



RENT INCREASE (SECTION 13) – FULL LANDLORD GUIDE + TEMPLATE

Circle Doors | Rent Review Guidance
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Introduction

Section 13 of the Housing Act 1988 allows landlords to increase rent for **periodic tenancies** by serving a formal **Section 13 Notice** (Form 4). It provides a clear, lawful route to adjust rent while protecting tenants against unreasonable increases.

This guide explains how Section 13 works, notice periods, evidence you need, and includes a full template notice.

When You Can Use Section 13

You can serve a Section 13 Notice when:

- The tenancy is **periodic** (rolling monthly or weekly)
- No rent increase clause is currently active in the contract
- You follow the minimum notice period

You **cannot** use Section 13:

- During a fixed-term tenancy
- More than **once every 12 months**
- If rent is already being reviewed within the tenancy agreement

Section 13 Notice Periods

- For monthly tenancies → **1 month notice**
- For weekly tenancies → **1 month notice**
- For yearly tenancies → **6 months notice**



The notice must include:

- Current rent
- Proposed new rent
- Date the increase takes effect
- Your name & address
- Property address
- Tenant name

How Rent Increases Must Be Determined

Rent increases must be:

- ✓ **Fair**
- ✓ **Market-based**
- ✓ **Justifiable**
- ✓ **Consistent**
- ✓ **Reasonable**

The tenant can challenge the increase at the **First-tier Tribunal**, which will compare:

- Rents for similar local properties
- Condition of the property
- Facilities offered
- Market trends
- Property improvements

Best Practice for Landlords

- Do not increase rent while repairs are outstanding
- Explain the reason for the increase (optional but recommended)
- Keep evidence of market comparables



- Maintain transparency with tenants

Section 13 Rent Increase Notice – Template

Subject: Section 13 Rent Increase Notice

Tenant Name: [Tenant Name]

Property: [Full Address]

Date: [Insert Date]

Dear [Tenant Name],

This letter serves as formal notice under **Section 13 of the Housing Act 1988** of a proposed rent increase for the above property.

- **Current Rent:** £[Amount] per month
- **New Rent:** £[Amount] per month
- **Effective From:** [Insert Date – must be 1 month from today]

This notice complies with statutory requirements.

Please update your payment method before the new rent date.

If you wish to discuss the increase, contact us at:

[Phone]

[Email]

Yours sincerely,

[Landlord/Agent Name]

[Company]

What Landlords Must Do Now

- Use the correct Section 13 notice
- Give the proper notice period
- Keep copies as evidence
- Ensure rent is reasonable and justified
- Avoid increases during disputes or repairs
- Maintain professionalism and transparency