
STATUTORY INSTRUMENTS

2021 No. 994

**The Coronavirus Act 2020 (Residential Tenancies and Notices)
(Amendment and Suspension) (England) Regulations 2021**

Transitional provision

6.—(1) The suspension of provisions in Schedule 29 to the Coronavirus Act 2020 made by regulation 3 does not apply in relation to relevant notices given or served before regulation 3 comes into force.

(2) The amendments made by regulations 4 and 5 do not apply in relation to—

- (a) a notice served or proceedings brought under section 83 of the Housing Act 1985;
- (b) a notice served or proceedings brought under section 8 of the Housing Act 1988; or
- (c) a notice given under section 21(1) or (4) of the Housing Act 1988,

before regulation 4 or 5 comes into force.

(3) In this regulation, “relevant notice” means—

- (a) a Rent Act notice to quit⁽¹⁾;
- (b) a notice of intention to commence possession proceedings given under section 3 of the Rent Act 1977⁽²⁾;
- (c) a notice served under section 83 of the Housing Act 1985;
- (d) a notice given under section 107D(4) of the Housing Act 1985⁽³⁾;
- (e) a notice served under section 8 of the Housing Act 1988;
- (f) a notice given under section 21(1) or (4) of the Housing Act 1988;
- (g) a notice served under section 128 of the Housing Act 1996⁽⁴⁾; or
- (h) a notice served under section 143E of the Housing Act 1996⁽⁵⁾.

(1) For the definition of “Rent Act notice to quit” see paragraph 2(2) of Schedule 29 to the Coronavirus Act 2020.

(2) 1977 c. 42.

(3) Inserted by section 154 of the Localism Act 2011.

(4) 1996 c. 52.

(5) Inserted by section 14(5) and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003.