

Rent: One Increase Per Year

Tenant FAQ

Q: How often can my rent be increased?

A: Your rent can only be increased once every 12 months - measured from your tenancy start date, or from your last increase if you've had one - and your landlord must use the correct legal process (a Section 13 notice) rather than any rent-review clause in your tenancy agreement. Any rent increase agreed outside this process, informally or via an old rent-review clause, simply has no legal effect, even if you went along with it at the time.

Q: How much notice will I get before a rent increase?

A: At least two months' written notice, using the prescribed legal form (Form 4A). If your landlord uses the wrong form, gives you less than two months, or proposes an effective date less than 12 months after your last increase, the notice isn't valid and the increase can't go ahead until they serve a correct one.

Q: Can I challenge a rent increase I think is unfair?

A: Yes. You can speak to the landlord or agent and ask for comparables. If you're not satisfied, you can refer the proposed increase to the First-tier Tribunal, which will assess it against comparable market rents in your area. The one thing to watch is the deadline: you must apply before the date the increase is due to take effect, as there's no grace period once that date passes.

Q: Could the Tribunal increase my rent even higher than what my landlord proposed?

A: No. The Tribunal cannot set your rent above the figure your landlord proposed - that figure is a ceiling. It isn't bound to protect your current rent either, though: it will assess the fair open-market rent for your property, and in principle that assessment could come out anywhere at or below what your landlord proposed.

Q: Do old rent-review clauses in my tenancy agreement still apply?

A: No. Any previous rent-review clause no longer has effect - all rent increases must now go through the Section 13 process.

Q: What should I do if I receive a rent increase notice?

A: Check that it's on the correct form, gives you at least two months, and isn't proposing an increase sooner than 12 months after your last one. If you're unsure whether the proposed rent is fair, your local Winkworth office can talk you through your options, including referring it to the Tribunal - just bear in mind the referral needs to go in before the increase date on the notice.