

Changes to legislation: Housing Act 1988, Paragraph 2 is up to date with all changes known to be in force on or before 15 April 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. (See end of Document for details) View outstanding changes

SCHEDULES

SCHEDULE 1

TENANCIES WHICH CANNOT BE ASSURED TENANCIES

Modifications etc. (not altering text)

- C1** Sch. 1 modified by [Local Government and Housing Act 1989 \(c. 42, SIF 75:1\)](#), s. 186, Sch. 10 paras. 1(2), 21, **22**

PART I

THE TENANCIES

Tenancies of dwelling-houses with high rateable values

- [^{F1}2] (1) A tenancy—
- (a) which is entered into on or after 1st April 1990 (otherwise than, where the dwelling-house had a rateable value on 31st March 1990, in pursuance of a contract made before 1st April 1990), and
 - (b) under which the rent payable for the time being is payable at a rate exceeding [^{F2}£100,000] a year.
- (2) In sub-paragraph (1) “rent” does not include any sum payable by the tenant as is expressed (in whatever terms) to be payable in respect of rates, [^{F3}council tax,] services, management, repairs, maintenance or insurance, unless it could not have been regarded by the parties to the tenancy as a sum so payable.
- (2A) A tenancy—
- (a) which was entered into before the 1st April 1990, or on or after that date in pursuance of a contract made before that date, and
 - (b) under which the dwelling-house had a rateable value on the 31st March 1990 which, if it is in Greater London, exceeded £1,500 and, if it is elsewhere, exceeded £750.]

Textual Amendments

- F1** Sch. 1 paras. 2, 2A substituted for para 2 by [S.I. 1990/434, reg. 2](#), **Sch. para. 29**
- F2** Word in Sch. 1 para. 2(1)(b) substituted (E.) (1.10.2010) by [The Assured Tenancies \(Amendment\) \(England\) Order 2010 \(S.I. 2010/908\)](#), arts. 1, **3(2)** and word in Sch. 1 para. 2(1)(b) substituted (W.) (1.12.2011) by [The Assured Tenancies \(Amendment of Rental Threshold\) \(Wales\) Order 2011 \(S.I. 2011/1409\)](#), arts. 1(1), **2(2)**
- F3** Words in Sch. 1 para. 2(2) inserted (1.4.1993) by [S.I. 1993/651, art. 2\(1\)](#), **Sch. 1 para.19**

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Modifications etc. (not altering text)

- C1** Sch. 1 para. 2(2) applied by [Local Government and Housing Act 1989 \(c. 42, SIF 75:1\)](#), s. 186, Sch. 10 paras. 2(5), 21, **22** (as amended by [S.I. 1990/434, reg. 2](#), **Sch. para. 34**)

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Changes and effects yet to be applied to :

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

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

- Act savings and transitional provisions for amendments by S.I. 2022/1166 by [S.I. 2022/1172 Regulations](#)