Changes to legislation: *There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Assured Tenancies and Agricultural Occupancies (Forms) (England) Regulations 2015. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

STATUTORY INSTRUMENTS

2015 No. 620

LANDLORD AND TENANT, ENGLAND

The Assured Tenancies and Agricultural Occupancies (Forms) (England) Regulations 2015

Made - - - -	*9th March 2015*
Coming into force - -	*6th April 2015*

The Secretary of State, in exercise of powers conferred by sections 6(2) and (3), 8(3), 13(2) and (4), 22(1) and 45(1) and (5) of, and paragraphs 7(2) and 9(2)(a) of Schedule 2A to, the Housing Act 1988 [F1] makes the following Regulations:

F1 1988 c. 50. In section 45(1) see the definition of "prescribed". Section 8(3) was amended by the Housing Act 1996 (c.52), **Schedule 1**, paragraph 1 and section 97(2)(a) of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12). Section 13(2) was amended by S.I. 2003/259, **art. 2**. Section 22(1) was amended by the Housing Act 1996 (c. 52), **Schedule 8**, paragraph 2(5). Schedule 2A was inserted by the Housing Act 1996, Schedule 7.

Citation and commencement

1. These Regulations may be cited as the Assured Tenancies and Agricultural Occupancies (Forms) (England) Regulations 2015 and come into force on 6th April 2015.

Interpretation

2. In these Regulations any reference to a section or Schedule is a reference to a section of, or Schedule to, the Housing Act 1988 and any reference to a numbered form is a reference to the form bearing that number in the Schedule to these Regulations, or to a form substantially to the same effect.

Prescribed forms

3. The forms prescribed for the purposes of Part I (rented accommodation) of the Housing Act 1988 are—

(a) for a notice under section 6(2) proposing terms of a statutory periodic tenancy different from the implied terms, Form No. 1;

(b) for an application under section 6(3) referring a notice under section 6(2) to a tribunal, Form No. 2;

(c) for a notice under section 8 informing a tenant or licensee that the landlord intends to begin proceedings for possession of a dwelling-house let on an assured tenancy or an assured agricultural occupancy, Form No. 3;

(d) for a notice under section 13(2) proposing a new rent for an assured tenancy of premises situated in England, Form No. 4;

(e) for a notice under section 13(2) proposing a new rent or licence fee for an assured agricultural occupancy of premises situated in England, Form No. 5;

(f) for an application under section 13(4) referring to a tribunal a notice under section 13(2) relating to an assured tenancy or an assured agricultural occupancy, Form No. 6;

[F2(fa) for a notice under paragraph (1) or (4) of section 21 informing a tenant that the landlord intends to seek recovery of possession of a dwelling-house let on an assured shorthold tenancy, Form No. 6A;**]**

(g) for an application under section 22(1) to a tribunal for a determination of rent under an assured shorthold tenancy, Form No. 7;

(h) for a notice under paragraph 7 of Schedule 2A, by the tenant to the landlord proposing that an assured tenancy be replaced by an assured shorthold tenancy, Form No. 8;

(i) for a notice under paragraph 9 of Schedule 2A, by the landlord to the prospective tenant, proposing an assured shorthold tenancy where the tenancy meets the conditions for an assured agricultural occupancy, Form No. 9.

F2 Reg. 3(fa) inserted (1.10.2015) by The Assured Shorthold Tenancy Notices and Prescribed Requirements (England) Regulations 2015 (S.I. 2015/1646), regs. 1(1), **4(2)** (with reg. 1(3)(4))

[F3**Review**

3A.—(1) The Secretary of State must from time to time—

[F4(a) carry out a review of regulations 3(c), (d), (e) and (fa), and the associated forms (Form Nos. 3, 4, 5 and 6A respectively),**]**

(b) set out the conclusions of the review in a report, and

(c) publish the report.

(2) The report must in particular—

[F5(a) set out the objectives intended to be achieved by the regulatory system established by regulations 3(c), (d), (e) and (fa),**]**

(b) assess the extent to which those objectives are achieved, and

(c) assess whether those objectives remain appropriate and, if so, the extent to which they could be achieved with a system that imposes less regulation.

[F6(3) The first report under this regulation must be published—

(a) in respect of regulation 3(c), (d) and (e), before the end of the period of five years beginning with 6th April 2016;

(b) in respect of regulation 3(fa), before the end of the period of five years beginning with 1st October 2015.**]**

(4) Reports under this regulation are afterwards to be published at intervals not exceeding five years.**]**

F3 Reg. 3A inserted (1.10.2015) by The Assured Shorthold Tenancy Notices and Prescribed Requirements (England) Regulations 2015 (S.I. 2015/1646), regs. 1(1), **4(3)** (with reg. 1(3)(4))
F4 Reg. 3A(1)(a) substituted (6.4.2016) by The Assured Tenancies and Agricultural Occupancies (Forms) (England) (Amendment) Regulations 2016 (S.I. 2016/443), regs. 1, **2(3)**
F5 Reg. 3A(2)(a) substituted (6.4.2016) by The Assured Tenancies and Agricultural Occupancies (Forms) (England) (Amendment) Regulations 2016 (S.I. 2016/443), regs. 1, **2(4)**
F6 Reg. 3A(3) substituted (6.4.2016) by The Assured Tenancies and Agricultural Occupancies (Forms) (England) (Amendment) Regulations 2016 (S.I. 2016/443), regs. 1, **2(5)**

Revocations and savings

4.—(1) The Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997 [F7] are revoked in relation to England.

(2) The Assured Tenancies and Agricultural Occupancies (Forms) (Amendment) (England) Regulations 2003 [F8] are revoked.

(3) Nothing in paragraphs (1) and (2) affects the validity of a notice served before the coming into force of these Regulations if, at the date of service of the notice, the notice was in the form then prescribed by the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997 or a form substantially to the same effect.

F7 S.I. 1997/194, amended by S.I. 2002/337, 2003/260, 2003/307, 2013/630, 2013/1036, 2014/374, 2014/1900.
F8 S.I. 2003/260.

Signed by authority of the Secretary of State for Communities and Local Government

Department for Communities and Local Government — *Brandon Lewis*, Minister of State

SCHEDULE

Regulation 3

FORMS PRESCRIBED FOR THE PURPOSES OF PART I OF THE HOUSING ACT 1988

FORM No. 1

Housing Act 1988 section 6(2)

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)*