STATUTORY INSTRUMENTS

1970 No. 1645

LANDLORD AND TENANT

The Rent Regulation (Forms etc.) (England and Wales) (Amendment) Regulations 1970

Made - - -	*3rd November* 1970
Laid before Parliament	*11th November* 1970
Coming into Operation	*12th November* 1970

The Minister of Housing and Local Government, in relation to England other than Monmouthshire, in exercise of the powers conferred on him by section 50(1) of the Rent Act 1968(**a**), section 56(1) of the Housing Act 1969(**b**) and of all other powers enabling him in that behalf, and the Secretary of State, in relation to Wales and Monmouthshire, in exercise of the powers conferred on him by sections 50(1) and 114(1) of the Rent Act 1968, section 56(1) of the Housing Act 1969 and of all other powers enabling him in that behalf, hereby make the following regulations :—

1. These regulations may be cited as the Rent Regulation (Forms etc.) (England and Wales) (Amendment) Regulations 1970 and shall come into operation on 12th November 1970.

2.—(1) In these regulations "the Rent Act" means the Rent Act 1968, "controlled tenancy" and "regulated tenancy" shall be construed in accordance with section 7 of the Rent Act, and "qualification certificate" has the meaning assigned to it by section 43(5) of the Housing Act 1969.

(2) The Interpretation Act 1889(**c**) applies for the interpretation of these regulations as it applies for the interpretation of an Act of Parliament.

3. Schedule 3 to the Rent Regulation (Forms etc.) (England and Wales) Regulations 1969(**d**) shall be amended as follows—

(1) in the heading of Form No. 6, after the words "Landlord and Tenant Act 1954" there shall be inserted the words "or in the case of a tenancy which has become a regulated tenancy on or after the issue of a qualification certificate under section 45(2) of the Housing Act 1969 and where no rent has previously been registered" ; and

(2) immediately after Form No. 6 there shall be inserted the Form No. 6A set out in the Schedule to these regulations as the form prescribed for an application for the registration of a rent under Part IV of the Rent Act, where the registration will be the first after a controlled tenancy has become a regulated tenancy on or after the issue of a qualification certificate under section 45(2) of the Housing Act 1969.

(**a**) 1968 c. 23.
(**b**) 1969 c. 33.
(**c**) 1889 c. 63.
(**d**) S.I. 1969/1184 (1969 II, p. 3483).

SCHEDULE

Rent Act section 44
Housing Act section 45(2)

FORM No. 6A

RENT ACT 1968

(HOUSING ACT 1969)

APPLICATION FOR FIRST REGISTRATION OF FAIR RENT after a controlled tenancy has become regulated on or after the issue of a qualification certificate under section 45(2) of the Housing Act 1969.

To the Rent Officer

THE PARTICULARS

1. Address of premises

2. Rateable value of premises on 23rd March 1965 (or on date such a value was first shown in the Valuation List if this date is after 23rd March 1965)

3. Name of tenant

4. Name and address of landlord

5. Description of premises (including the number of rooms and, if part only of a building, on which floor or floors)

6. Details of any services provided by the landlord or a superior landlord

7. Terms of the controlled tenancy

   (*a*) Date of commencement

   (*b*) Rent now payable £ per exclusive/inclusive of rates

   (*c*) Date from which present rent payable

   *(*d*) Repairing obligations

   (i) of landlord

   (ii) of tenant

   *(*e*) Other terms

*If these cannot be stated briefly a copy of the agreement may be attached.

8. Any change in the state of the premises which it is claimed by the applicant(s) has occurred during the present tenancy (both while it was controlled and since it became regulated) by reason of the failure of the tenant (including a former tenant under the present tenancy) to comply with the terms of the tenancy.

9. Any improvements, including replacement of fixtures or fittings carried out during the present tenancy (both while it was controlled and since it became regulated) by the tenant (including a former tenant under the present tenancy) otherwise than under the terms of the tenancy.

10. Fair rent proposed by the applicant(s) to be registered (exclusive of rates) £ per

11. If any services are provided by the landlord or a superior landlord state what amount, if any, of the fair rent proposed in 10 above should be noted in the register as fairly attributable to the provision of services.

*I/We jointly hereby apply for registration of a fair rent for the premises named in paragraph 1 above and submit these particulars of the premises and the tenancy accordingly. *Strike out words which do not apply.

*I/We enclose a copy of the qualification certificate issued by the..... Council on (date)

Signed .....

*(Landlord/Landlord's Agent) In a joint application both parties should sign.

.....

*(Tenant/Tenant's Agent)

If signed by agent,
Name and address of agent.....

.....

NOTE: Where a JOINT APPLICATION is made there is no right to have the matter referred to a Rent Assessment Committee if the Rent Officer determines that the rent proposed in the application is a fair rent.

Given under the official seal of the Minister of Housing and Local Government on 30th October 1970.

(L.S.)

Peter Walker,
Minister of Housing and Local Government.

Given under my hand

Peter Thomas,
One of Her Majesty's Principal Secretaries of State.

3rd November 1970.

Welsh Office.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These regulations, which apply throughout England and Wales, prescribe a new form of application for the first registration of a rent after a controlled tenancy has become a regulated tenancy on or after the issue of a qualification certificate under section 45(2) of the Housing Act 1969 (which provides for the issue of a qualification certificate where a dwelling is in the required state of repair and fit for human habitation, and where either the dwelling has at all times since 25th August 1969 been provided with all the standard amenities, or any standard amenities previously lacking were provided by works begun before that date). They also make a consequential amendment to the heading of Form No. 6 in Schedule 3 to the Rent Regulation (Forms etc.) (England and Wales) Regulations 1969.

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