



# Housing Act 1988

## 1988 CHAPTER 50

### PART I

#### RENTED ACCOMMODATION

### CHAPTER II

#### ASSURED SHORTHOLD TENANCIES

#### **[<sup>F1</sup>20B Demoted assured shorthold tenancies**

- (1) An assured tenancy is an assured shorthold tenancy to which this section applies (a demoted assured shorthold tenancy) if—
  - (a) the tenancy is created by virtue of an order of the court under section 82A of the Housing Act 1985 or section 6A of this Act (a demotion order), and
  - (b) the landlord is [<sup>F2</sup>a private registered provider of social housing or] a registered social landlord.
- (2) At the end of the period of one year starting with the day when the demotion order takes effect a demoted assured shorthold tenancy ceases to be an assured shorthold tenancy unless subsection (3) applies [<sup>F3</sup>, but see section 20C].
- (3) This subsection applies if before the end of the period mentioned in subsection (2) the landlord gives notice of proceedings for possession of the dwelling house.
- (4) If subsection (3) applies the tenancy continues to be a demoted assured shorthold tenancy until the end of the period mentioned in subsection (2) or (if later) until one of the following occurs—
  - (a) the notice of proceedings for possession is withdrawn;
  - (b) the proceedings are determined in favour of the tenant;
  - (c) the period of six months beginning with the date on which the notice is given ends and no proceedings for possession have been brought.
- (5) Registered social landlord has the same meaning as in Part 1 of the Housing Act 1996.]

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**Changes to legislation:** *Housing Act 1988, Section 20B is up to date with all changes known to be in force on or before 18 January 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*

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#### Textual Amendments

- F1** S. 20B inserted (30.6.2004 for E. and 30.4.2005 for W.) by Anti-Social Behaviour Act 2003 (c. 38), **ss. 15, 93**; S.I. 2004/1502, **art. 2(a)(iv)** (with savings in Sch.); S.I. 2005/1225, **art. 2(c)**
- F2** Words in s. 20B(1) 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. 65** (with art. 6, Sch. 3)
- F3** Words in s. 20B(2) inserted (1.4.2012) by Localism Act 2011 (c. 20), **ss. 163(1), 240(2)**; S.I. 2012/628, art. 6(c) (with arts. 911141517)

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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](#)