Application for Registration of Fair Rent

Use this form in the case of a statutory tenancy arising at the end of a long tenancy under Part I of the Landlord and Tenant Act 1954

Please type your answers, or use BLOCK LETTERS, in black ink, and send the form, in duplicate if possible, to the Rent Officer.

1 Address of Premises
   “Premises” means the property, for example the house, flat or rooms(s) for which you want a rent registered

2 Name of Tenant
   Also give the tenant’s address if it is different from the above

3 Name and Address of Landlord
   If a registered housing association or housing trust, or the Housing Corporation, tick here

4 Details of Premises
   Say what type of property it is, for example, a house, flat or room(s).
   If it is a flat or room(s), say what floor or floors it is on
   Give number and type of room(s).

5 Does the tenancy include any other property?
   Such as garage, or other separate building or land
   If “YES”, give details

6 Does the tenant share any accommodation:
   • with the landlord?
     If “YES”, give details
   • with any other tenant?
     If “YES”, give details

7 What rent do you want the rent officer to register as a fair rent?
   Include any amount for services and/or furniture provided by the landlord or superior landlord.
   Do not include anything for rates.
   Include council tax if this is payable under the tenancy by the tenant to the landlord.
   The rent officer cannot deal with your application unless you answer this question.

7a Is the tenant liable to pay council tax to the landlord?
   If “YES”, give details

7b Does the landlord or superior landlord pay council tax in respect of the property?
   If “YES”, give details
   A landlord may be liable for council tax if the property is in a house in multiple occupation, unless the property is an exempt dwelling. The main exemption is where the residents of such a dwelling are students or recent school or college leavers.

*Form No.6 in the Rent Act 1977 (Forms etc.) (Amendment) Regulations 1984
8 Are any services provided under the tenancy?
Such as cleaning, lighting, heating, hot water or gardening
If “YES”, give details

9 If you are the landlord (and this is not a joint application) how much of the proposed rent do you think is due to these services?
If this is a landlord’s application, he must attach details of the expenditure incurred in providing any services, otherwise the rent officer cannot deal with the application

10 Is any furniture provided under the tenancy?
If “YES”, give details or attach a list to the form

11 The tenancy
If you have a tenancy agreement attach it or a copy to this form. It will be sent back to you without delay.

On what date did, or will the tenancy begin?
What are the terms of the tenancy agreed between the landlord and tenant or determined by the Court?

Were any initial repairs to be carried out?
If YES, have they been completed?
If NO, give details of repairs still to be completed.

12 During the present tenancy:
• has the tenant* carried out improvements or replaced fixtures, fittings or furniture for which he is not responsible under the terms of his tenancy?
If “YES”, give details

• is any disrepair or other defect to the property or to any fixtures, fittings or furniture due to the tenant* failing to comply with the terms of the tenancy?
If “YES”, give details
* including a former tenant under the present tenancy

13 I/We apply for registration of a rent
Signed ………………………………………………………
Say whether you are the landlord or the landlord’s agent
Signed ………………………………………………………
Say whether you are the tenant or the tenant’s agent
Date ………………………………………………………
Date ………………………………………………………

If signed by agent, name and address of agent ……………………………………………………………………………

If the application is being made jointly by landlord and tenant, both should sign. If this is a joint application, the rent officer may register the rent asked for at question 7 without further consultation. If he does so, there is no right of objection to a tribunal.
In an application by joint tenants or joint landlords, they should each sign, unless one signs as agent for the rest with their agreement.
In such a case, he should state that he is acting as agent.