

# Periodic Tenancy Agreement UK

Governed by the Housing Act 1988 (as amended by the Renters' Rights Act 2025), Landlord and Tenant Act 1985, Housing Act 2004, Tenant Fees Act 2019

## This Tenancy Agreement is made between:

- **Landlord:** Full Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Postcode: \_\_\_\_\_
- **Tenant(s):** Full Name(s): \_\_\_\_\_

## 1. Property and Occupation

The Landlord hereby lets to the Tenant the dwelling-house situated at:

Full Property Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

- **Permitted Occupiers:** Maximum \_\_\_\_\_
- **Condition:** The Property is let as \_\_\_\_\_ with an inventory dated \_\_\_\_\_

## 2. Tenancy Type and Start Date

This Agreement creates an assured periodic tenancy under the Housing Act 1988 as amended by the Renters' Rights Act 2025. Fixed-term residential tenancies are legally abolished; no fixed term applies and this tenancy is open-ended and periodic from the outset.

- **Start Date:** The tenancy begins on \_\_\_\_\_
- **Rental Period:** Rolling periodic tenancy with a rental period of \_\_\_\_\_
- **Fixed Terms:** No fixed term applies. Any clause purporting to impose a minimum term or end date is void by statute.

## 3. Rent and Advance Payment Restrictions

- **Amount:** The Rent is £ \_\_\_\_\_ per \_\_\_\_\_
- **Payment:** Payable in advance on \_\_\_\_\_ by \_\_\_\_\_
- **Advance Rent Cap:** No more than one month's rent may be demanded or accepted as advance rent at any time. Demanding excess advance rent constitutes a prohibited payment under the Tenant Fees Act 2019 as amended.
- **Bidding Wars:** Advertised rent: £ \_\_\_\_\_. The Landlord confirms no payment above this figure has been invited or accepted.
- **Increases:** Rent may only be increased once per calendar year via the statutory Section 13 procedure under the Housing Act 1988, with a minimum of 2 months' written notice. Contractual rent-review clauses are void.

## 4. Security Deposit

- **Amount:** £ \_\_\_\_\_ Cap (5 weeks' rent / 6 weeks if annual rent  $\geq$  £50,000): £ \_\_\_\_\_
- **Compliance:** The deposit shall be protected in a government-authorised tenancy deposit scheme within 30 days of receipt, and the prescribed information shall be served on the Tenant within the same period, pursuant to section 213 of the Housing Act 2004.

## 5. Pets

The Tenant may request written permission to keep a pet at the Property.

- **Landlord's Consent:** The Landlord shall not unreasonably withhold or delay consent to a reasonable request.
- **Insurance:** The Landlord may, as a condition of consent, require the Tenant to obtain and maintain suitable insurance against property damage caused by the pet.

## 6. Landlord and Tenant Obligations

- **Repairs:** The Landlord shall maintain the structure and exterior of the Property and keep in repair all installations for water, gas, electricity, sanitation, space-heating and water-heating, in accordance with section 11 of the Landlord and Tenant Act 1985 and the Decent Homes

Standard.

- **Tenant Care:** The Tenant shall keep the interior of the Property in a tenant-like manner, fair wear and tear excepted, and shall not cause damage or nuisance to neighbouring properties.
- **Discrimination:** The Landlord shall not apply discriminatory practices in the letting or management of the Property, including towards tenants with children or those in receipt of housing benefit, in accordance with the Equality Act 2010.

## 7. Access and Inspection

The Tenant shall permit the Landlord or the Landlord's agents access to the Property at reasonable times for inspection or to carry out repairs, provided that not less than 24 hours' prior written notice is given, except in genuine emergencies.

## 8. Ending the Tenancy

- **By Tenant:** The Tenant may end this periodic tenancy at any time by giving not less than 2 months' written notice to the Landlord, expiring at the end of a rental period.
- **By Landlord:** The Landlord may only seek possession by establishing a lawful ground under section 8 of the Housing Act 1988. Section 21 no-fault evictions are abolished by the Renters' Rights Act 2025. No possession action on grounds of sale or reoccupation may be commenced within the first 12 months of the tenancy.

## 9. Signatures

Signed by the Landlord: \_\_\_\_\_

Full Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Signed by the Tenant(s): \_\_\_\_\_

Full Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

*Statutory Compliance Note: Prior to commencement, the Landlord must provide: (1) a valid Gas Safety Certificate; (2) an Energy Performance Certificate (EPC, minimum grade E); (3) a valid Electrical Installation Condition Report (EICR); (4) the Renters' Rights Act Information Sheet 2026; and (5) the prescribed deposit information. The Landlord must be registered on the Private Rented Sector Database before marketing or letting. Failure to comply may bar possession proceedings and attract local authority penalties of up to £7,000.*