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STATUTORY INSTRUMENTS

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**2008 No. 1277**

The Consumer Protection from  
Unfair Trading Regulations 2008

[<sup>F1</sup>PART 4A

CONSUMERS' RIGHTS TO REDRESS

[<sup>F1</sup>What immovable property is covered by this Part?

27C.—(1) In this Part “product” does not include immovable property other than a relevant lease.

- (2) In this regulation “relevant lease” in relation to England <sup>F2</sup>... means—
- (a) an assured tenancy within the meaning of Part 1 of the Housing Act 1988, or
  - (b) a lease under which accommodation is let as holiday accommodation.
- (3) But none of the following are relevant leases for the purposes of paragraph (2)(a)—
- (a) a lease granted by—
    - (i) a private registered provider of social housing, or
    - (ii) a registered social landlord within the meaning of Part 1 of the Housing Act 1996;
  - (b) a lease of a dwelling-house or part of a dwelling-house—
    - (i) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling-house or part or of the cost of providing it, or
    - (ii) under which the lessee (or the lessee’s personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling-house or part;
  - (c) a lease granted to a person as a result of the exercise by a local housing authority within the meaning of the Housing Act 1996 of its functions under Part 7 (homelessness) of that Act.
- (4) In this regulation “relevant lease” in relation to Scotland means—
- (a) an assured tenancy within the meaning of Part 2 of the Housing (Scotland) Act 1988, or
  - (b) a lease under which accommodation is let as holiday accommodation.
- (5) In this regulation “relevant lease” in relation to Northern Ireland means—
- (a) a private tenancy within the meaning of Article 3 of the Private Tenancies (Northern Ireland) Order 2006, or
  - (b) a lease under which accommodation is let as holiday accommodation.
- (6) But neither of the following are relevant leases for the purposes of paragraph (5)(a)—
- (a) a lease of a dwelling-house or part of a dwelling-house—
    - (i) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling-house or part or of the cost of providing it, or

- (ii) under which the lessee (or the lessee’s personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling-house or part;
- (b) a private tenancy resulting from the exercise by the Northern Ireland Housing Executive of its functions under Part 2 (homelessness) of the Housing (Northern Ireland) Order 1988.

<sup>F3</sup> [ (7) In this regulation “relevant lease” in relation to Wales means—

- (a) a standard contract, within the meaning given by the Renting Homes (Wales) Act 2016 (see section 8 of that Act), or
  - (b) a lease under which accommodation is let as holiday accommodation.
- (8) But none of the following are relevant leases for the purposes of paragraph (7)(a)—
- (a) an introductory standard contract within the meaning given by the Renting Homes (Wales) Act 2016 (see section 16 of that Act);
  - (b) a prohibited conduct standard contract within the meaning given by the Renting Homes (Wales) Act 2016 (see section 116 of that Act);
  - (c) a supported standard contract within the meaning given by the Renting Homes (Wales) Act 2016 (see section 143 of that Act);
  - (d) a lease under which the interest of the landlord belongs to Her Majesty in right of the Crown or to a government department or is held in trust for Her Majesty for the purposes of a government department;
  - (e) a lease granted to a person as a result of the exercise by a local housing authority within the meaning of the Housing (Wales) Act 2014 of its functions under Part 2 (homelessness) of that Act;
  - (f) a lease of a dwelling-house or part of a dwelling-house—
    - (i) granted on payment of a premium calculated by reference to a percentage of the value of the dwelling-house or part or of the cost of providing it, or
    - (ii) under which the contract-holder (or the contract-holder’s personal representatives) will or may be entitled to a sum calculated by reference, directly or indirectly, to the value of the dwelling-house or part.]]

**F1** Pt. 4A inserted (with application in accordance with reg. 1(3) of the amending S.I.) by [The Consumer Protection \(Amendment\) Regulations 2014](#) (S.I. 2014/870), regs. 1(3), **3**

**F2** Words in [reg. 27C\(2\)](#) omitted (W.) (1.12.2022) by virtue of [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments to Secondary Legislation\) Regulations 2022](#) (S.I. 2022/907), reg. 1(2), **Sch. 1 para. 26(a)**

**F3** [Reg. 27C\(7\)\(8\)](#) inserted (W.) (1.12.2022) by [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments to Secondary Legislation\) Regulations 2022](#) (S.I. 2022/907), reg. 1(2), **Sch. 1 para. 26(b)**

**Changes to legislation:**

There are currently no known outstanding effects for the The Consumer Protection from Unfair Trading Regulations 2008, Section 27C.