
S T A T U T O R Y I N S T R U M E N T S

2021 No. 564

LANDLORD AND TENANT, ENGLAND

The Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Amendment) (England) (No. 2) Regulations
2021

Made - - - - - *11th May 2021*

Laid before Parliament *12th May 2021*

Coming into force - - - *31st May 2021*

The Secretary of State for Housing, Communities and Local Government makes the following Regulations in exercise of the powers conferred by paragraphs 1(2), 13(1) and 14(1) of Schedule 29 to the Coronavirus Act 2020(a).

Citation, commencement and taking effect

1.—(1) These Regulations may be cited as the Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Amendment) (England) (No. 2) Regulations 2021.

(2) These Regulations come into force on 31st May 2021.

(3) Regulations 2(3) to (11) and 3 take effect on 1st June 2021.

Amendment of Schedule 29 to the Coronavirus Act 2020

2.—(1) Schedule 29 to the Coronavirus Act 2020 is amended as follows.

(2) In paragraph 1(1)(b)(i) (end of the relevant period in relation to England) for “31 May 2021” substitute “30 September 2021”.

(3) In paragraph 2(2)(b) (modification of section 5(1) of the Protection from Eviction Act 1977(b): the relevant notice period for Rent Act notices to quit)—

(a) in sub-paragraph (i) for “more than six months” substitute “four months’ or more”,

(b) in sub-paragraph (ii) for “three months, and” substitute “four weeks”,

(c) for sub-paragraph (iii) substitute—

“(iii) where sub-paragraphs (i) and (ii) do not apply and—

(aa) the circumstance specified in Case 1 in Schedule 15 to that Act applies (provided that no other circumstance specified in that Schedule applies),

(a) 2020 c. 7. The powers conferred by paragraphs 1(2), 13(1) and 14(1) of Schedule 29 to the Coronavirus Act 2020 are exercisable in England by the Secretary of State. For the definition of “relevant national authority” see paragraph 1(3)(a) of Schedule 29 to that Act. Schedule 29 was amended by S.I. 2020/914, regulation 2 of which suspended the operation of certain notice periods in Schedule 29 to the Coronavirus Act, S.I. 2020/924 and 2021/284.

(b) 1977 c. 443. Section 5 was amended by section 32(1) of the Housing Act 1988 (c. 50).

£4.90

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ISBN 978-0-34-822344-6



A standard linear barcode representing the ISBN 9780348223446.

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