



Ministry of Housing,
Communities &
Local Government

Form 9A

**Landlord's notice proposing an assured
tenancy where the tenancy meets the
conditions for an assured agricultural
occupancy in the private rented sector**

Section 24A(2) Housing Act 1988

For use in the private rented sector in England only.

This notice must be given to the tenant(s) before offering an assured tenancy, if the agricultural worker condition under Schedule 3 of the Housing Act 1988 applies to the property.

This notice cannot be used where the landlord has already granted the prospective tenant (or one of the joint tenants) a tenancy or licence under section 24 of the Housing Act 1988 (an assured agricultural occupancy).

This notice does not commit the tenant to taking the tenancy.

Information for the tenant

This notice is to tell you that your tenancy is to be an assured tenancy. This means that your prospective landlord has opted out of offering an assured agricultural occupancy. If you have any questions about this notice you should discuss it with your prospective landlord or seek advice.

There is information at the end of the notice on where you can find advice.

1. Name(s) of tenant(s)

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

Note 1: Name of the proposed tenant. If a joint tenancy is being offered, enter the names of each of the joint tenants.

2. You are proposing to take a tenancy at the following address

First line of address

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Second line of address

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Town or city

--

County (optional)

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Postcode

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3. Proposed start of the tenancy

Day Month Year

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4. Details of the landlord or agent

4.1 Name

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4.2 I am the

- Landlord
- Agent

4.3 Contact address

First line of address

Second line of address

Town or city

County (optional)

Postcode

--	--	--	--	--	--	--	--

4.4 Contact details

Phone number

Email

4.5 Signed

Print name

Date

Day Month Year

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Note 4.3: It is important that your tenant(s) can contact someone about this notice.

A contact address of a landlord or agent is required.

Note 4.4: Phone number and email are recommended but optional.

If you provide an email address, you agree that the tenant may use this address to serve documents on you.

Note 4.5: If you are joint landlords either each sign this notice using the additional signatures box below, or agree for one landlord to sign this notice on behalf of you all.

Additional signatures for joint landlords

1. Signature, full name, address, and capacity of signatory (landlord).

2. Signature, full name, address, and capacity of signatory (landlord).

3. Signature, full name, address, and capacity of signatory (landlord).

5. Guidance for tenant(s)

5.1 As an assured tenant, you have the right to stay in the property unless your landlord regains possession under Section 8 of the Housing Act 1988. If your landlord wants to end the tenancy, they must give the correct amount of notice. They should use **Form 3A: Notice seeking possession of a property let on an assured tenancy or an assured agricultural occupancy in the private rented sector** published on GOV.UK. Your landlord must give a valid reason for seeking possession. If you do not leave after the notice period has expired, your landlord can apply to the court to regain possession.

If you want to end the tenancy, you must give at least two months' notice unless you and your landlord have agreed a shorter period. You can give notice to end the tenancy at any point.

5.2 As an assured tenant, you have the right to apply to a tribunal for a determination of the market rent for the tenancy. The application to the tribunal for a determination of the market rent can be found at: <https://www.gov.uk/guidance/apply-for-a-market-rent-determination>

You can apply for a market rent determination in the first six months of the tenancy. You can also apply later if you believe a proposed rent increase is higher than the market rate.

You can also refer a rent increase notice to the tribunal for a determination if you believe the notice is invalid.

5.3 If you have any questions about this notice you should speak with your prospective landlord and/or seek advice. These are places you can find advice:

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