



Tenancy Relations

Fact Sheet 1

What is an Assured Shorthold Tenancy?

This is the common form of tenancy and it is governed by the Housing Act 1988 and 1996. An Assured Shorthold Tenancy may be referred to as an 'AST'. It is the automatic form of letting for all new tenancies created since 28th February 1997. There are exceptions where an Assured Shorthold Tenancy cannot exist. These include:

- where the landlord resides in the same property;
- the rent is more than £100,000 a year; or
- the rent is less than £1,000 a year in London or £250 a year outside of London.

A landlord is able to control how long an Assured Shorthold Tenancy will last. This is known as the fixed term. In many cases, the contract will state how long the fixed term of the tenancy will be. If the landlord does not wish to continue to rent the property at the end of the fixed term, they can serve notice to the tenant. See Fact Sheet 3 and Fact Sheet 4.

An Assured Shorthold Tenancy can be created without a fixed term. If the Assured Shorthold Tenancy does not have a fixed term, it is a 'periodic' tenancy. This means that the tenancy will automatically renew itself in common law. The tenancy will renew on the day rent is due. The tenancy will continue to renew until one party serves notice to the other to end the agreement.

Sometimes an Assured Shorthold Tenancy will start with a fixed term contract, but become "periodic" after the last day on the fixed term. This occurs automatically where neither party has served notice on the other and no new fixed term contract has been agreed.

Disclaimer: This information is not intended as an authoritative interpretation of the law, only the Courts can do that. Neither does this information cover every case. For further guidance, it may be advisable to seek legal guidance from a solicitor.