

Possession Grounds – Section 8 and Section 21

Ground under Section 8	Pre-coronavirus Act 2020 notice period: until 26 March 2020	Modified notice period: 1 June - 30 September 2021
Mandatory (judge must award possession if ground met)		
1: Landlord wants to move in	2 months	4 months
2: Mortgage repossession	2 months	4 months
3: Out of season holiday let	2 weeks	4 months
4: Let to student by an educational institution	2 weeks	4 months
5: Property required for use by minister of religion	2 months	4 months
6: Demolition / redevelopment	2 weeks	4 months
7: Death of tenant	2 months	2 months
7a: Serious anti-social behaviour	4 weeks (periodic tenancy)	4 weeks (periodic tenancy)
	1 month (fixed term tenancy)	1 month (fixed term tenancy)
7b: No right to rent in the UK	2 weeks	2 weeks
8: Serious rent arrears at time of service of notice and possession proceedings	2 weeks	a) 4 weeks where arrears are at least 4 months b) 4 months where arrears are less than 4 months From 1 August 2021 - 2 months' notice where arrears are less than 4 months

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Discretionary (judge can decide whether to award possession, if ground met)		
9: Alternative accommodation available	2 months	4 months
10: Some rent arrears at the time of service of notice and possession proceedings	2 weeks	a) 4 weeks where arrears are at least 4 months b) 4 months where arrears are less than 4 months From 1 August 2021- 2 months' notice where arrears are less than 4 months
11: Persistent late payment of rent	2 weeks	a) 4 weeks where arrears are at least 4 months b) 4 months where arrears are less than 4 months From 1 August 2021- 2 months' notice where arrears are less than 4 months
12: Breach of tenancy agreement	2 weeks	4 months
13: Tenant deteriorated property	2 weeks	4 months
14: Nuisance/annoyance, illegal/immoral use of property	None- proceedings may be commenced immediately after service of notice	None- proceedings may be commenced immediately after service of notice

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14A: Domestic abuse (social tenancies only – where victim has permanently left the property)	2 weeks	2 weeks
14ZA: Rioting	2 weeks	2 weeks
15: Tenant has deteriorated furniture	2 weeks	4 months
16: Employment	2 months	4 months
17: False statement	2 weeks	2 weeks

Details from [Understanding the possession action process: A guide for private landlords in England and Wales - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-the-possession-action-process-a-guide-for-private-landlords-in-england-and-wales)

Section 21 notices in England

Due to coronavirus (COVID-19), from 26 March 2020 to 28 August 2020 the minimum Section 21 notice period that you can give to your assured shorthold tenants was 3 months. From 29 August 2020 until 31 May 2021 the minimum notice period was 6 months in most circumstances.

From 1 June until at least 30 September 2021, the minimum notice period is 4 months in most cases. This means that there must be at least 4 months between the date your tenant received the notice, and the date after which you specified they must leave the property. You can make a claim for possession in the county court if the tenant has not left by the date specified in the notice.

However, if you have agreed with a tenant that a longer notice period will be given, for example if there is a written tenancy agreement that provides for a longer period of notice, that longer period will apply.

More information can be found at [Understanding the possession action process: A guide for private landlords in England and Wales - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-the-possession-action-process-a-guide-for-private-landlords-in-england-and-wales)