

**TENANT'S STATUTORY DECLARATION UNDER SECTION 38A(3)(b) OF THE LANDLORD AND  
TENANT ACT 1954 ACKNOWLEDGING  
RECEIPT OF A LANDLORD'S NOTICE UNDER SECTION 38A (3) (a)  
OF THE LANDLORD AND TENANT ACT 1954**

I, [*NAME OF DIRECTOR/TRUSTEE*], of [*DIRECTOR/TRUSTEE ADDRESS*] a Director/Trustee on behalf of [*NAME OF TENANT CHARITY*] (Charity Registration Number [        ]) whose registered office is at [        ] ("the Tenant") do solemnly and sincerely declare that:

1. The Tenant proposes to enter into a tenancy of premises of [        ] for a term commencing on the date referred to in the said tenancy
2. The Tenant proposes to enter into an agreement with [*LANDLORD*] ("the Landlord") that the provisions of section 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.
3. The Landlord has served on the Tenant a notice in the form, or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice is reproduced below and marked "Landlord's Notice".
4. The Tenant has read the notice referred to in paragraph 3 above and accepts the consequences of entering into an agreement referred to in paragraph 2 above.
5. I am authorised on behalf of the Tenant to give this declaration



to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.

**AND I** make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.

.....  
Director/Trustee

**DECLARED** at .....

This ..... day of .....

Before me

(signature of person whom declaration is made)

A commissioner for oaths *or* A solicitor empowered to administer oaths *or* (*as appropriate*)

EXAMPLE