

**Landlord's Notice proposing a new Assured Periodic Tenancy of premises situated in England**  
Housing Act 1988 section 13(2) (Assured Periodic Tenancies) (Rent Increase)

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

The notes over the page give guidance to landlords and tenants about this notice.

To:		[Tenant's name]
of:		[Address subject to the tenancy]
From:		[Landlord's name] *delete as appropriate
		[Address]
		[Contact details]

**1. This notice affects the amount of rent payable**

**2. The landlord is proposing a new rent in place of the existing one of £**

*\* delete as appropriate*

**3. The first rent increase date after the notice is given (see note 10 over the page)**

**4. The starting date for the new rent (see notes 13-17 over the page)**

**5. Certain charges may be included in your rent (see note 11 over the page). The amounts of the charges are:**

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

**6. If you accept the proposed new rent, you must make arrangements to pay it. If you do not accept it, there are steps you should take. Please see the notes over the page.**

**Landlord's Notice proposing a new Assured Periodic Tenancy of premises situated in Wales**

Housing Act 1988 section 13(2) (Assured Periodic Tenancies) (Rent Increase)

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

The notes over the page give guidance to landlords and tenants about this notice.

		[Tenant's name]
		[Address subject to the tenancy]
		[Landlord's name] *delete as appropriate
		[Address]
		[Contact details]

**1. This notice affects the amount of rent payable**

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	In the existing rent
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Water charges	£
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**6. If you accept the proposed new rent, you must make arrangements to pay it. If you do not accept it, there are steps you should take. Please see the notes over the page.**



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 sign the notice. **If you are in any doubt about any aspect of this notice, you should immediately either discuss it with your landlord, a housing advice bureau, a housing advice centre or a Citizens' Advice Bureau.**
2. If you accept the proposed new rent, you must sign the notice and return it to your landlord through your bank or building society. You are required to also notify the Housing Benefit or the Department for Work and Pensions (DWP) Gov.UK website provides further information. If you are not able to pay your rent, you should contact your landlord or a housing advice centre.
3. If you do **not** accept the proposed new rent, you must sign the notice and return it to your landlord, you can refer this notice to the rent assessment panel. **this before the starting date of the new tenancy.** You should notify your landlord that you have agreed to pay the proposed new rent.
4. To refer this notice to the local authority, you must use the form *Application referring a notice proposing a new rent to a Rent Assessment Panel* (you can obtain this from a rent assessment panel, housing advice bureau or Citizens' Advice Bureau (telephone directory)).
5. The rent assessment committee will decide what the maximum rent for your home should be. The committee must decide what the rent the landlord could reasonably expect to receive if the property were let on the open market. The committee may therefore set a rent that is higher, lower or the same as the proposed rent.

#### **Guidance notes for landlords or tenants**

6. You can complete this notice in the following ways:
7. This notice should be used when you are proposing a new rent or licence fee under an Assured Periodic Tenancy (including an assured periodic tenancy) of premises situated in Wales. There is a different notice for proposing a new rent or licence fee under an Assured Periodic Tenancy (including an assured periodic tenancy) of 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 in writing. If there is any doubt on this score.
9. You need to use a different form if you are proposing a new rent or licence fee under a statutory periodic tenancy (the first exception mentioned in the notice). If you think this may apply to you. You should seek legal advice. See *Terms for a Statutory Periodic Tenancy*.

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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, a housing advice bureau, a housing advice centre or a Citizens' Advice Bureau.**

agreed to pay it. If you pay by direct debit, you must notify your landlord that the amount has changed. You must also notify the local authority if you are claiming Housing Benefit or Universal Credit. The local authority will decide if you are worried that you might not be able to pay your rent, you should contact your landlord or a housing advice bureau or housing advice centre.

You should discuss it with your landlord or the rent assessment committee. **You must do this before the starting date of the new tenancy.** You should notify your landlord that you have agreed to pay the proposed new rent.

To refer this notice to the local authority, you must use the form *Application referring a notice proposing a new rent to a Rent Assessment Panel* (you can obtain this from a rent assessment panel, housing advice bureau or Citizens' Advice Bureau (telephone directory)).

The rent assessment committee will decide what the maximum rent for your home should be. The committee must decide what the rent the landlord could reasonably expect to receive if the property were let on the open market. The committee may therefore set a rent that is higher, lower or the same as the proposed rent.

#### **Notice**

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under **an assured periodic tenancy (including an assured periodic tenancy) of premises situated in Wales**. There is a different notice for proposing a new rent or licence fee under an Assured Periodic Tenancy (including an assured periodic tenancy) of premises situated in Wales.

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 in writing. If there is any doubt on this score.

You need to use a different form if you are proposing a new rent or licence fee under a statutory periodic tenancy (the first exception mentioned in the notice). If you think this may apply to you. You should seek legal advice. See *Terms for a Statutory Periodic Tenancy*.



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- 15. The second requirement ap**

- This allows rent increases to take effect if the tenancy is less than one month. Rent can be increased on, say, the first Monday of the month, quarterly, six monthly or yearly, regardless of the 1st April.

- where the tenancy was originally granted on a periodic basis (for instance, month to month)
- where the tenancy came into existence as a regulated tenancy under the RTA 1974

## Public Tenancy (Wales)



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