



Housing Act 1988 Section 22(1) as amended by section 100 of the Housing Act 1996

Application to a Rent Assessment Committee for determination of a rent under an Assured Shorthold Tenancy

- Please write clearly in black ink.
- Please tick boxes where appropriate and cross out text marked with an asterisk (*) that does not apply.
- This form should be used by a tenant with an assured shorthold tenancy which began (or for which a contract had been made) before 28th February 1997, to apply to the local rent assessment committee, during the fixed term of the original tenancy, to have the rent reduced.
- This form should also be used by a tenant with an assured shorthold tenancy which began on or after 28th February 1997 (unless a contract had been made before that date), to apply to the rent assessment committee within six months of the beginning of the original tenancy, to have the rent reduced.
- This form cannot be used in the cases specified at the end of this form.
- When you have completed the form please send it to your local rent assessment panel.

1. Address of premises:

.....
.....
.....
.....

2. Name(s) of landlord(s)/agent*

.....
.....
.....

Address of landlord(s)/agent*

.....
.....
.....
.....

3. Details of premises

(a) What type of accommodation do you rent?

Room(s) Flat Terraced House

Semi-detached House Fully Detached House Other *(please specify)*

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

Ground First Second Other *(please specify)*

(c) Give the number and type of rooms, e.g. living room, bathroom etc.

.....

(d) Does the tenancy include any other facilities, e.g. garden, garage or other separate building or land?

Yes No

(e) If yes, please give details:

.....

(f) Do you share any accommodation:

(i) the landlord? Yes No

(i) another tenant or tenants? Yes No

(g) If yes to either of the above, please give details:

.....

4. (a) What is the current rent? £ per

 (e.g. week, month, year)

(b) Does the rent include council tax? Yes No

(c) If yes, the amount that is included for council tax is: £ per

 (e.g. week, month, year)

(c) Does the rent include water charges? Yes No

(e) If yes, the amount that is included for water rates is: £ per

 (e.g. week, month, year)

5. (a) When did the present tenancy begin?

(b) When does the present tenancy end?

(c) Does the tenancy replace an original tenancy? Yes No

If yes, when did the original tenancy begin

6. (a) If the tenancy begin before 28th February 1997, please confirm by ticking the box that you received a notice saying that the tenancy was to be an assured shorthold tenancy before the agreement was entered into.

(b) Attach a copy of the notice, if available. It will be returned to you as soon as possible.

7. (a) Did you pay a premium?

Yes No

- a premium is a payment which is additional to rent and is equivalent to more than two months rent. It may give you the right to assign the tenancy (pass it on to someone else) unless the tenancy agreement states or implies otherwise.

(b) If yes, give details:

.....

8. Services

(a) Are any services provided under the tenancy (e.g. cleaning, lighting, heating, hot water or gardening)?

(b) If yes, please give details:

.....

(c) Is a separate charge made for services, maintenance, repairs, landlord's costs of management or any other item?

Yes No

(d) If yes, what charge is payable? £ per
 (e.g. week, month, year)

(e) Does the charge vary according to the relevant costs?

Yes No

(f) If yes, please give details:

.....

9. (a) Is any furniture provided under the tenancy?

Yes No

(b) If yes, please give details. Continue on a separate sheet if necessary or provide a copy of the inventory.

.....
.....
.....
.....
.....
.....
.....
.....

10. What repairs are the responsibility of :

(a) the landlord? Continue on a separate sheet if necessary.

.....
.....
.....
.....

(b) the tenant? Continue on a separate sheet if necessary.

.....
.....
.....
.....

11. Give details (if known) of the other terms of the tenancy, e.g. whether the tenancy is assignable and whether a premium may be charged on an assignment. Continue on a separate sheet if necessary.

.....
.....
.....
.....
.....
.....

(b) Is there a written tenancy agreement? Yes No

If yes, please attach the tenancy agreement (with a note of any variations). It will be returned to you as soon as possible.



12. (a) I/we* apply to the rent assessment committee to determine a rent for the above mentioned premises.

Signed Date

To be signed and dated by the tenant or his agent. If there are joint tenants each tenant or the agent must sign unless one signs on behalf of the rest with their agreement.

Please specify whether:

tenant joint tenants tenant's agent

(b) Name and address of tenant(s) referring to the rent assessment committee.

Name (s) (Block Capitals)

.....
.....
.....
.....

Address

.....
.....
.....

Telephone – Daytime

Cases where this form should not be used

- An application cannot be made if –
 - (a) the rent payable under the tenancy is a rent previously determined by a rent assessment committee; or
 - (b) the tenancy is a replacement tenancy and more than six months have elapsed since the beginning of the original tenancy. A replacement tenancy is an assured shorthold tenancy that came into being on the ending of a tenancy which had been an assured shorthold of the same, or substantially the same, property and the landlord and tenant under each tenancy were the same at that time.
- The rent assessment committee cannot make a determination unless it considers –
 - (a) that there is a sufficient number of similar properties in the locality let on assured tenancies (whether shorthold or not) for comparison; and
 - (b) that the rent payable under the shorthold tenancy in question is significantly higher than the rent which the landlord might reasonably be expected to get in comparison with other rents for similar properties let on assured tenancies (whether shorthold or not) in the locality.



**Residential
Property**
TRIBUNAL SERVICE