

# Application for Registration of Fair Rent

Where dwelling house subject to a statutory tenancy under the Rent (Agriculture) Act 1976

Use this form in the case of a statutory tenancy under the Rent (Agriculture) Act 1976 (see note at the end of the form).

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 Statutory Tenant

Tenant or Agent Telephone Number (If Known) :

Tenant or Agent Email Address (If Known) :

If you are the applicant and are happy to receive statutory notices and correspondence by Email, please tick here

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 Regulator of Social Housing, tick here

Landlord or Agent Telephone Number (If Known):

Landlord or Agent Email Address (If Known):

If you are the applicant and are happy to receive statutory notices and correspondence by Email, please 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?

YES  NO  *Tick one box*

Such as garage, or other separate building or land

If “YES”, give details

## 6 Does the tenant share any accommodation:

• with the landlord?

YES  NO  *Tick one box*

If “YES”, give details

• with any other tenant?

YES  NO  *Tick one box*

If “YES”, give details

## 7 What rent do you want the rent officer to register as a fair rent?

£                      per  
(e.g. per week, month, quarter etc.)

Include any amount that is 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?

YES  NO  *Tick one box*

If “YES”, give details

### 7b Does the landlord or superior landlord pay council tax in respect of the property?

YES  NO  *Tick one box*

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.

**8 Are any services provided under the tenancy?** YES  NO  *Tick one box*  
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?** £ \_\_\_\_\_ per \_\_\_\_\_  
(e.g. per week, month, quarter etc.)  
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?** YES  NO  *Tick one box*  
If "YES", give details or attach a list to the form

**11 The tenancy**  
Is there an agreement (whether or not in writing) that no rent shall be paid under the statutory tenancy? YES  NO  *Tick one box*

If "NO", is any rent presently payable under an agreement (whether or not in writing)? YES  NO  *Tick one box*

If "YES", what is the rent? £ \_\_\_\_\_ per \_\_\_\_\_  
e.g. per week, month, quarter etc.

How long is the agreement for?

Is there an agreement in writing varying the terms of the statutory tenancy? YES  NO  *Tick one box*

If "YES", give details of the agreement

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

**12 Has the rent officer previously registered or confirmed a fair rent for the premises?** YES  NO  *Tick one box*

If "YES", did it come into effect less than 1 year 9 months ago? YES  NO  *Tick one box*

If you answer "YES" to the second question give reasons for your application, unless it is a joint application by landlord and tenant

**13 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 the tenancy? YES  NO  *Tick one box*

• 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? YES  NO  *Tick one box*  
If "YES", give details

• \* including a former tenant under the present tenancy

**14 If the rent officer has registered a fair rent for the premises before, has the landlord carried out any major works or improvements since then?** YES  NO  *Tick one box*  
If "YES", give details

**15 I/We apply for registration of a rent**

Signed .....

Say whether you are the landlord or the landlord's agent

Date .....

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

Signed .....

Say whether you are the tenant or the tenant's agent

Date .....

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 First Tier 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.

**Note**

This tenancy will **not** be a statutory tenancy under the Rent (Agriculture) Act 1976 where the tenant:

- Shares essential living accommodation such as a kitchen with other tenants (not the landlord), and
- Has exclusive occupation of only one room and at the time the tenancy or licence was granted at least three other rooms in the same building were let (or available for letting) on similar terms as separate residential accommodation.

Please send this completed form via email to [NSOhelpdesk@voa.gov.uk](mailto:NSOhelpdesk@voa.gov.uk) or by post to Valuation Office Agency, Rent Officer Functions, Customer Service Centre, Wycliffe House, Green Lane DURHAM DH1 3UW