

**Landlord's Notice proposing an Assured Periodic Tenancy of premises situated at [Address] (Regulatory Reform (Assured Periodic Tenancies) (Rent Increase) Regulations 2003)**

**an Assured Periodic Tenancy of premises situated at [Address] (Regulatory Reform (Assured Periodic Tenancies) (Rent Increase) Regulations 2003)**

**NOTE: This notice is to be in the English language unless both the landlord and the tenant agree in writing in a different language.**

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To:		[To be completed by the landlord]
of:		[Address of the premises subject to the tenancy]
From:		[Landlord's name] *delete as appropriate
		[Address]
		[Contact details]


- 1. This notice affects the amount of rent payable by the tenant.**
- The landlord is proposing a new rent in place of the existing one of £ [rent] per [month][year]\*, in place of the existing one of £ [rent] per [month][year]\*.
  - \* delete as appropriate
- The first rent increase date after the date of this notice (see note 10 over the page)
- The starting date for the new rent (see notes 13-17 over the page)
- Certain charges may be included in your rent (see note 11 over the page). The amounts of the charges are set out in the table below.

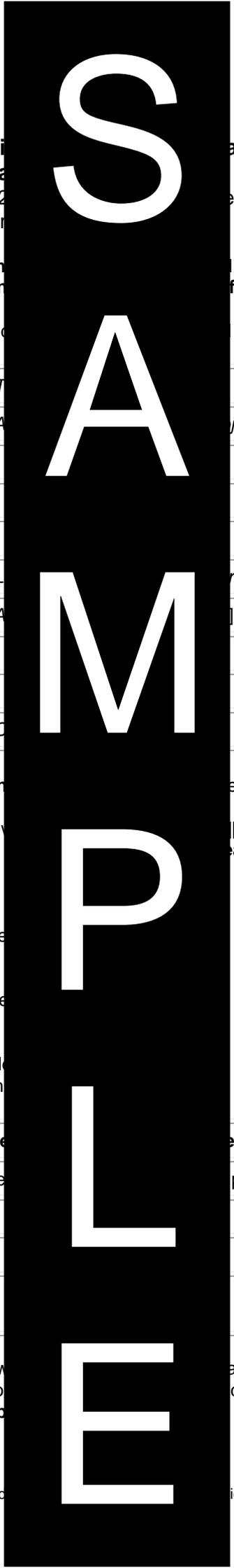
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Charges	Amount included in the existing rent	Amount included in the proposed new rent
Council tax	£	
Water charges	£	
Fixed service charges	£	

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Signed: .....

Agent]\*

\*delete as appropriate (see note 1)

Date:

Please read these notes carefully

Guidance notes for tenants

What you must do now

1. This notice proposes that you should pay the rent from the date specified in paragraph 4 of the notice. **If you are in any doubt about any aspect of this notice, you should immediately either discuss it with your landlord, or take it to a citizens' advice bureau, a housing advice centre or a rent assessment panel.**
2. If you accept the proposed new rent, you must pay it by the date specified in paragraph 4 of the notice. If you pay by standing order through your bank account, you must ensure that the amount has changed. You are required to also notify the Housing Benefit or the Department for Work and Pensions if you are claiming Universal Credit. The Gov.UK website provides further information. If you are worried that you might not be able to pay your rent, you should contact your local citizens' advice bureau or housing advice centre.
3. If you do **not** accept the proposed new rent, you should refer this notice to the rent assessment committee **this before the starting date of the proposed new tenancy**. You should notify your landlord that you do not accept the proposed new rent. Your landlord should not assume that you have agreed to pay the proposed new rent.
4. To refer this notice to the local rent assessment panel, you must use the form *Application referring a notice proposing a new rent or licence fee under an Assured Periodic Tenancy or Agricultural Occupancy to a Rent Assessment Panel* (you can obtain this from a rent assessment panel, housing advice centre or Citizens Advice Bureau (details can be found in the telephone directory)).
5. The rent assessment committee will consider the proposed maximum rent for your home should you agree to pay it. The committee must decide what the maximum rent would be if the premises were let on the open market. The committee will therefore set a rent that is higher, lower or the same as the proposed new rent.

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Guidance notes for landlords and tenants

6. You can complete this notice in the form of a letter or a printed form.
7. This notice should be used when proposing a new rent or licence fee under an **assured periodic tenancy (including an assured shorthold tenancy) of premises situated in Wales**. There is a different notice for proposing a new rent or licence fee under an Assured Shorthold Tenancy for premises situated in Wales.
8. Do not use this notice if the tenancy is not an assured periodic tenancy. There is some other basis such as a statutory periodic tenancy. Any provision you rely on needs to be supported by law. If there is any doubt on this score, you should seek legal advice.
9. You need to use a different form if you are proposing a new rent or licence fee for a statutory periodic tenancy (the first exception mentioned in paragraph 1 of the notice). The proposed change of terms under paragraph 4 of the notice does not apply to you. You should use the form *Notice proposing different terms for a Statutory Periodic Tenancy*.

Notice

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term allowing rent increases, or the tenant for raising the rent. Legal advice should be sought if you are in any doubt about this score.

for a statutory periodic tenancy to adjust rent solely because of a change of terms under paragraph 4 of the notice. Seek legal advice if you are in any doubt about this score. You should use the form *Notice proposing different terms for a Statutory Periodic Tenancy*.

STOP



17. The **third requirement**, which start at the beginning of a period of 12 months, if the tenancy started on the 20th of the month, must begin then, not on any other day of the month, and a new rent must begin then, not on any other day of the month. For instance, on a Monday, the new rent must begin on the following Monday.

at the proposed new rent must begin on the following Monday, if the tenancy is monthly, and on the following day of the month, and a new rent must begin then, not on any other day of the month, if the tenancy is weekly, and started, for instance, on a Monday, the new rent must begin on the following Monday.

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