



Rents 2

Apply for a determination about a proposed change in terms for a statutory Periodic Tenancy

Section 6(3) or Section 39 of the Housing Act 1988

This form is for landlords and tenants who have been served with a notice Section 6(2) or Section 39 of the Housing Act 1988, proposing a variation in terms of a Statutory Periodic Tenancy which arises when a fixed term Assured, Assured Shorthold or Assured Agricultural Occupancy ends.

You must complete all sections and provide all documentation requested otherwise the tribunal cannot progress your application.

If you are unable to do so you must explain why. The tribunal will decide whether or not the application can proceed.

Before you apply

List of documents that need to be included with the application:

- a copy of any tenancy agreement
- a copy of the notice proposing changes to the statutory periodic tenancy
- an adjustment of the amount of rent (if applicable)

Application fee

This application fee is **£47**.

You do not have to pay the fee if:

- the landlord served you the notice of increase before 1 May 2026
- you live in social housing

You may be able to get help with paying some or all of the fee, if you have little or no savings. See Section 9.

If you have any questions

If you have any questions about this application contact the relevant regional office in **Annex 1**.

The tribunal cannot give legal advice on your case.

Serving the application

You must send a copy of the application to the respondent and any interested party by email or post.

Other notes

Write clearly if you are completing this form by hand.

Use another sheet of paper if there is not enough space for you to say everything.

Add your name at the top of any additional pages.

Section 1 – Applicant’s information

Note for Section 1

Use a separate sheet if you need to include details of more than one applicant.

1.1 Details of applicant(s)

First name

Last name

Company name (optional)

1.2 Applicant type (capacity)

Tenant/Joint tenants

Tenants’ Agent

Landlord

Landlord’s agent

1.3 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

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1.4 Reference number for correspondence (optional)

1.5 Contact details

Phone number

Mobile number

Email address

1.6 Details of applicant's representative (if any)

First name

Last name

Company name

Note 1.6: 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.

1.7 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

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1.8 DX number for correspondence (optional)

Note 1.8: Not all regional offices use the DX service.

See Annex 1 for offices that have DX numbers.

1.9 Reference number for correspondence (optional)

1.10 Contact details

Phone number

Mobile number

Email address

Section 2 – Respondent’s information

2.1 Name of landlord or tenant

First name

Last name

2.2 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

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2.3 Reference number for correspondence (optional)

2.4 Contact details

Phone number

Mobile number

Email address

2.5 Details of respondent's representative (if any)

First name

Last name

Company name

2.6 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | |

2.7 DX number for correspondence (optional)

2.8 Reference number for correspondence (optional)

Note 2.7: Not all regional offices use the DX service.

See Annex 1 for offices that have DX numbers.

2.9 Contact details

Phone number

Mobile number

Email address

Section 3 – Details of your tenancy

3.1 End date of the most recent fixed term tenancy

Day	Month	Year

3.2 Give details of the proposed changes to the terms of the tenancy

3.3 Will the changes require an adjustment to the rent?

Yes. **Go to Section 4.**

No. **Go to the statement of truth.**

Section 4 – Details of premises

4.1 What type of accommodation do you rent?

Room(s)

Flat

Terraced house

Semi-detached house

Fully detached house

Other

4.2 If it is a flat or room(s) what floor(s) is it on?

Basement

Ground

First floor

Second floor

Other

4.3 Give the number and type of rooms, for example, one living room, two bedrooms, one bathroom

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

No

Yes, give details

4.5 Do you share the accommodation with your landlord or other tenants?

No

Yes, give details

Section 5 – Furniture

5.1 Is any furniture provided to you under the tenancy?

No

Yes, give details

Section 6 – Services

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

No

Yes, give details

6.2 Are you charged separately for services, maintenance, repairs, management costs or any other charges?

No

Yes, give details

Charge type

Amount

Frequency (per week, per month)

£

6.3 Do the charges you pay for the services in 6.2 vary?

No

Yes, give details

Section – 7 Rent

7.1 What is your current rent?

Amount

Frequency (per week, per month)

£

7.2 Does the rent include Council Tax?

No

Yes, give details

Amount

Frequency (per week, per month)

£

7.3 Does the rent include water charges?

No

Yes, give details

Amount

Frequency (per week, per month)

£

Section 8 – Repairs

8.1 What repairs are the responsibility of the landlord?

8.2 What repairs are the responsibility of the tenant?

Section 9 – Application fee

You do not have to pay the fee if:

- the landlord served you the notice of increase before 1 May 2026
- you live in social housing

What you need to pay

The application fee is

£47

How to pay the fee

I have not included payment because

I have applied for Help with Fees online and my reference number is

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I am applying for Help with Fees, see attached form **EX160**

Other – please explain why

A debit or credit card payment

email me details on how to pay, my email address is

I attached a **cheque or postal order**, made payable to 'HMCTS'

Fee account details – for use by legal professionals

Your account number

P	B	A							
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Your reference (if applicable)

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If you cannot afford the application fee

You may not have to pay a fee, or you may get some money off it if you only have a small amount of savings and investments, receive certain benefits or are on a low income.

You can apply for help with court and tribunal fees online at www.gov.uk/help-with-court-fees or through the 'EX160 Apply for help with fees' form and 'EX160A – How to apply for help with fees' guidance.

Fee account – a way for solicitors, local authorities and other regular users to make payments relating to civil and family cases.

Statement of truth

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

Signature

Date

Day

Month

Year

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Full name

Checklist

List of documents that need to be included with the application:

a copy of any tenancy agreement

a copy of the notice proposing changes to the statutory periodic tenancy

an adjustment of the amount of rent (if applicable)

Application fee - see Section 9 for ways to pay the fee

You must complete all sections and provide all documentation requested otherwise the tribunal cannot progress your application.

If you are unable to do so you must explain why in the box below.
The tribunal will decide whether or not the application can proceed.

After you have completed this form

You can email your application and the documents from the checklist to the relevant regional tribunal address shown in the Annex 1 to this form.

If you cannot email, you can send the application by post.

Annex 1

List of addresses of tribunal regional offices

Northern region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
1st Floor, Piccadilly Exchange
Piccadilly Plaza
Manchester
M1 4AH

Telephone: 01612 379491

Fax: 01264 785 128

Email address: RPNorthern@justice.gov.uk

This office covers the following metropolitan

districts: Barnsley, Bolton, Bradford, Bury, Calderdale, Doncaster, Gateshead, Kirklees, Knowsley, Leeds, Liverpool, Manchester, Newcastle-upon-Tyne, Oldham, Rochdale, Rotherham, St. Helens, Salford, Sefton, Sheffield, Stockport, Sunderland, Tameside, Trafford, Tyneside (North and South), Wakefield, Wigan and Wirral.

It also covers the following unitary authorities:

Hartlepool, Middlesbrough, Redcar and Cleveland, Darlington, Halton, Blackburn with Darwen, Blackpool, Kingston-upon-Hull, East Riding of Yorkshire, Northeast Lincolnshire, North Lincolnshire, Stockton-on-Tees, Warrington and York.

It also covers the following Counties:

Cumbria, Durham, East Cheshire, Lancashire, Lincolnshire, Northumberland, North Yorkshire and West Cheshire.

Midland region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
Centre City Tower
5-7 Hill Street
Birmingham
B5 4UU

For use by legal professionals:

DX 360601 Birmingham 5

Telephone: 0121 600 7888

Fax: 01264 785 122

Email address: RPMidland@justice.gov.uk

This office covers the following metropolitan

districts: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton.

It also covers the following unitary authorities:

Derby, Leicester, Rutland, Nottingham, Herefordshire, Telford and Wrekin and Stoke-on-Trent.

It also covers the following Counties:

Derbyshire, Leicestershire, Nottinghamshire, Shropshire, Staffordshire, Warwickshire and Worcestershire.

Eastern region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
Cambridge County Court
197 East Road
Cambridge CB1 1BA

For use by legal professionals:

DX 97650 Cambridge 3

Telephone: 01223 841 524

Fax: 01264 785 129

Email address: RPEastern@justice.gov.uk

This office covers the following metropolitan

districts: Bracknell Forest, West Berkshire, Reading, Slough, Windsor and Maidenhead, Wokingham, Luton, Peterborough, Milton Keynes, Southend-on-Sea and Thurrock.

It also covers the following Counties:

Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, Northamptonshire, Oxfordshire and Suffolk.

Southern region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
Havant Justice Centre
The Court House
Elmleigh Road
Havant
Hants PO9 2AL

Telephone: 01243 779 394

Fax: 0870 7395 900

Email address: RPSouthern@justice.gov.uk

This office covers the following unitary

authorities: Bath and Northeast Somerset, Bristol, North Somerset, South Gloucestershire, Bournemouth, Plymouth, Torbay, Poole, Swindon, Medway, Brighton and Hove, Portsmouth, Southampton and the Isle of Wight.

It also covers the following Counties:

Cornwall and the Isles of Scilly, Devon, Dorset, East Sussex, Gloucestershire, Hampshire, Kent, Somerset, Surrey, West Sussex and Wiltshire

London region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
10 Alfred Place
London WC1E 7LR

For use by legal professionals:

DX 134205 Tottenham Court Road 2

Telephone: 020 7446 7700

Fax: 01264 785 060

Email address: London.RAP@justice.gov.uk

This office covers all the London boroughs.

For information on how HM Courts and Tribunals Service process and store your data visit:

www.gov.uk/hmcts/privacy-policy