



Housing and Planning Act 2016

CHAPTER 22

HOUSING AND PLANNING ACT 2016

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- 2 (1) The notice of intent must be given before the...
- 3 The notice of intent must set out—
- 4 Right to make representations
- 5 Final notice
- 6 If the authority decides to impose a financial penalty on...
- 7 The final notice must require the penalty to be paid...
- 8 The final notice must set out— (a) the amount of...
- 9 Withdrawal or amendment of notice
- 10 Appeals
- 11 Recovery of financial penalty

SCHEDULE 2 — Banned person may not hold HMO licence etc

- 1 The Housing Act 2004 is amended as follows.
- 2 In section 64 (grant or refusal of HMO licence), in...
- 3 In section 66 (HMO licence: tests for fitness etc), after...
- 4 In section 68 (licences: general requirements and duration), in subsection...
- 5 For the heading of section 70 substitute “Power to revoke...
- 6 After section 70 insert— Duty to revoke licence in banning...
- 7 In section 88 (grant or refusal of Part 3 licence),...
- 8 In section 89 (Part 3 licences: tests for fitness etc),...
- 9 In section 91 (licences: general requirements and duration), in subsection...
- 10 For the heading of section 93 substitute “Power to revoke...
- 11 After section 93 insert— Duty to revoke licence in banning...
- 12 (1) Schedule 5 (licences under Parts 2 and 3: procedure...

SCHEDULE 3 — Management orders following banning order

- 1 The Housing Act 2004 is amended as follows.
- 2 (1) Section 101 (interim and final management orders) is amended...
- 3 (1) Section 102 (making of interim management orders) is amended...
- 4 (1) Section 105 (operation of interim management orders) is amended...
- 5 (1) Section 110 (financial arrangements while order is in force)...
- 6 In section 112 (revocation of interim management orders), after subsection...

- 7 (1) Section 113 (making of final management orders) is amended...
- 8 (1) Section 114 (operation of final management orders) is amended...
- 9 In section 119 (management schemes and accounts), after subsection (4)...
- 10 In section 122 (revocation of final management orders), after subsection...
- 11 In section 129 (termination of management orders: financial arrangements), in...
- 12 (1) Schedule 6 (management orders: procedure and appeals) is amended...

SCHEDULE 4 — Reducing social housing regulation

PART 1 — REMOVAL OF DISPOSAL CONSENT REQUIREMENTS

- 1 Housing Act 1985 (c. 68)
- 2 Housing Act 1988 (c. 50)
- 3 (1) Section 81 (consent to certain disposals of housing obtained...
- 4 (1) Section 133 (consent to certain disposals of housing obtained...
- 5 Local Government and Housing Act 1989 (c. 42)
- 6 Leasehold Reform, Housing and Urban Development Act 1993 (c. 28)
- 7 Housing and Regeneration Act 2008
- 8 In section 60 (structural overview), in subsection (4), in the...
- 9 After section 74 insert— Leaving the social housing stock: transfer...
- 10 (1) Section 75 (leaving the social housing stock) is amended...
- 11 In section 119 (de-registration: voluntary), in subsection (5), omit paragraph...
- 12 In section 149 (moratorium: exempted disposals)— (a) omit subsection (6);...
- 13 In section 171 (power to dispose), in subsection (3), omit...
- 14 For the italic heading above section 172 substitute— Notification of...
- 15 Omit sections 172 to 175 (disposal consents).
- 16 For section 176 substitute— Notification of disposal (1) If a private registered provider disposes of a dwelling...
- 17 Omit section 179 and the italic heading before it (application...
- 18 In section 186 (former registered providers), for “to 175” substitute...
- 19 Omit section 187 (change of use, etc).
- 20 Omit section 190 (consent to disposals under other legislation).
- 21 In section 278A (power to nominate for consultation purposes), for...

PART 2 — RESTRUCTURING AND DISSOLUTION: REMOVAL OF CONSENT REQUIREMENTS ETC

- 22 The Housing and Regeneration Act 2008 is amended as follows....
- 23 In section 115 (profit-making and non-profit organisations), in subsection (9),...
- 24 For section 160 substitute— Company: arrangements and reconstructions (1) This section applies to a non-profit registered provider which...
- 25 For section 161 substitute— Company: conversion into registered society (1) This section applies to a non-profit registered provider which...
- 26 For section 163 substitute— Registered society: restructuring (1) This section applies to a non-profit registered provider which...
- 27 In section 165 (registered society: dissolution), for subsection (2) substitute—...
- 28 Omit section 166 (winding up petition by regulator).

- 29 After section 169 insert— Notification of constitutional changes
Registered societies:...
- 30 In section 192 (overview), omit paragraph (c).
- 31 Omit sections 211 to 214 and the italic heading before...
PART 3 — ABOLITION OF DISPOSAL PROCEEDS FUND
- 32 The Housing and Regeneration Act 2008 is amended as follows....
- 33 Omit— (a) sections 177 and 178; (b) the italic heading...
- 34 (1) Section 181 (meaning of “publicly funded” for purposes of...
- 35 Regulations under section 213 in connection with the coming into...
PART 4 — ENFORCEMENT POWERS
- 36 The Housing and Regeneration Act 2008 is amended as follows....
- 37 In section 269 (appointment of new officers of non-profit registered...
- 38 In section 275 (interpretation), for the definition of “mismanagement”
substitute—...

SCHEDULE 5 — Conduct of housing administration: companies
PART 1 — MODIFICATIONS OF SCHEDULE B1 TO THE INSOLVENCY ACT
1986

- 1 Introductory
- 2 General modifications of the applicable provisions
- 3 Specific modifications
- 4 Paragraph 40 (dismissal of pending winding-up petition) is to have...
- 5 Paragraph 42 (moratorium on insolvency proceedings) is to have
effect...
- 6 Paragraph 44 (interim moratorium) is to have effect as if...
- 7 Paragraph 46(6) (date for notifying administrator’s appointment) is to
have...
- 8 Paragraph 49 (administrator’s proposals) is to have effect as if—...
- 9 Paragraph 54 is to have effect as if the following...
- 10 Paragraph 60 (powers of an administrator) has effect as if...
- 11 Paragraph 68 (management duties of an administrator) is to have...
- 12 Paragraph 73(3) (protection for secured or preferential creditor) is to...
- 13 Paragraph 74 (challenge to administrator’s conduct) is to have effect...
- 14 Paragraph 75(2) (misfeasance) is to have effect as if after...
- 15 Paragraph 78 (consent to extension of administrator’s term of office)...
- 16 Paragraph 79 (end of administration) is to have effect as...
- 17 Paragraph 83(3) (notice to registrar when moving to voluntary
liquidation)...
- 18 Paragraph 84 (notice to registrar when moving to dissolution) is...
- 19 Paragraph 87(2) (resignation of administrator) is to have effect as...
- 20 Paragraph 89(2) (administrator ceasing to be qualified) is to have...
- 21 Paragraph 90 (filling vacancy in office of administrator) is to...
- 22 Paragraph 91 (vacancies in court appointments) is to have effect...
- 23 Paragraph 98 (discharge from liability on vacation of office) is...
- 24 Paragraph 99 (charges and liabilities upon vacation of office by...
- 25 Paragraph 100 (joint and concurrent administrators) is to have effect...
- 26 Paragraph 101(3) (joint administrators) is to have effect as if...
- 27 Paragraph 103 (appointment of additional administrators) is to have
effect...
- 28 Paragraph 106(2) (penalties) is to have effect as if paragraphs...
- 29 Paragraph 109 (references to extended periods) is to have effect...
- 30 Paragraph 111 (interpretation) is to have effect as if—

PART 2 — FURTHER MODIFICATIONS OF SCHEDULE B1 TO INSOLVENCY
ACT 1986: FOREIGN COMPANIES

- 31 Introductory
- 32 In paragraphs 33 to 38— (a) the provisions of Schedule...
- 33 Modifications
- 34 (1) The applicable provisions and Schedule 1 to the Insolvency...
- 35 Paragraph 41 of Schedule B1 to the Insolvency Act 1986...
- 36 Paragraph 43(6A) of Schedule B1 to the Insolvency Act 1986...
- 37 Paragraph 44(7) of Schedule B1 to the Insolvency Act 1986...
- 38 Paragraph 64 of Schedule B1 to the Insolvency Act 1986...

PART 3 — OTHER MODIFICATIONS

- 39 General modifications
- 40 (1) Paragraph 39, in its application to section 1(3) of...
- 41 Modifications of the Insolvency Act 1986
- 42 Section 5 (effect of approval of voluntary arrangements) is to...
- 43 Section 6 (challenge of decisions in relation to voluntary arrangements)...
- 44 In section 129(1A) (commencement of winding up), the reference to...
- 45 Power to make further modifications
- 46 Interpretation of Part 3 of Schedule

SCHEDULE 6 — Amendments to housing moratorium and consequential amendments

- 1 The Housing and Regeneration Act 2008 is amended as follows....
- 2 Omit section 144 (insolvency: preparatory steps notice).
- 3 For section 145 substitute— Moratorium A moratorium on the disposal of land by a private...
- 4 (1) Section 146 (duration of moratorium) is amended as follows....
- 5 (1) Section 147 (further moratorium) is amended as follows.
- 6 In section 154 (proposals: effect), in subsection (2), after paragraph...
- 7 Omit section 162 (consent to company winding up).
- 8 Omit section 164 (consent to registered society winding up).
- 9 In section 275 (general interpretation), omit the definition of “working...”
- 10 In section 276 (index of defined terms), omit the entry...

SCHEDULE 7 — Secure tenancies etc: phasing out of tenancies for life

- 1 Law of Property Act 1925 (c. 20)
- 2 Housing Act 1985 (c. 68)
- 3 For the italic heading before section 79 substitute— Secure tenancies...
- 4 After section 81 insert— Grant of new secure tenancies in...
- 5 In section 82 (security of tenure), in subsection (3), for...
- 6 After section 82 insert— Orders for possession and expiry of...
- 7 (1) Section 82A (demoted tenancy) is amended as follows.
- 8 In section 83 (proceedings for possession or termination: general notice...
- 9 In section 84 (grounds and orders for possession), in subsection...
- 10 (1) Section 86 (periodic tenancy arising on termination of fixed...
- 11 After section 86 insert— English secure tenancies: review, renewal and...
- 12 (1) Section 97 (tenant’s improvements require consent) is amended as...
- 13 (1) Section 99A (right to compensation for improvements) is amended...
- 14 Omit sections 107A to 107E (flexible tenancies).

Status: This is the original version (as it was originally enacted).

- 15 After section 115A insert— Meaning of “flexible tenancy” (1) For the purposes of this Act, a flexible tenancy...
- 16 (1) Section 117 (index of defined expressions) is amended as...
- 17 (1) Schedule 1 (tenancies which are not secure tenancies) is...
- 18 Landlord and Tenant Act 1985 (c. 70)
- 19 Housing Act 1996 (c. 52)
- 20 (1) Section 124 (introductory tenancies) is amended as follows.
- 21 After section 124 insert— New introductory tenancies in England: overall...
- 22 (1) Section 125A (extension of trial period by 6 months)...
- 23 In section 128 (notice of proceedings for possession), in subsection...
- 24 In section 137A (introductory tenancies that are to become flexible...
- 25 In section 143A (demoted tenancies), in subsection (1), omit “periodic”....
- 26 In section 143E (notice of proceedings for possession), for subsection...
- 27 (1) Section 143MA (demoted tenancies that are to become flexible...
- 28 After section 143MA insert— Default flexible tenancies when no notice...
- 29 Land Registration Act 2002 (c. 9)
- 30 Localism Act 2011 (c. 20)
- 31 In section 155, omit subsections (3) and (4).
- 32 In section 159 (further provisions about transfer of tenancy under...
- 33 Savings for flexible tenancies with only 9 months left to run

SCHEDULE 8 — Succession to secure tenancies and related tenancies

- 1 Housing Act 1985 (c. 68)
- 2 In section 86 (periodic tenancy arising on termination of fixed...
- 3 (1) Section 86A (persons qualified to succeed: England) as inserted...
- 4 In section 88 (cases where the tenant is a successor),...
- 5 (1) Section 89 (succession to periodic tenancy) is amended as...
- 6 In section 117 (index of defined expressions), in the entry...
- 7 Housing Act 1996 (c. 52)
- 8 (1) Section 131 (persons qualified to succeed tenant) is amended...
- 9 (1) Section 133 (succession to introductory tenancy) is amended as...
- 10 Before section 143H (but after the italic heading) insert— Persons...
- 11 (1) Section 143H (succession to demoted tenancy) is amended as...
- 12 In section 143I (no successor tenant: termination), after “section” insert...
- 13 (1) Section 143J of the Housing Act 1996 (demoted tenancies:...
- 14 Localism Act 2011 (c. 20)
- 15 Savings
- 16 The amendments made by paragraphs 7 and 8 do not...
- 17 The amendments made by paragraphs 10 to 13 do not...

SCHEDULE 9 — Financial penalty as alternative to prosecution under Housing Act 2004

- 1 The Housing Act 2004 is amended as follows.
- 2 In section 30 (offence of failing to comply with improvement...
- 3 In section 72 (offences in relation to licensing of HMOs),...
- 4 In section 95 (offences in relation to licensing of houses...
- 5 In section 139 (overcrowding notices), after subsection (9) insert—
- 6 In section 234 (management regulations in respect of HMOs), after...

- 7 After section 249 insert— Financial penalties as alternative to prosecution...
- 8 After Schedule 13 insert— SCHEDULE 13A Financial penalties under section...

SCHEDULE 10 — Enfranchisement and extension of long leaseholds: calculations

- 1 Leasehold Reform Act 1967
- 2 Leasehold Reform, Housing and Urban Development Act 1993
- 3 (1) Section 100 (orders and regulations) is amended as follows....
- 4 (1) In Schedule 6, paragraph 7 is amended as follows....
- 5 (1) In Schedule 13 (premium and other amounts payable by...

SCHEDULE 11 — Default powers exercisable by Mayor of London or combined authority: Schedule to be inserted in the Planning and Compulsory Purchase Act 2004

SCHEDULE 12 — Permission in principle for development of land: minor and consequential amendments

- 1 Town and Country Planning Act 1990 (c. 8)
- 2 In section 2A (the Mayor of London: applications of potential...
- 3 In the heading before section 61W, after “planning permission” insert...
- 4 In section 61W (requirement to carry out pre-application consultation), in...
- 5 In section 61X (duty to take account of responses to...
- 6 In section 61Y (power to make supplementary provision), in subsection...
- 7 In the heading before section 62, after “planning permission” insert...
- 8 (1) Section 62 (applications for planning permission) is amended as...
- 9 In section 65 (notice etc of applications for planning permission),...
- 10 In section 69 (register of applications etc), after paragraph (a)...
- 11 (1) Section 70 (determination of applications: general considerations) is amended...
- 12 (1) Section 70A (power to decline to determine subsequent application)...
- 13 (1) Section 70B (power to decline to determine overlapping application)...
- 14 In section 70C (power to decline to determine retrospective application),...
- 15 In section 71 (consultation in connection with determinations under section...
- 16 In section 71A (assessment of environmental effects), in subsection (1),...
- 17 (1) Section 74 (directions etc as to method of dealing...
- 18 In section 76C (provisions applying to applications made under section...
- 19 In section 76D (deciding applications made under section 62A), in...
- 20 (1) Section 77 (references of applications to Secretary of State)...
- 21 In section 78 (right of appeal against planning decisions and...
- 22 (1) Section 78A (appeal made: functions of local planning authorities)...
- 23 (1) Section 79 (determination of appeals) is amended as follows....
- 24 In the heading before section 97, after “planning permission” insert...
- 25 (1) Section 97 (power to revoke or modify planning permission)...
- 26 In section 99 (procedure for section 97 orders: unopposed cases),...

Status: This is the original version (as it was originally enacted).

- 27 (1) In section 106BB (duty to notify the Mayor of...
- 28 (1) Section 107 (compensation where planning permission revoked or modified)...
- 29 (1) Section 108 (compensation for refusal or conditional grant of...
- 30 In section 109 (apportionment of compensation for depreciation), in the...
- 31 In section 284 (validity of development plans and certain orders,...
- 32 In section 286 (challenges to validity on ground of authority's...
- 33 In section 293 (application to Crown: definitions), in subsection (2A),...
- 34 (1) Section 293A (urgent Crown development: application) is amended as...
- 35 (1) Section 298A (application for planning permission by Crown) is...
- 36 In section 303 (fees for planning applications etc), in subsection...
- 37 In section 316 (land of interested planning authorities and development...
- 38 In section 322B (local inquiries in London: special provision as...
- 39 In section 332 (combined applications), in subsection (1)(a), after "planning...
- 40 (1) In section 336 (interpretation), subsection (1) is amended as...
- 41 (1) Schedule 1 (local planning authorities: distribution of functions) is...
- 42 Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9)
- 43 In section 91(2) of that Act (expressions that have the...
- 44 Commons Act 2006 (c. 26)

SCHEDULE 13 — Resolution of disputes about planning obligations: Schedule to be inserted in the Town and Country Planning Act 1990

SCHEDULE 14 — Right to enter and survey land: consequential amendments

- 1 Defence Act 1842 (5 & 6 Vict c. 94)
- 2 Coast Protection Act 1949 (12 & 13 Geo 6 c. 74)
- 3 National Parks and Access to the Countryside Act 1949 (12, 13 & 14 Geo 6 c. 97)
- 4 Land Powers (Defence) Act 1958 (6 & 7 Eliz 2 c. 30)
- 5 Caravan Sites and Control of Development Act 1960 (8 & 9 Eliz 2 c. 62)
- 6 Compulsory Purchase Act 1965 (c. 56)
- 7 Criminal Justice Act 1972 (c. 71)
- 8 Welsh Development Agency Act 1975 (c. 70)
- 9 Local Government (Miscellaneous Provisions) Act 1976 (c. 57)
- 10 Ancient Monuments and Archaeological Areas Act 1979 (c. 46)
- 11 Local Government, Planning and Land Act 1980 (c. 65)
- 12 Highways Act 1980 (c. 66)
- 13 New Towns Act 1981 (c. 64)
- 14 Civil Aviation Act 1982 (c. 16)
- 15 Industrial Development Act 1982 (c. 52)
- 16 Housing Act 1985 (c. 68)
- 17 Local Government and Housing Act 1989 (c. 42)
- 18 Electricity Act 1989 (c. 29)
- 19 Town and Country Planning Act 1990 (c. 8)
- 20 Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9)
- 21 Land Drainage Act 1991 (c. 59)
- 22 Water Industry Act 1991 (c. 56)
- 23 Water Resources Act 1991 (c. 57)

- 24 Environment Act 1995 (c. 25)
- 25 Greater London Authority Act 1999 (c. 29)
- 26 Postal Services Act 2000 (c. 26)
- 27 Housing and Regeneration Act 2008 (c. 17)
- 28 Localism Act 2011 (c. 20)

SCHEDULE 15 — Notice of general vesting declaration procedure

- 1 New notice requirements
- 2 (1) Section 15 (compulsory purchase order: confirmation notice) is amended...
- 3 (1) Paragraph 6 of Schedule 1 (purchase by Minister: notices...
- 4 Consequential amendments
- 5 Omit section 3 (preliminary notices).
- 6 In section 5, omit subsection (1) (earliest date for execution...
- 7 In section 6 (notices after execution of declaration), in subsection...
- 8 Power to make corresponding amendments elsewhere

SCHEDULE 16 — Abolition of alternative possession procedure following notice to treat

- 1 Land Compensation Act 1961 (c. 33)
- 2 Compulsory Purchase Act 1965 (c. 56)
- 3 In section 11 omit subsection (2).
- 4 In section 12(6) omit “, or have paid it into...
- 5 In section 37 for “Subsections (1) and (2)” substitute “Subsection...
- 6 Omit Schedule 3.
- 7 Forestry Act 1967 (c. 10)
- 8 Agriculture (Miscellaneous Provisions) Act 1968 (c. 34)
- 9 Land Compensation Act 1973 (c. 26)
- 10 In section 33A(4) omit paragraph (b).
- 11 In section 52ZC(7)(c) for “, any bond under Schedule 3...
- 12 In section 52A— (a) in subsection (1), omit “Schedule 3...
- 13 In section 57(1) omit “, under Schedule 3 to the...
- 14 Local Government (Miscellaneous Provisions) Act 1976 (c. 57)
- 15 Ancient Monuments and Archaeological Areas Act 1979 (c. 46)
- 16 Planning and Compensation Act 1991 (c. 34)
- 17 Planning Act 2008 (c. 29)

SCHEDULE 17 — Objection to division of land following notice to treat

PART 1 — AMENDMENTS TO COMPULSORY PURCHASE ACT 1965

- 1 The Compulsory Purchase Act 1965 is amended as follows.
- 2 In section 8 (material detriment arising from severance of land...
- 3 After Schedule 2 insert— SCHEDULE 2A Counter-notice requiring purchase of...

PART 2 — CONSEQUENTIAL AMENDMENTS

- 4 Land Compensation Act 1961 (c. 33)
- 5 Land Compensation Act 1973 (c. 26)
- 6 Provisions which refer to section 8(1)
- 7 This is the provision to be substituted for the provisions...
- 8 New Towns Act 1981 (c. 64)
- 9 Acquisition of Land Act 1981 (c. 67)
- 10 Water Industry Act 1991 (c. 56)
- 11 Water Resources Act 1991 (c. 57)

SCHEDULE 18 — Objection to division of land following vesting declaration

PART 1 — AMENDMENTS TO COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

- 1 The Compulsory Purchase (Vesting Declarations) Act 1981 is amended as...
 - 2 In section 4 (execution of declaration), for subsection (3), substitute—...
 - 3 In section 7 (constructive notice to treat), for subsection (1)...
 - 4 In section 8 (vesting and the right to enter on...
 - 5 In section 12 (divided land), for “Schedule 1” substitute “Schedules...
 - 6 Before Schedule 1 insert— SCHEDULE A1 Counter-notice requiring purchase of...
 - 7 In Schedule 1 (divided land) omit Part 1 (buildings and...
 - 8 In Schedule 2 (vesting of land in urban development corporation),...
- PART 2 — CONSEQUENTIAL AMENDMENTS
- 9 In section 5A of the Land Compensation Act 1961 (relevant...
 - 10 In Schedule 6 to the Crossrail Act 2008 (acquisition of...

SCHEDULE 19 — Amendments to do with sections 203 and 204

- 1 Welsh Development Agency Act 1975 (c. 70)
- 2 Local Government, Planning and Land Act 1980 (c. 65)
- 3 New Towns Act 1981 (c. 64)
- 4 Omit section 19.
- 5 In section 20, for subsection (10) substitute—
- 6 In section 21, for subsection (3) substitute—
- 7 Housing Act 1988 (c. 50)
- 8 Town and Country Planning Act 1990 (c. 8)
- 9 Omit section 237.
- 10 In section 245(4), omit paragraph (a).
- 11 In section 246(2), for “237” substitute “238”.
- 12 Greater London Authority Act 1999 (c. 29)
- 13 Planning Act 2008 (c. 29)
- 14 In section 194, omit subsection (1).
- 15 Omit Schedule 9.
- 16 Housing and Regeneration Act 2008 (c. 17)
- 17 Localism Act 2011 (c. 20)
- 18 Infrastructure Act 2015 (c. 7)

SCHEDULE 20 — Authorities specified for purposes of section 210

- 1 A county council in England.
- 2 A district council.
- 3 A London borough council.
- 4 The Greater London Authority.
- 5 An economic prosperity board established under section 88 of the...
- 6 A combined authority established under section 103 of the Local...
- 7 The London Fire and Emergency Planning Authority.
- 8 Transport for London.
- 9 A sub-national transport body established under section 102E of the...
- 10 A fire and rescue authority in England constituted by—
- 11 An authority established under section 10 of the Local Government...
- 12 A joint authority established under Part 4 of the Local...
- 13 The Common Council of the City of London (in its...
- 14 A National Park authority for a National Park in England....
- 15 The Broads Authority.

16 The Council of the Isles of Scilly.