FORM 1

**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 Tribuna*l 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.