

Proposed Section 8 Grounds

A list of the proposed section 8 Ground relevant to the private rented sector. Some Grounds which are relevant only to social housing have been omitted.

Grounds 1 to 8A (including the new Ground 8A) are the mandatory Grounds and 9 onward are the discretionary Grounds.

Ground 3 under the Grounds in Schedule 2 of the Housing Act 1988 is proposed to be removed. This is the property was previously let as a holiday let within the last 12 months.

| Ground number | Notice period | Ground details | Information |
|---------------|---------------|--|--|
| 1 | 2 months | Landlord or family member requires the property as their principal home | Not to expire within 6 months of tenancy start |
| 1A | 2 months | The landlord wishes to sell the property | Not to expire within 6 months of tenancy start |
| 2 | 2 months | Mortgage lender intends to sell | Remove requirement to pre-advise |
| 2ZA | 2 months | Superior landlord requires possession | |
| 2ZB | 2 months | Superior landlord requires vacant possession | |
| 5 | 2 months | Property required for a Minister of religion | Remove requirement to pre-advise |
| 5C | 2 months | Employment related property required as either employment ended or was not intended to be permanent | |
| 6 | 2 months | Landlord intends to redevelop and vacant property is required | Not to expire within 6 months of tenancy start |
| 6A | 2 months | Enforcement action by court or local authority. Possession required to comply e.g. improvement or prohibition notice, HMO licence issues | |

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| Ground number | Notice period | Ground details | Information |
|---------------|---------------|---|---|
| 7 | 2 months | Death of a (sole) tenant | Extended to within two years |
| 7A | Immediate | Tenant convicted of a serious offence anti-social behaviour; breach anti-social behaviour injunction; nuisance etc | |
| 8 | 4 weeks | 2 months arrears excluding universal credit payment failure | Notice period doubled |
| 8A | 4 weeks | Minimum 2 months arrears on three occasions over a three-year period | Excluding universal credit payment issues |
| 9 | 2 months | Suitable alternative accommodation | |
| 10 | 4 weeks | Some rent lawfully due | Notice period doubled |
| 11 | 4 weeks | Persistent late payment | Notice period doubled |
| 12 | 2 weeks | Breach of tenancy expect rent arrears | |
| 13 | 2 weeks | Tenant has caused property deteriorate | |
| 14 | Immediate | Tennant has/is capable of causing nuisance or annoyance, or convicted using allowing property to be used for illegal/immoral purposes | Changed 'likely' to 'capable' |
| 14ZA | 2 weeks | Rioting | |
| 15 | 2 weeks | Deterioration of furniture caused by the tenant | |
| 17 | 2 weeks | Landlord induced to grant a tenancy by false statement | |