

Status: This version of this cross heading contains provisions that are prospective.

Changes to legislation: Housing and Planning Act 2016, Paragraph 7 is up to date with all changes known to be in force on or before 19 August 2023. 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

PROSPECTIVE

SCHEDULE 7

SECURE TENANCIES ETC: PHASING OUT OF TENANCIES FOR LIFE

Housing Act 1985 (c. 68)

- 7 (1) Section 82A (demoted tenancy) is amended as follows.
- (2) After subsection (4) insert—
- “(4A) The court may not make a demotion order in relation to a secure tenancy of a dwelling-house in England if—
- (a) the landlord is a local housing authority or housing action trust, and
 - (b) the term has less than 1 year and 9 months left to run
- (4B) But subsection (4A) does not apply to a tenancy to which an exception in section 86A(2) or (3) applies.”
- (3) In subsection (5), for paragraph (b) substitute—
- “(b) the period or term of the tenancy (but see subsection (6));”.
- (4) For subsection (6) substitute—
- “(6) Subsection (5)(b) does not apply if—
- (a) the secure tenancy was for a fixed term and was an old-style secure tenancy or a flexible tenancy, or
 - (b) the secure tenancy was for a fixed term and was a tenancy of a dwelling-house in Wales,
- and in such a case the demoted tenancy is a weekly periodic tenancy.”

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

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 172(1)(a) words renumbered as s. 172(1)(a) by [2017 c. 20 s. 26\(8\)\(a\)\(i\)](#)
- s. 172(1)(b) inserted by [2017 c. 20 s. 26\(8\)\(a\)\(ii\)](#)