
 STATUTORY INSTRUMENTS

1988 No. 2198

LANDLORD AND TENANT, ENGLAND AND WALES

**The Rent Book (Forms of Notice) (Amendment)
Regulations 1988**

<i>Made</i> - - - -	<i>14th December 1988</i>
<i>Laid before Parliament</i>	<i>22nd December 1988</i>
<i>Coming into force</i>	<i>15th January 1989</i>

The Secretary of State for the Environment, as respects England, and the Secretary of State for Wales, as respects Wales, in exercise of the powers conferred on them by section 5 of the Landlord and Tenant Act 1985(a), and of all other powers enabling them in that behalf, hereby make the following Regulations:

1. These Regulations may be cited as the Rent Book (Forms of Notice) (Amendment) Regulations 1988 and shall come into force on 15th January 1989.

2. The Rent Book (Forms of Notice) Regulations 1982(b) are amended as follows—

(1) at the end of regulation 2 insert—

“and

“the 1988 Act” means the Housing Act 1988”;

(2) after regulation 3(1)(c) insert—

“(d) if the premises are a dwelling house let on an assured tenancy or an assured agricultural occupancy within the meaning of the 1988 Act, the form set out in Part IV of the Schedule to these regulations”;

(3) in regulation 3(2) for “(a), (b) and (c)” substitute “(a) to (d)”;

(4) substitute for the words in paragraph 11 of the forms in Parts I and III of the Schedule and in paragraph 13 of the form in Part II of the Schedule “You may be entitled to get help to pay your rent and rates through the housing benefit scheme. Apply to your local council for details.”;

(5) for paragraphs 11 and 12 of the form in Part II of the Schedule substitute “11. If you have a protected shorthold tenancy or your tenancy was formerly a controlled one, special rules apply.”; and

(6) insert as Part IV of the Schedule the form in the Schedule to these Regulations.

Signed by authority of the Secretary of State
13th December 1988

John Selwyn Gummer
Minister of State,
Department of the Environment

14th December 1988

Peter Walker
Secretary of State for Wales

(a) 1985 c. 70; section 5 was amended by paragraph 67 of Schedule 17 to the Housing Act 1988 (c. 50).
(b) S.I. 1982/1474.

SCHEDULE

(FORM FOR RENT BOOK FOR ASSURED TENANCY OR ASSURED AGRICULTURAL OCCUPANCY)

IMPORTANT—PLEASE READ THIS

If the rent for the premises you occupy as your residence is payable weekly, the landlord must provide you with a rent book or similar document. If you have an assured tenancy, including an assured *shorthold* tenancy (see paragraph 7 below), or an assured agricultural occupancy, the rent book or similar document must contain this notice, properly filled in.

1. Address of premises
- * 2. Name and address of landlord
- * 3. Name and address of agent (if any)
- * 4. The rent payable including/excluding† rates is £..... per week.
5. Details of accommodation (if any) which the occupier has the right to share with other persons
6. The other terms and conditions of the tenancy are
7. If you have an assured tenancy or an assured agricultural occupancy you have certain rights under the Housing Act 1988. These include the right not to be evicted from your home unless your landlord gets a possession order from the courts. Unless the property is let under an assured *shorthold* tenancy, the courts can only grant an order on a limited number of grounds. Further details regarding assured tenancies are set out in the Department of the Environment and Welsh Office booklet "Assured Tenancies" no. 19 in the series of housing booklets. These booklets are available from rent officers, council offices and housing aid centres, some of which also give advice.
8. You may be entitled to get help to pay your rent and rates through the housing benefit scheme. Apply to your local council for details.
9. It is a criminal offence for your landlord to evict you without an order from the court or to harass you or interfere with your possessions or use of facilities in order to force you to leave.
10. If you are in any doubt about your legal rights or obligations, particularly if your landlord has asked you to leave, you should go to a Citizens' Advice Bureau, housing aid centre, law centre or solicitor. Help with all or part of the cost of legal advice from a solicitor may be available under the Legal Aid Scheme.

* These entries must be kept up-to-date.

† Cross out whichever does not apply.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Rent Book (Forms of Notice) Regulations 1982 by adding a form of notice which (under section 5 of the Landlord and Tenant Act 1985 as amended by the Housing Act 1988) is to be inserted in rent books or other similar documents. The new form of notice relates to premises let on or subject to an assured tenancy or an assured agricultural occupancy.