



Ministry of Housing,
Communities &
Local Government

Form 2A

**Application referring a notice proposing
different terms for an assured tenancy arising
by way of succession under the Rent Act 1977
or the Rent (Agriculture) Act 1976 to the
tribunal in the private rented sector**

Section 39(9) Housing Act 1988, as amended

For use in the private rented sector in England only.

This form is for landlords or tenants who have been served with **Form 1A: Notice proposing different terms for an assured tenancy arising by way of succession under the Rent Act 1977 or the Rent (Agriculture) Act 1976 in the private rented sector**, if you do not agree with the terms proposed.

Form 1A is served under section 39(9) of the Housing Act 1988 (as amended) and proposes a variation to the terms of the assured tenancy which arises by succession under the Rent Act 1977 or the Rent (Agriculture) Act 1976 because the predecessor dies.

When you have completed this form, please send it to the tribunal with a copy of the notice (**Form 1A**) served on you proposing the new terms of the assured tenancy.

1. Tenancy address

1.1 Address of the premises the assured tenancy relates to

First line of address

Second line of address

Town or city

County (optional)

Postcode

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Note: You can complete and sign this notice electronically or by hand.

Note 1.1: This should be the same address as in **question 2.1** in the notice that is being referred to the tribunal (**Form 1A**).

2. Applicant(s) information

2.1 Name(s) of applicant(s)

Note 2.1: You are the applicant if you are asking the tribunal to make a decision on the proposed changes to the terms of the tenancy. Give your full name. If you are a joint landlord or joint tenant, enter the names of each tenant or landlord. Agents and legal representatives should not be named here but in **question 2.6**.

2.2 Applicant(s) type (capacity)

Landlord(s)

Tenant(s)

2.3 Applicant's address - if different from question 1.1

First line of address

Second line of address

Town or city

County (optional)

Postcode

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Note 2.3 and 2.4: If there is more than one applicant, provide the address and contact details of the person you would like to be contacted on behalf of the others (with their agreement).

If you would like all parties to be contacted, provide additional contact details on a separate sheet.

2.4 Applicant's contact details

Phone number

Email

Details of applicant(s) representative

2.5 Do you have a representative?

Yes. **Go to question 2.6.**

No. **Go to Section 3.**

Note 2.5: A representative is someone you want to represent you in dealing with the tribunal. If you appoint a representative, the tribunal office will only correspond with your representative.

2.6 Representative's name

First name

Last name

2.7 Representative's contact details

Company name

First line of address

Second line of address

Town or city

County (optional)

Postcode

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Phone number(s)

Email

3. Respondent(s) information

3.1 Names of respondent(s)

Note 3.1: The respondent is the person who sent you **Form 1A**. It is either your landlord or tenant.

If it was sent to you by joint landlords or joint tenants, enter the names of each tenant or landlord. Agents should not be named here, but in **question 3.6**.

3.2 Respondent(s) type (capacity)

- Landlord(s)
 Tenant (s)

3.3 Respondent's address

First line of address

Second line of address

Town or city

County (optional)

Postcode

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3.4 Respondent's contact details

Phone number

Email

Note 3.3 and 3.4: If the respondents are joint tenants or joint landlords, provide the address and contact details included in **questions 7.3 and 7.4** in **Form 1A**.

Details of respondent(s) representative

3.5 Does the respondent have a representative?

Yes. **Go to question 3.6.**

No. **Go to Section 4.**

Note 3.5: If you are aware that the respondent has appointed a representative, give their details here.

3.6 Representative's name

First name

Last name

3.7 Representative's contact details

Company name

First line of address

Second line of address

Town or city

County (optional)

Postcode

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Phone number(s)

Email

4. Details of tenancy

4.1 The day that this assured tenancy first began was

Day Month Year

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Note 4.1: This date is usually the date that the previous tenant died.

4.2 Is there a written tenancy agreement or written statement of terms?

Yes. **Attach a copy of the written tenancy agreement or written statement of terms with a note of the proposed variations.**

No

Note 4.2: A written statement of terms or tenancy agreement must be provided within 28 days of the landlord acknowledging the tenancy arising by succession.

5. Details of premises

5.1 What type of accommodation is rented?

Room(s)

Flat

Terraced house

Semi-detached house

Fully detached house

Other

5.2 If it is a flat or room, what floor is it on?

Basement

Ground floor

First floor

Second floor

Other

Note 5.2: If the accommodation rented is on more than one floor, select all that apply.

5.3 Give the number and type of rooms under the tenancy, for example, one living room, two bedrooms, one bathroom.

5.4 Does the tenancy include any other facilities, for example, a garden, garage or other separate buildings or land?

Yes. **Give details of these other facilities**

No

6. Furniture

6.1 Is any furniture provided under the tenancy?

Yes. **Give details below.**

No

Continue on a separate sheet if necessary.

7. Services

7.1 Are any services provided under the tenancy, for example, cleaning or gardening?

Yes. **Give details of these services**

No

7.2 Is there a separate charge made for services, maintenance, repairs, management costs or any other charges?

Yes. **Give details below.**

No

Note 7.2: If there are multiple types of charge, list each charge separately with how much you pay per tenancy period.

Charge types with breakdown of amount per tenancy period

7.3 Do the charges vary according to the relevant costs?

Yes. **Give details of these services**

No

8. Repairs

8.1 What repairs are the express responsibility of the landlord?

DO NOT USE

Note 8: Information about the express responsibility for repairs (if any) should be set out in your tenancy agreement.

If you are unsure about the repair responsibilities of the landlord or tenant, seek advice using the information provided in **Section 10** of this notice.

Continue on a separate sheet if necessary.

8.2 What repairs are the express responsibility of the tenant?

DO NOT USE

Continue on a separate sheet if necessary.

9. Statement of truth

I believe that the facts stated in this form and any continuation pages are true.

Signed

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Print name

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- Landlord
- Landlord's agent
- Tenant
- Tenant's agent

Date

Day Month Year

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Note: The person completing this application must sign here.

If there are joint landlords or joint tenants, each of them must sign under 'Additional Signatures' unless one signs on behalf of the rest with their agreement.

Additional signatures

1. Signature, full name, address and capacity

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Date

Day Month Year

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2. Signature, full name, address and capacity

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Date

Day Month Year

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3. Signature, full name, address and capacity

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Date

Day Month Year

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10. Guidance

10.1 You can find support to complete this application from:

- the Shelter website: www.shelter.org.uk
- a Citizens Advice office, housing advice centre, or law centre
- a legal representative - you can find a solicitor at:
<https://solicitors.lawsociety.org.uk/>

If you're worried about becoming homeless, you should contact your local council for support.

Extra sheets

Include the number of the section and question which is being continued.

DO NOT USE

Signature

If necessary, continue on a separate sheet, remembering to sign and date it.

Date

Day Month Year

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