

## SCHEDULES

### SCHEDULE 16

Section 99.

#### FURTHER GROUNDS FOR POSSESSION OF DWELLING-HOUSES LET ON OR SUBJECT TO TENANCIES TO WHICH SECTION 99 APPLIES

##### CASE I

###### *Alternative accommodation not provided or arranged by housing authority*

- 1 The court is satisfied that suitable alternative accommodation is available for the tenant, or will be available for him when the order for possession takes effect.
- 2 Accommodation shall be deemed suitable in this Case if it consists of—
  - (a) premises which are to be let as a separate dwelling such that they will then be let on a protected tenancy, or
  - (b) premises which are to be let as a separate dwelling on terms which will, in the opinion of the court, afford to the tenant security of tenure reasonably equivalent to the security afforded by Part VII of this Act in the case of a protected tenancy,and, in the opinion of the court, the accommodation fulfils the conditions in paragraph 3 below.
- 3 (1) The accommodation must be reasonably suitable to the needs of the tenant and his family as regards proximity to place of work and either—
  - (a) similar as regards rental and extent to the accommodation afforded by dwelling-houses provided in the neighbourhood by [<sup>F1</sup>the local housing authority] for persons whose needs as regards extent are similar to those of the tenant and his family, or
  - (b) reasonably suitable to the means of the tenant, and to the needs of the tenant and his family as regards extent and character.(2) For the purposes of sub-paragraph (1)(a) above, a certificate of [<sup>F1</sup>the local housing authority] stating—
  - (a) the extent of the accommodation afforded by dwelling-houses provided by the authority to meet the needs of tenants with families of each number as may be specified in the certificate, and
  - (b) the amount of the rent charged by [<sup>F1</sup>the local housing authority] for dwelling-houses affording accommodation of that extent,shall be conclusive evidence of the facts so stated.
- (3) If any furniture was provided by the landlord for use under the tenancy, furniture must be provided for use in the alternative accommodation which is either similar, or is reasonably suitable to the needs of the tenant and his family.

*Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, SCHEDULE 16. (See end of Document for details)*

**Textual Amendments**

- F1** Words substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\), s. 4, Sch. 2 para. 35\(12\)\(a\)](#)

- 4 Accommodation shall not be deemed to be suitable to the needs of the tenant and his family if the result of their occupation of the accommodation would be that it would be an overcrowded dwelling-house for the purposes of [<sup>F2</sup>Part X of the Housing Act 1985].

**Textual Amendments**

- F2** Words substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\), s. 4, Sch. 2 para. 35\(12\)\(b\)](#)

- 5 Any document purporting to be a certificate of [<sup>F3</sup>the local housing authority] issued for the purposes of this Case and to be signed by the proper officer of the authority shall be received in evidence and, unless the contrary is shown, shall be deemed to be such a certificate without further proof.

**Textual Amendments**

- F3** Words substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\), s. 4, Sch. 2 para. 35\(12\)\(a\)](#)

- 6 In this Case no account shall be taken of accommodation as respects which an offer has been made, or notice has been given, as mentioned in paragraph 1 of Case II below.

- [<sup>F4</sup>7 In this Case and in Case II below “the local housing authority” has the same meaning as in the Housing Act 1985.]

**Textual Amendments**

- F4** [Sch. 16 CASE I para. 7](#) substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\), s. 4, Sch. 2 para. 35\(12\)\(c\)](#)

CASE II

*Alternative accommodation provided or arranged by housing authority*

- 1 [<sup>F5</sup>The local housing authority] have made an offer in writing to the tenant of alternative accommodation which appears to them to be suitable, specifying the date when the accommodation will be available and the date (not being less than 14 days from the date of offer), by which the offer must be accepted.

or

[<sup>F5</sup>The local housing authority] have given notice in writing to the tenant that they have received from a person specified in the notice an offer in writing to rehouse the tenant in alternative accommodation which appears to [<sup>F5</sup>the local

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housing authority] to be suitable, and the notice specifies both the date when the accommodation will be available and the date (not being less than 14 days from the date when the notice was given to the tenant) by which the offer must be accepted.

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**Textual Amendments**

**F5** Words substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 4, **Sch. 2 para. 35(12)(a)**

2 The landlord shows that the tenant accepted the offer (by the housing authority or other person) within the time duly specified in the offer.

or

The landlord shows that the tenant did not so accept the offer, and the tenant does not satisfy the court that he acted reasonably in failing to accept the offer.

3 (1) The accommodation offered must in the opinion of the court fulfil the conditions of this paragraph.

(2) The accommodation must be reasonably suitable to the needs of the tenant and his family as regards proximity to place of work.

(3) The accommodation must be reasonably suitable to the means of the tenant, and to the needs of the tenant and his family as regards extent.

4 If the accommodation offered is available for a limited period only, the [<sup>F6</sup>local housing authority's offer] or notice under paragraph 1 of this Case must contain an assurance that other accommodation—

- (a) the availability of which is not so limited,
- (b) which appears to them to be suitable, and
- (c) which fulfils the conditions in paragraph 3 above,

will be offered to the tenant as soon as practicable.

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**Textual Amendments**

**F6** Words substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 4, **Sch. 2 para. 35(12)(d)**

**Changes to legislation:**

There are currently no known outstanding effects for the Rent Act 1977, SCHEDULE 16.