

Notice proposing different terms for a Statutory Periodic Tenancy

Housing Act 1988 section 6(2)

- Please write clearly in black ink.
- Please cross out text marked with an asterisk (*) that does not apply.
- This form can be used by either a landlord or a tenant to propose changes to the terms of a statutory periodic tenancy, which arises when a fixed term of an assured tenancy, an assured shorthold tenancy or an assured agricultural occupancy ends.
- This notice must be served on the landlord or tenant no later than the first anniversary of the day on which the former fixed term tenancy or occupancy ended.
- Do not use this notice if you are a landlord proposing only an increase in rent. Instead, you should use the form headed *Landlord's Notice proposing a new rent under an Assured Periodic Tenancy or Agricultural Occupancy*, which is available from the tribunal or law stationers.

1
To:

.....

*Name(s) of landlord(s)/tenant(s)**

Address of premises to which the tenancy relates:

.....

.....

.....

.....

2 This is to give notice that I/we* propose different terms for the statutory periodic tenancy from those of the fixed term assured tenancy which has now ended and that they should take effect from:

.....

.....

Insert date which must be at least three months after the date on which this notice is served.

3 Changes to the terms

(a) The existing provisions of the tenancy to be changed are:

.....

.....

.....

.....

Please attach relevant sections of the tenancy agreement if available

(b) The proposed changes are:

.....

.....

.....

.....

Continue on a separate sheet if necessary

4 Changes to the rent (if applicable). Go to section 5 if this does not apply.

- You should not propose a change to the rent on this form unless it is to take account of the proposed new terms at section 3. A change may be made if either the landlord or the tenant considers it appropriate.

- (a) The existing rent is £.....per.....
(e g week, month, year)
- (b) Does the rent include council tax? Yes/No*
- (c) If yes, the amount that is included for council tax is: £.....per.....
(e g week, month, year)

- (d) Does the rent include water charges? Yes/No*
- (e) If yes, the amount that is included for water charges is: £.....per.....
(e g week, month, year)
- (f) The new rent which takes into account the proposed changes in the terms of the tenancy will be: £.....per.....
(e g week, month, year)
- (g) Will the new rent include council tax? Yes/No*
- (h) If yes, the amount that will be included for council tax is: £.....per.....
(e g week, month, year)
- (i) Will the new rent include water charges? Yes/No*
- (j) If yes, the amount that will be included for water charges is: £.....per.....
(e g week, month, year)

5 Name and address of landlord or tenant proposing the changes

To be signed and dated by the landlord or the landlord's agent (someone acting for the landlord) or the tenant or the tenant's agent.

If there are joint landlords or joint tenants each landlord/tenant or the agent must sign unless one signs on behalf of the rest with their agreement.

Signed Date

Please specify whether: landlord/landlord's agent/tenant/tenant's agent

Name(s) (Block Capitals)

Address

Telephone: Daytime
Evening

What to do if this notice is served on you

- If you agree with the new terms and rent proposed, do nothing. They will become the terms of the tenancy agreement on the date specified in section 2.
- If you don't agree with the proposed terms and any adjustment of the rent (see section 4), and you are unable to reach agreement with your landlord/tenant, or you do not wish to discuss it with him/her, you may refer the matter directly to the tribunal, before the date specified in section 2, using the form headed *Application referring a Notice proposing different terms for a Statutory Periodic Tenancy to a Tribunal* which you can obtain from the tribunal or a law stationer.
- The tribunal will decide what, if any, changes should be made to the terms of the tenancy and, if applicable, the amount of the new rent.
- If you need help or advice about this notice and what you should do about it, take it immediately to a citizens advice bureau, a housing advice centre, a law centre or a solicitor.