



Deregulation Act 2015

2015 CHAPTER 20

Housing and development

38 Compliance with prescribed legal requirements

After section 21 of the Housing Act 1988 insert—

“21A Compliance with prescribed legal requirements

- (1) A notice under subsection (1) or (4) of section 21 may not be given in relation to an assured shorthold tenancy of a dwelling-house in England at a time when the landlord is in breach of a prescribed requirement.
- (2) The requirements that may be prescribed are requirements imposed on landlords by any enactment and which relate to—
 - (a) the condition of dwelling-houses or their common parts,
 - (b) the health and safety of occupiers of dwelling-houses, or
 - (c) the energy performance of dwelling-houses.
- (3) In subsection (2) “enactment” includes an enactment contained in subordinate legislation within the meaning of the Interpretation Act 1978.
- (4) For the purposes of subsection (2)(a) “common parts” has the same meaning as in Ground 13 in Part 2 of Schedule 2.
- (5) A statutory instrument containing regulations made under this section is subject to annulment in pursuance of a resolution of either House of Parliament.”