



Rent Act 1977

1977 CHAPTER 42

PART I

PRELIMINARY

Exceptions

15 Landlord's interest belonging to housing association, etc.

(1) A tenancy . . . ^{F1} shall not be a protected tenancy at any time when the interest of the landlord under that tenancy belongs to a housing association falling within subsection (3) below; nor shall a person at any time be a statutory tenant of a dwelling-house if the interest of his immediate landlord would belong at that time to such a housing association.

(2) A tenancy shall not be a protected tenancy at any time when the interest of the landlord under that tenancy belongs to—

(a) the [^{F2}Regulator of Social Housing]

^{F3} . . . ; or

(b) a housing trust which is a charity ^{F4} . . . ;

nor shall a person at any time be a statutory tenant of a dwelling-house if the interest of his immediate landlord would belong at that time to any of those bodies.

[^{F5}(3) A housing association falls within this subsection if—

[it is a private registered provider of social housing,]
^{F6}(za)

(a) it is [^{F7}a registered social landlord within the meaning of the Housing Act 1985 (see section 5(4) and (5) of that Act)], or

(b) it is a co-operative housing association within the meaning of [^{F8}the Housing Associations Act 1985].]

(4) ^{F9}

Changes to legislation: There are currently no known outstanding effects for the Rent Act 1977, Section 15. (See end of Document for details)

[^{F10}(5) In subsection (2) above “housing trust” means a corporation or body of persons which—

- (a) is required by the terms of its constituent instrument to use the whole of its funds, including any surplus which may arise from its operations, for the purpose of providing housing accommodation; or
- (b) is required by the terms of its constituent instrument to devote the whole, or substantially the whole, of its funds to charitable purposes and in fact uses the whole, or substantially the whole, of its funds for the purpose of providing housing accommodation.]

(6) ^{F11}

Textual Amendments

- F1** Words repealed with saving by [Housing Act 1980 \(c. 51, SIF 61\)](#), s. 74, Sch. 9, Sch. 25 Pt. II para. 68, **Sch. 26**
- F2** Words in s. 15(2)(a) substituted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), **Sch. 2 para. 10(2)** (with art. 6, Sch. 3)
- F3** It is provided that the words “(aa) Housing for Wales” are repealed (1.11.1998) by [1998 c. 38, s. 152, Sch. 18 Pt. VI](#) (with ss. 137(1), 139(2), 141(1), 143(2)); S.I. 1998/2244, **art. 5**
- F4** Words in s. 15(2)(b) omitted (14.3.2012 immediately before the Charities Act 2011 (c. 25) comes into force) by virtue of [The Charities \(Pre-consolidation Amendments\) Order 2011 \(S.I. 2011/1396\)](#), art. 1, Sch. paras. 37(1), **(2)(c)**
- F5** S. 15(3) substituted by [Housing \(Consequential Provisions\) Act 1985 \(c. 71, SIF 61\)](#), s. 4, **Sch. 2 para. 35(2)**
- F6** S. 15(3)(za) inserted (1.4.2010) by [The Housing and Regeneration Act 2008 \(Consequential Provisions\) Order 2010 \(S.I. 2010/866\)](#), art. 1(2), **Sch. 2 para. 10(3)** (with art. 6, Sch. 3)
- F7** Words in s. 15(3)(a) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 6(a)**
- F8** Words in s. 15(3)(b) substituted (1.10.1996) by S.I. 1996/2325, art. 5(1), **Sch. 2 para. 6(b)**
- F9** S. 15(4) repealed with saving by [Housing Act 1980 \(c. 51, SIF 61\)](#), s. 74, Sch. 9, Sch. 25 Pt. II para. 68, **Sch. 26**
- F10** S. 15(5) substituted by [Housing Act 1980 \(c. 51, SIF 61\)](#), s. 74(2)(3), **Sch. 9**
- F11** S. 15(6) repealed by [Housing Act 1980 \(c. 51, SIF 61\)](#), **Sch. 26**

Modifications etc. (not altering text)

- C1** S. 15 excluded by [Housing Act 1985 \(c. 68, SIF 61\)](#), s. **382(3)**
- C2** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5)(b), **Sch. 7 para. 4(5)(a)(i)**; S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C3** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), ss. **124(7)(a)**, 270(4), 270(5)(b) (with s. 124(9)(10)); S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C4** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5)(b), **Sch. 7 para. 12(5)(a)(i)** (with Sch. 7 para. 12(9)); S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C5** Ss. 14-16 excluded (6.4.2006 for E., 16.6.2006 for W.) by [Housing Act 2004 \(c. 34\)](#), s. 270(4)(5)(b), **Sch. 7 para. 18(6)(a)(i)**; S.I. 2006/1060, art. 2(1)(a) (with Sch.); S.I. 2006/1535, art. 2(a) (with Sch.)
- C6** S. 15(2)(a) modified (1.12.2008) by [Transfer of Housing Corporation Functions \(Modifications and Transitional Provisions\) Order 2008 \(S.I. 2008/2839\)](#), arts. 1(1), 3, **Sch. para. 1** (with art. 6)

Changes to legislation:

There are currently no known outstanding effects for the Rent Act 1977, Section 15.