

SECTION 8 NOTICE SEEKING POSSESSION OF A PROPERTY LET ON AN ASSURED TENANCY

Housing Act 1988 Section 8 (as amended by the Renters' Rights Act 2025)

GROUNDNS FOR POSSESSION AND EXAMPLES OF THE EVIDENCE THAT THE COUNTY COURT MAY REQUIRE FROM THE LANDLORD TO PROVE THE GROUND.

This can also be used by Housing Options Teams to check the ‘particulars of claim’ as to whether there is likely to be a defence that can be submitted by the Tenant against the possession claim.

1: MANDATORY GROUNDS FOR POSSESSION

GROUND 1: OCCUPATION BY LANDLORD OR FAMILY

Ground 1 – The landlord or their close family member wishes to move into the property as their only or principal home. This ground cannot be used for the first 12 months of a new tenancy.

Notice Period: 4 months

Particulars: [Provide full details including:

- Who will occupy the property (landlord or which family member)
 - Date tenancy commenced
 - Confirmation that 12 months have elapsed since tenancy start
 - Reasons for requiring occupation]
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GROUND 1A: SALE OF DWELLING HOUSE

Ground 1A – The landlord wishes to sell the property. This ground cannot be used for the first 12 months of a new tenancy.

Notice Period: 4 months

Particulars: [Provide full details including:

- Date tenancy commenced

- Confirmation that 12 months have elapsed since tenancy start
 - Evidence of intention to sell (estate agent instructions, marketing details, etc.)
 - Reasons for sale]
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GROUND 1B: SALE OF DWELLING HOUSE UNDER RENT-TO-BUY

Ground 1B – The landlord is a private registered provider of social housing and the tenancy is under a rent-to-buy agreement.

Notice Period: 4 months

Particulars: [Provide full details of the rent-to-buy agreement and circumstances requiring sale]

GROUND 2: SALE BY MORTGAGEE

Ground 2 – The property is subject to a mortgage and the lender is exercising a power of sale requiring vacant possession.

Notice Period: 4 months

Particulars: [Provide details including:

- Name of mortgage lender
 - Date mortgage was granted
 - Evidence that lender is exercising power of sale
 - Any relevant correspondence from lender]
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GROUND 2ZA: POSSESSION WHEN SUPERIOR LEASE ENDS (SOCIAL HOUSING)

Ground 2ZA – The landlord's lease is under a superior tenancy that is ending. Can only be used by private registered providers of social housing, agricultural landlords, a person who held the dwelling for the purposes of making it supported accommodation or a company majority owned by a local authority.

Notice Period: 4 months

Particulars: [Provide details of superior tenancy, dates and landlord type]

GROUND 2ZB: POSSESSION WHEN SUPERIOR LEASE ENDS (LONG LEASE)

Ground 2ZB – The landlord's lease is under a superior tenancy that is coming to an end or has ended. Can only be used if the superior lease was for a fixed term of over 21 years.

Notice Period: 4 months

Particulars: [Provide details of superior lease including original term, expiry date]

GROUND 2ZC: POSSESSION BY SUPERIOR LANDLORD (SOCIAL HOUSING)

Ground 2ZC – After a superior tenancy ends, the superior landlord becomes the tenant's direct landlord and seeks to take possession. Can only be used where the intermediate landlord prior to reversion was a private registered provider of social housing, agricultural landlord, a person who held the dwelling for the purposes of making it supported accommodation or a company majority owned by a local authority.

Notice Period: 4 months

Particulars: [Provide details of reversion and type of intermediate landlord]

GROUND 2ZD: POSSESSION BY SUPERIOR LANDLORD (LONG LEASE)

Ground 2ZD – After a superior tenancy ends, the superior landlord becomes the tenant's direct landlord and seeks to take possession. Can only be used where the superior lease was for a fixed period of over 21 years.

Notice Period: 4 months

Particulars: [Provide details of superior lease and reversion]

GROUND 4: STUDENT ACCOMMODATION

Ground 4 – In the 12 months prior to the start of the tenancy, the property was let to students. Can only be used by specified educational establishments.

Notice Period: 2 weeks

Particulars: [Provide details of educational establishment and previous student letting]

GROUND 4A: PROPERTIES RENTED TO STUDENTS FOR OCCUPATION BY NEW STUDENTS

Ground 4A – A HMO is let to full-time students and is required for a new group of students in line with the academic year. Cannot be used if the tenancy was agreed more than 6 months in advance of the tenancy starting (i.e. the tenant moving in).

Notice Period: 4 months

Particulars: [Provide details including:

- Confirmation property is a HMO
 - Current tenants are full-time students
 - Date tenancy agreement was made
 - Date tenant moved in
 - Details of new student group requiring accommodation]
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GROUND 5: MINISTERS OF RELIGION

Ground 5 – The property is held for use by a minister of religion to perform the duties of their office and is required for occupation by a minister of religion.

Notice Period: 2 months

Particulars: [Provide details of religious organization and requirement for minister]

GROUND 5A: OCCUPATION BY AGRICULTURAL WORKER

Ground 5A – The landlord requires possession to house an agricultural worker, either as an employed or self-employed worker for the landlord.

Notice Period: 2 months

Particulars: [Provide details of agricultural business and worker requiring accommodation]

GROUND 5B: OCCUPATION BY PERSON WHO MEETS EMPLOYMENT REQUIREMENTS

Ground 5B – A private registered provider of social housing holds the property for use by tenants meeting requirements connected with their employment and it is required for that purpose (and the current tenant does not fulfil those requirements).

Notice Period: 2 months

Particulars: [Provide details of employment requirements and why current tenant does not fulfil them]

GROUND 5C: END OF EMPLOYMENT BY THE LANDLORD

Ground 5C – The dwelling was let as a result of the tenant's employment by the landlord and the employment has come to an end OR the tenancy was not meant to last the duration of the employment and the dwelling is required by a new employee.

Notice Period: 2 months

Particulars: [Provide details including:

- Nature of employment
 - Date employment commenced
 - Date employment ended
 - Circumstances of termination]
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GROUND 5D: END OF EMPLOYMENT REQUIREMENTS

Ground 5D – A private registered provider of social housing included an employment requirement in the tenancy agreement that the tenant no longer fulfils (e.g., key worker).

Notice Period: 2 months

Particulars: [Provide details of employment requirement and how tenant no longer fulfils it]

GROUND 5E: OCCUPATION AS SUPPORTED ACCOMMODATION

Ground 5E – The property is held for use as supported accommodation and the current tenant did not enter the tenancy for the purpose of receiving care, support or supervision.

Notice Period: 4 weeks

Particulars: [Provide details of supported accommodation designation and tenant circumstances]

GROUND 5F: DWELLING HOUSE OCCUPIED AS SUPPORTED ACCOMMODATION

Ground 5F – The tenancy is for supported accommodation and one of the circumstances set out in the ground, making the accommodation no longer viable or suitable for that tenant, has occurred.

Notice Period: 4 weeks

Particulars: [Provide details of circumstances making accommodation no longer suitable, including:

- Support services no longer required
 - Support services have ended
 - Tenant refusing to engage with support
 - Other specified circumstances]
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GROUND 5G: TENANCY GRANTED FOR HOMELESSNESS DUTY

Ground 5G – The property has been used as temporary accommodation for a homeless household, under s193 of the Housing Act 1996, and a local housing authority has notified the landlord that the tenancy is no longer required for that purpose. The landlord can only use this ground if within 12 months of the date of the notice from the local housing authority.

Notice Period: 4 weeks

Particulars: [Provide details including:

- Name of local housing authority
- Date of notice from local housing authority

- Confirmation within 12 month time limit
 - Copy of notice from local housing authority]
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GROUND 5H: OCCUPATION AS STEPPING STONE ACCOMMODATION

Ground 5H – A registered provider of social housing or a charity lets to a tenant meeting eligibility criteria (e.g., under a certain age) at "affordable rent", to help them access the private rented sector and/or transition to living independently, and the tenant no longer meets the eligibility criteria, or a limited period has come to an end.

Notice Period: 2 months

Particulars: [Provide details of eligibility criteria and how tenant no longer meets them or details of time period expiry]

GROUND 6: REDEVELOPMENT

Ground 6 – The landlord wishes to demolish or substantially redevelop the property which cannot be done with the tenant in situ. A relevant social landlord who intends to carry out redevelopment work and seeks possession on Ground 6 through case A or B will need to provide alternative accommodation that meets specific conditions set out in case A or B and is either available or will be available when an order for possession takes effect.

Notice Period: 4 months

Particulars: [Provide full details including:

- Nature and extent of proposed works
 - Planning permissions obtained or applied for
 - Why works cannot be done with tenant in occupation
 - For social landlords: details of alternative accommodation to be provided]
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GROUND 6A: DECANT ACCOMMODATION

Ground 6A – The tenant has been provided with alternative accommodation by a relevant social landlord while redevelopment affecting the tenant's original home is carried out.

Notice Period: 4 months

Particulars: [Provide details of original property, redevelopment works and decant arrangement]

GROUND 6B: COMPLIANCE WITH ENFORCEMENT ACTION

Ground 6B – The landlord is subject to enforcement action and needs to regain possession to become compliant. Under this ground, the court will be allowed to require the landlord to pay compensation to the tenant when ordering possession.

Notice Period: 4 months

Particulars: [Provide full details including:

- Type of enforcement action (improvement notice, prohibition order, banning order, etc.)
 - Date of enforcement notice/order
 - Works or actions required
 - Why vacant possession is necessary
 - Compensation offered to tenant (if any)]
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GROUND 7: DEATH OF TENANT

Ground 7 – The tenancy was passed on by will or intestacy, and proceedings began within the requisite period of 12 months. The ground can only be used if the new tenant wasn't living in the property immediately before the previous tenant died, the previous tenant also inherited the tenancy or it is a "special tenancy", e.g. supported accommodation.

Notice Period: 2 months

Particulars: [Provide details including:

- Date of tenant's death

- How tenancy devolved (will or intestacy)
 - Confirmation current occupier was not living in property before death
 - Confirmation within 12 month time limit]
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GROUND 7A: SEVERE ANTI-SOCIAL BEHAVIOUR/CRIMINAL BEHAVIOUR

Ground 7A – The tenant has been convicted of a type of offence listed in the ground, has breached a relevant order put in place to prevent anti-social behaviour or there is a closure order in place prohibiting access for a continuous period of more than 48 hours.

Notice Period: Landlords can begin proceedings immediately (no notice period required)

Particulars: [Provide full details including:

- Nature of conviction/breach/closure order
 - Date of conviction/breach/order
 - Court details and case number
 - Copy of conviction/order
 - Details of offence or breach]
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GROUND 7B: NO RIGHT TO RENT

Ground 7B – At least one of the tenants has no right to rent under immigration law as a result of their immigration status and the Secretary of State has given notice to the landlord of this.

Notice Period: 2 weeks

Particulars: [Provide details including:

- Date of notice from Secretary of State
 - Copy of notice from Secretary of State
 - Details of tenant's immigration status]
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GROUND 8: SERIOUS RENT ARREARS

Ground 8 – The tenant has at least 3 months' (or 13 weeks' if rent is paid weekly or fortnightly) rent arrears both at the time notice is served and at the time of the possession hearing.

Notice Period: 4 weeks

Particulars: Current rent: £[Amount] per [month/week] Amount of arrears at date of notice: £[Amount] Number of months/weeks in arrears: [Number] Period to which arrears relate: [Start Date] to [End Date]

Rent Account Statement: [Provide detailed breakdown showing:

- Rent due for each period
 - Payments received with dates
 - Running balance
 - Current total arrears]
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2: DISCRETIONARY GROUNDS FOR POSSESSION**GROUND 9: SUITABLE ALTERNATIVE ACCOMMODATION**

Ground 9 – Suitable alternative accommodation is available for the tenant.

Notice Period: 2 months

Particulars: [Provide full details of alternative accommodation including:

- Address
 - Size and number of rooms
 - Rent amount
 - How it meets tenant's needs
 - Availability date]
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GROUND 10: ANY RENT ARREARS

Ground 10 – The tenant is in any amount of arrears.

Notice Period: 4 weeks

Particulars: Current rent: £[Amount] per [month/week] Amount of arrears at date of notice: £[Amount] Period to which arrears relate: [Start Date] to [End Date]

Rent Account Statement: [Provide detailed breakdown of rent due, payments received and arrears]

GROUND 11: PERSISTENT ARREARS

Ground 11 – The tenant has persistently delayed paying their rent.

Notice Period: 4 weeks

Particulars: [Provide detailed history of late payments including:

- Dates rent was due
 - Dates rent was actually paid
 - Number of occasions rent paid late
 - Any correspondence regarding late payments]
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GROUND 12: BREACH OF TENANCY

Ground 12 – The tenant is guilty of breaching one of the terms of their tenancy agreement (other than the paying of rent).

Notice Period: 2 weeks

Particulars: The following tenancy obligations have been breached: [Specify the exact clause(s) of the tenancy agreement breached, dates and full details of each breach]

GROUND 13: DETERIORATION OF PROPERTY

Ground 13 – The tenant has caused the condition of the property to deteriorate.

Notice Period: 2 weeks

Particulars: [Provide full details including:

- Specific areas/items damaged
 - Nature and extent of deterioration
 - How deterioration was caused
 - Dates
 - Photographic evidence (attach)
 - Cost of repairs if known]
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GROUND 14: ANTI-SOCIAL BEHAVIOUR

Ground 14 – The tenant or anyone living in or visiting the property has been guilty of behaviour causing, or likely to cause, nuisance or annoyance to the landlord, a person employed in connection with housing management functions, or anyone living in, visiting or in the locality of the property. Or the tenant or a person living or visiting the property has been convicted of using the premises for illegal/immoral purposes, or has been convicted of an indictable offence in the locality.

Notice Period: Landlords can begin proceedings immediately (no notice period required)

Particulars: [Provide full and specific details including:

- Description of behaviour/incidents
 - Dates and times
 - Persons affected
 - Witness statements
 - Police reports or crime reference numbers
 - Conviction details if applicable
 - Any correspondence with tenant about behaviour]
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GROUND 14A: DOMESTIC ABUSE

Ground 14A – A social landlord wishes to evict the perpetrator of domestic violence if the partner has fled and is unlikely to return.

Notice Period: 2 weeks

Particulars: [Provide details including:

- Evidence of domestic abuse
 - Date partner left property
 - Evidence partner unlikely to return
 - Any police reports or protective orders]
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GROUND 14ZA: RIOTING

Ground 14ZA – The tenant or another adult living at the property has been convicted of an indictable offence which took place at a riot in the UK.

Notice Period: 2 weeks

Particulars: [Provide details including:

- Date and location of riot
 - Nature of conviction
 - Date of conviction
 - Court details and case number
 - Copy of conviction]
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GROUND 15: DETERIORATION OF FURNITURE

Ground 15 – The tenant has caused the condition of the furniture to deteriorate.

Notice Period: 2 weeks

Particulars: [Provide details including:

- Items of furniture affected
- Nature and extent of deterioration
- How deterioration was caused

- Dates
 - Photographic evidence (attach)
 - Cost of replacement/repair if known]
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GROUND 17: FALSE STATEMENT

Ground 17 – The tenancy was granted due to a false statement made knowingly or recklessly by the tenant or someone acting on their instigation.

Notice Period: 2 weeks

Particulars: [Specify:

- The false statement made
 - When and to whom it was made
 - How it was material to granting the tenancy
 - Evidence that statement was false
 - Evidence tenant knew it was false or was reckless]
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GROUND 18: SUPPORTED ACCOMMODATION

Ground 18 – The tenancy is for supported accommodation, and the tenant is refusing to engage with the support.

Notice Period: 4 weeks

Particulars: [Provide details including:

- Nature of support services
- Evidence of tenant's refusal to engage
- Dates and details of attempts to engage tenant
- Records of missed appointments or refused services]