STATUTORY INSTRUMENTS

1975 No. 2196

LANDLORD AND TENANT

The Notices to Quit (Prescribed Information) (Protected Tenancies and Part VI Contracts) Regulations 1975

Made - - - -	18*th December* 1975
Laid before Parliament	5*th January* 1976
Coming into Operation	31*st March* 1976

The Secretary of State for the Environment as respects England, and the Secretary of State for Wales as respects Wales, in exercise of the powers conferred upon them by section 16 of the Rent Act 1957(**a**) (as amended by section 123(1) of the Housing Act 1974(**b**)), and of all other powers enabling them in that behalf, hereby make the following regulations:—

1. These regulations may be cited as the Notices to Quit (Prescribed Information) (Protected Tenancies and Part VI Contracts) Regulations 1975 and shall come into operation on 31st March 1976.

2.—(1) In these regulations—

"Part VI contract" means a contract to which Part VI of the Rent Act 1968(**c**) applies; and

"protected tenancy" means a protected tenancy within the meaning of the Rent Act 1968.

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

(3) Any reference in these regulations to any enactment shall be construed, except where the context otherwise requires, as a reference to that enactment as amended, and as including a reference thereto as applied, or treated as applying, by any other enactment.

3. Where a notice to quit is given by a landlord on or after the coming into operation of these regulations to determine a tenancy which is—

(*a*) a protected tenancy, or

(*b*) a Part VI contract,

the information prescribed for the purposes of section 16 of the Rent Act 1957 (which deals with the minimum length of, and other matters relating to, a notice to quit any premises let as a dwelling) shall be that in the Schedule to these regulations.

(**a**) 1957 c. 25.
(**b**) 1974 c. 44.
(**c**) 1968 c. 23.
(**d**) 1889 c. 63.

Regulation 3

SCHEDULE

PRESCRIBED INFORMATION

1. Even after the notice to quit has run out the landlord must get an order for possession from the court before the tenant can lawfully be evicted.

2. If the tenancy is a protected tenancy under the Rent Acts, the court can normally give the landlord such an order only on the grounds set out in those Acts.

3. Where the tenancy is not a protected tenancy, the tenant may be able to ask the rent tribunal to postpone the date when the notice to quit runs out for up to six months, as long as he does so before the notice runs out.

4. If the tenant does not know whether his tenancy is a protected tenancy or is otherwise unsure of his rights, he can obtain advice from a solicitor. Help with all or part of the cost of legal advice and assistance may be available under the Legal Aid Scheme. He can also seek information from a citizens' advice bureau, a housing aid centre, a rent officer or a rent tribunal office.

17th December 1975.

Anthony Crosland,
Secretary of State for the Environment.

18th December 1975.

John Morris,
Secretary of State for Wales.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations prescribe the information to be contained in a notice to quit given by a landlord, on or after 31st March 1976, to determine a tenancy which is either a protected tenancy under the Rent Act 1968 or a contract to which Part VI of that Act applies. Failure to include such information will render the notice to quit invalid.

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