STATUTORY INSTRUMENTS

1973 No. 869 (C.22)

LANDLORD AND TENANT

The Furnished Lettings (Rateable Value Limits) Order 1973

Laid before Parliament in draft

Made - - - 3*rd May* 1973

Coming into Operation 1*st June* 1973

The Secretary of State for the Environment (as respects England, except Monmouthshire) and the Secretary of State for Wales (as respects Wales and Monmouthshire), in exercise of their powers under section 89 of the Housing Finance Act 1972(**a**), as amended by sections 14(3) and 23(3) of, and Schedule 6 to, the Counter-Inflation Act 1973(**b**), and of all other powers enabling them in that behalf, hereby make the following order in the terms of a draft which has been laid before Parliament and approved by a resolution of each House of Parliament:—

Title and Commencement

1. This order may be cited as the Furnished Lettings (Rateable Value Limits) Order 1973 and shall come into operation on 1st June 1973.

Interpretation

2.—(1) In this order—

"the Rent Act" means the Rent Act 1968(**c**);

"dwelling" has the meaning assigned to it by section 84(1) of the Rent Act, and

"Part VI contract" has the meaning assigned to it by section 70(6) of the Rent Act.

(2) The Interpretation Act 1889(**d**) shall apply for the interpretation of this order as it applies for the interpretation of an Act of Parliament.

Alteration of rateable value limits

3.—(1) Section 89(7) of the Housing Finance Act 1972 (which, for dwellings first entered in the valuation list on or after 1st April 1973, alters the rateable value limits in section 71 of the Rent Act) shall come into force on 1st June 1973.

(2) For the purposes of the said section 89(7) it is hereby determined that—

(*a*) £1,000 be the relevant amount for a dwelling in Greater London, and

(*b*) £500 be the relevant amount for a dwelling elsewhere.

(**a**) 1972 c. 47. (**b**) 1973 c. 9. (**c**) 1968 c. 23. (**d**) 1889 c. 63.

Transitional provision

4. If on 1st June 1973 there is in existence a contract relating to a dwelling which becomes a Part VI contract by virtue of the said section 89(7) and of article 3 above, then in relation to that contract, paragraph (*a*) of section 79 of the Rent Act (notices to quit served by owner-occupiers) shall have effect as if for 8th December 1965 there were substituted a reference to 1st June 1973, and as if for the reference to 7th June 1966 there were substituted a reference to 30th November 1973.

Geoffrey Rippon,
Secretary of State for the Environment.

2nd May 1973.

Peter Thomas,
Secretary of State for Wales.

3rd May 1973.

EXPLANATORY NOTE

(*This Note is not part of the Order.*)

Section 71(1) of the Rent Act 1968 specifies the rateable value limits for dwellings to which Part VI of that Act (furnished lettings) applies. This Order brings into force on 1st June 1973 section 89(7) of the Housing Finance Act 1972. That subsection amends section 71(1) of the Rent Act by altering, in consequence of rating revaluation, the rateable value limits for dwellings first entered in the valuation list on or after 1st April 1973. Those altered limits have to be determined by an Order under section 89(1) of the 1972 Act. This Order determines those rateable value limits as £1,000 for dwellings in Greater London and £500 for dwellings elsewhere in England and Wales.

The Order also contains a transitional provision enabling "owner-occupiers" of dwellings subject to contracts to which Part VI of the Rent Act 1968 becomes applicable by virtue of section 89(7) of the Housing Finance Act 1972 and this order, to give notice in writing under section 79 of the Rent Act not later than 30th November 1973. Such a notice will prevent sections 77 and 78 of that Act (security of tenure) from applying, as provided in section 79 of that Act, where notice to quit is served.

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