

CHAPTER 2

TRESPASSERS: IMPLIED TENANCIES AND LICENCES

- 238 Implied tenancies and licences

CHAPTER 3**TENANCIES AND LICENCES EXISTING
BEFORE COMMENCEMENT OF THIS CHAPTER**

- 239 Abolition of assured, secure and other tenancies
- 240 Conversion of tenancies and licences existing before commencement of Chapter
- 241 Pre-existing contracts
- 242 Interpretation of Chapter

PART 11**FINAL PROVISIONS***Interpretation of Act*

- 243 Local authority and other authorities
- 244 Landlord, lodger and permitted occupier
- 245 Occupation date of an occupation contract
- 246 Dwelling
- 247 Meaning of “variation” of occupation contract
- 248 The court
- 249 Lease, tenancy and related expressions
- 250 Members of a family
- 251 Family property order
- 252 Minor definitions
- 253 Index of terms

Crown application

- 254 Crown application

Consequential and transitional provision etc.

- 255 Power to make consequential and transitional provision etc.

Regulations

- 256 Regulations

Coming into force and short title

- 257 Coming into force
- 258 Short title

**SCHEDULE 1 — OVERVIEW OF FUNDAMENTAL PROVISIONS
INCORPORATED AS TERMS OF OCCUPATION
CONTRACTS**

- PART 1 — SECURE CONTRACTS**
- PART 2 — PERIODIC STANDARD CONTRACTS**
- PART 3 — FIXED TERM STANDARD CONTRACTS**

SCHEDULE 2 — EXCEPTIONS TO SECTION 7

PART 1 — TENANCIES AND LICENCES NOT WITHIN SECTION
7 THAT ARE OCCUPATION CONTRACTS IF NOTICE IS
GIVEN

1 The rule

2 Contracts for another's benefit: further provision

PART 2 — TENANCIES AND LICENCES WITHIN SECTION 7 THAT
ARE NOT OCCUPATION CONTRACTS UNLESS NOTICE IS
GIVEN

3 The rule

4 Meaning of "care institution"

5 Meaning of "temporary expedient"

6 Meaning of "shared accommodation"

PART 3 — TENANCIES AND LICENCES THAT ARE NEVER
OCCUPATION CONTRACTS

7 The rule

8 Meaning of "long tenancy"

9 Meaning of "armed forces accommodation"

10 Meaning of "direct access accommodation"

PART 4 — TENANCIES AND LICENCES TO WHICH SPECIAL RULES
APPLY: HOMELESSNESS

11 A tenancy or licence within section 7, but made with...

12 (1) This paragraph applies where a local housing authority, in...

PART 5 — TENANCIES AND LICENCES TO WHICH SPECIAL RULES
APPLY: SUPPORTED ACCOMMODATION

13 (1) A tenancy or licence within section 7, but which...

14 Meaning of relevant period where there are previous contracts

15 Extending the relevant period

16 County court review of decision to extend

PART 6 — POWER TO AMEND SCHEDULE

17 The Welsh Ministers may by regulations amend this Schedule.

SCHEDULE 3 — OCCUPATION CONTRACTS MADE WITH OR ADOPTED
BY COMMUNITY LANDLORDS WHICH MAY BE
STANDARD CONTRACTS

1 Occupation contracts by notice

2 Supported accommodation

3 Introductory occupation

4 Accommodation for asylum seekers

5 Accommodation for displaced persons

6 Accommodation for homeless persons

7 Service occupancy: general

8 Service occupancy: police

9 Service occupancy: fire and rescue services

10 Student accommodation

11 Temporary accommodation: land acquired for development

12 Temporary accommodation: persons taking up employment

13 Temporary accommodation: short-term arrangements

14 Temporary accommodation: accommodation during works

15 Accommodation which is not social accommodation

16 Dwellings intended for transfer

17 Power to amend Schedule

SCHEDULE 4 — INTRODUCTORY STANDARD CONTRACTS

- 1 Introductory period
- 2 Meaning of introduction date where there are previous introductory standard contracts
- 3 Extending the introductory period
- 4 Landlord's review of decision to extend introductory period
- 5 County court review of decision to extend
- 6 Written statement may address secure contract arising at end of introductory standard contract
- 7 (1) A secure contract addressed in a relevant written statement...
- 8 Terms of secure contract which was an introductory standard contract
- 9 Landlord's duty to give address at start of contract does not apply in relation to secure contract

SCHEDULE 5 — DEPOSIT SCHEMES: FURTHER PROVISION

- 1 Deposit schemes
- 2 Authorised deposit schemes: proceedings where the occupation contract has not ended
- 3 Authorised deposit schemes: proceedings where the occupation contract has ended
- 4 Existing deposit used in connection with a renewed or other kind of substitute occupation contract
- 5 Power to amend Schedule

SCHEDULE 6 — REASONABLENESS OF WITHHOLDING CONSENT ETC.

PART 1 — INTRODUCTORY

- 1 (1) This Schedule applies for the purpose of determining whether—...

PART 2 — CIRCUMSTANCES WHICH MAY BE RELEVANT TO REASONABLENESS GENERALLY

- 2 Status of occupation contract
- 3 The dwelling
- 4 Circumstances of contract-holder and other occupiers
- 5 (1) The conduct of the contract-holder (including, in particular, whether...
- 6 If the contract-holder is in breach of the occupation contract...
- 7 Circumstances of landlord
- 8 (1) The landlord's refusal of consent to a transaction is...

PART 3 — CIRCUMSTANCES WHICH MAY BE RELEVANT TO REASONABLENESS IN RELATION TO PARTICULAR TRANSACTIONS

- 9 Section 49: proposed joint contract-holder
- 10 (1) This paragraph applies where the contract-holder under the occupation...
- 11 Section 114: transfer to potential successor in relation to a secure contract
- 12 (1) This paragraph applies if a contract-holder under a secure...
- 13 Section 118: transfer to secure contract-holder in relation to a secure contract with a community landlord
- 14 (1) This paragraph applies if a contract-holder under a secure...

SCHEDULE 7 — PROHIBITED CONDUCT STANDARD CONTRACTS

- 1 Procedure on application for an order under section 116
- 2 Terms of prohibited conduct standard contract
- 3 Probation period

- 4 Extending probation period
- 5 Landlord's review of decision to extend probation period
- 6 County court review of decision to extend probation period
- 7 Application to court to end probation period
- 8 Terms of secure contract that was a prohibited conduct standard contract

SCHEDULE 8 — ESTATE MANAGEMENT GROUNDS
PART 1 — THE GROUNDS

REDEVELOPMENT GROUNDS

- 1 Ground A (building works)
- 2 Ground B (redevelopment schemes)

SPECIAL ACCOMMODATION GROUNDS

- 3 Ground C (charities)
- 4 Ground D (dwelling suitable for disabled people)
- 5 Ground E (housing associations and housing trusts: people difficult to house)
- 6 Ground F (groups of dwellings for people with special needs)

UNDER-OCCUPATION GROUNDS

- 7 Ground G (reserve successors)
- 8 Ground H (joint contract-holders)

OTHER ESTATE MANAGEMENT REASONS

- 9 Ground I (other estate management reasons)

FUNDAMENTAL PROVISION

- 10 Fundamental provision applicable to all occupation contracts
- PART 2 — APPROVAL OF REDEVELOPMENT SCHEMES FOR PURPOSES OF GROUND B
- 11 Approval of scheme and of variation of scheme
 - 12 Notice to contract-holders affected
 - 13 Decision on approval or variation
 - 14 Scheme affecting part of dwelling etc.
 - 15 Conditions in relation to approval
 - 16 Special provision for community landlords

SCHEDULE 9 — STANDARD CONTRACTS TO WHICH LIMITS IN SECTIONS 175, 186(2) AND 196 (LANDLORD'S NOTICE DURING FIRST SIX MONTHS OF OCCUPATION) DO NOT APPLY

- 1 Prohibited conduct standard contracts
- 2 Tenancies and licences which are occupation contracts because of notice given under Part 2 of Schedule 2
- 3 Supported accommodation
- 4 Accommodation for asylum seekers
- 5 Accommodation for displaced persons
- 6 Accommodation for homeless persons
- 7 Service occupancy

- 8 Service occupancy: police
- 9 Service occupancy: fire and rescue services
- 10 Temporary accommodation: land acquired for development
- 11 Temporary accommodation: short-term arrangements
- 12 Temporary accommodation: accommodation during works
- 13 Power to amend Schedule

SCHEDULE 10 — ORDERS FOR POSSESSION ON DISCRETIONARY GROUNDS ETC.: REASONABLENESS

- 1 Introductory
- 2 The court, in determining whether it is reasonable to make...
- 3 Paragraph 14 sets out a circumstance, concerning local authority assistance...
- 4 Circumstances as regards the contract-holder
- 5 If the case is one in which the court may...
- 6 Circumstances as regards the landlord
- 7 If the landlord is a community landlord, the probable effect...
- 8 Circumstances as regards other persons
- 9 New occupation contract offered
- 10 Circumstances in relation to a possession claim on ground of breach of contract
- 11 Circumstances in relation to a possession claim concerning section 55
- 12 Circumstances relating to estate management Ground G
- 13 Circumstances relating to estate management Ground H
- 14 Assistance in relation to homelessness not relevant

SCHEDULE 11 — SUITABLE ALTERNATIVE ACCOMMODATION

- 1 Introductory
- 2 Estate management grounds: certificate of local housing authority
- 3 Suitable accommodation
- 4 Needs of contract-holder and his or her family
- 5 Overcrowding
- 6 Evidence of certificate of local housing authority

SCHEDULE 12 — CONVERSION OF TENANCIES AND LICENCES EXISTING BEFORE COMMENCEMENT OF CHAPTER 3 OF PART 10

- 1 Definitions
- 2 Determination of whether existing tenancy or licence is occupation contract
- 3 Determination of whether converted contract is secure contract or standard contract
- 4 (1) The landlord under a converted contract may give notice...
- 5 A converted contract which immediately before the appointed day was...
- 6 A converted contract has effect as a prohibited conduct standard...
- 7 (1) A converted contract to which sub-paragraph (2) applies is...
- 8 (1) This paragraph applies where a community landlord becomes the...
- 9 (1) The following are additional exceptions to sections 11(1) and...
- 10 A converted secure contract which immediately before the appointed day...
- 11 Written statement of converted contract and provision of information
- 12 Sections 36 and 37 (applications to court) apply in relation...
- 13 (1) Section 39(1) (information about landlord's address) applies in relation...

- 14 Variation
- 15 (1) Sections 104 and 123 (variation of rent) apply to...
- 16 Waste and tenant-like user
- 17 Dealing
- 18 (1) This paragraph applies in relation to a converted contract—...
- 19 (1) This paragraph applies in relation to a converted contract...
- 20 Succession
- 21 (1) The contract-holder under a converted contract is to be...
- 22 Requirement to occupy dwelling as main home under certain converted contracts
- 23 Introductory standard contracts
- 24 Prohibited conduct standard contract
- 25 Termination of contract by landlord
- 26 (1) Section 194 (landlord's break clause) does not apply to...
- 27 Estate management Ground C (special accommodation: charities) applies to a...
- 28 Termination of contract that was assured tenancy by landlord: additional absolute grounds for possession
- 29 (1) This paragraph also applies in relation to a converted...
- 30 Implied tenancies and licences
- 31 The occupation date
- 32 Substitute occupation contracts
- 33 Power to amend Schedule