Annex A – Paragraph 4: Map of designation areas

Annex B – Paragraph 5(d): Exempted Tenancies or licences

Tenancies and licences granted etc by public bodies

3. A tenancy or licence of a house or dwelling within a house that is managed or controlled by:
   a) a local housing authority
   b) a police authority established under section 3 of the Police Act 1996 or the Metropolitan Police Authority established under section 18 of that Act
   c) a fire and rescue authority under the Fire and Rescue Services Act 2004
   d) a health service body within the meaning of section 4 of the National Health Service and Community Care Act 1990

Tenancies, licences etc regulated by other enactments

4. A tenancy, licence or occupation of a house which is regulated under the following enactments:
   a) sections 87 to 87D of the Children Act 1989
   b) section 43 (4) of the Prison Act 1912
   c) section 34 of the Nationality, Immigration and Asylum Act 2002
   d) the Secure Training Centre Rules 1998
   e) the Prison Rules 1998
   f) the Young Offender Institute Rules 2000
   g) the Detention Centre Rules 2001
   h) the Criminal Justice and Court Service Act 2003 (Approved Premises) Regulations 2001
   i) the Care Homes Regulations 2001
   j) the Children’s Homes Regulations 2001
   k) the Residential Care Homes (England) Regulations 2002

Certain student lettings etc

5. A tenancy or licence of a house or a dwelling within a house –
   i. which is managed or controlled by a specified educational establishment or is of a specified description of such establishments and
   ii. the occupiers of the house or dwelling are undertaking a full time course of further or higher education at the specified establishment and

Long leaseholders

6. A tenancy or licence of a house or dwelling within a house provided that –
   i. the full term of the tenancy is for more than 21 years and
   ii. the tenancy does not contain a provision enabling the landlord (or his successor in title) to determine it other than by forfeiture, earlier than at the end of the term and
   iii. the house or dwelling is occupied by a person to whom the tenancy was granted or his successor in title or by any members of either of those person’s families.

Certain family arrangements

7. A tenancy or licence of a house or dwelling within a house where –
   i) the person who has granted the tenancy or licence to occupy is a member of the family of the person who has been granted the tenancy and
   ii) the person who has granted the tenancy or licence to occupy is a relative of the other.

Holiday lets

8. A tenancy or licence of a house or a dwelling within a house that has been granted to the person for the purpose of a holiday.

Certain lettings etc by Resident Landlord etc

9. A tenancy or licence of a house or a dwelling within a house under the terms of which the person granted the tenancy or licence shares the use of any amenity with the person granting that tenancy or licence or members of that person’s family. An “amenity” includes a toilet, personal washing facilities, a kitchen or a living room but excludes any area used for storage, a staircase, corridor or other means of access.