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STATUTORY INSTRUMENTS

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**2020 No. 82**

**The Civil Procedure (Amendment) Rules 2020**

**Amendment of Part 55**

**8.**—(1) In rule 55.11—

- (a) in paragraph (1)(a), after “tenancy” insert “other than a demoted assured shorthold tenancy”;
- (b) in paragraph (1)(b)—
  - (i) omit “subject to rule 55.12(2)”; and
  - (ii) for “55.12(1)” substitute “55.12”; and
- (c) omit the words in parentheses at the end of the rule.

(2) For rule 55.12, substitute—

“**55.12.** The conditions referred to in rule 55.11(1)(b) are that—

- (a) the tenancy and any agreement for the tenancy were entered into on or after 28 February 1997;
- (b) the only purpose of the claim is to recover possession of the property and no other claim is made;
- (c) the tenancy did not immediately follow an assured tenancy which was not an assured shorthold tenancy;
- (d) the tenancy fulfilled the conditions provided by section 19A of the 1988 Act;
- (e) all the tenancies under which the defendant has occupied the property—
  - (i) were the subject of written agreements; or
  - (ii) arose by virtue of section 5 of the 1988 Act.”.