

The Grounds for Possession Under the Housing Act 1988

After the changes made by the Renters' Rights Act 2025



David Smith | Partner

Landlord & Tenant



bishopandsewell.co.uk

**Beautifully
straightforward
legal advice**

A Summary of the Grounds for Possession

GROUND	DESCRIPTION	NOTICE PERIOD	COMMENTS
1	Landlord, spouse or civil partner or parents, children, siblings, grandparents, grandchildren of these wish to occupy	4 months	Marketing for letting or letting prohibited from date of notice service plus 12 months from date of notice expiry. If proceedings are issued 12 months is from date of issue.
1A	Landlord wishes to sell or grant lease of more than 21 years	4 months	Marketing for letting or letting prohibited from date of notice service plus 12 months from date of notice expiry. If proceedings are issued 12 months is from date of issue.
1B* %	Landlord wishes to sell or grant lease of more than 21 years or grant an assured tenancy to another tenant	4 months	Only permitted where a social landlord has entered into a rent to buy agreement and the landlord has complied with that agreement.
2	Mortgagee has a power of sale and wants vacant possession to exercise this power	4 months	Must be used by the mortgagee.
2ZA* %	Superior landlord has given notice to terminate the superior tenancy	4 months	Could be used by Housing Associations to offer rent to rent arrangements to PRS landlords with certainty of handing back with vacant possession.
2ZB %	Superior landlord has a tenancy of over 21 years and is seeking possession based on that tenancy ending in the next 12 months	4 months	
2ZC %	Superior landlord has terminated a tenancy with a social landlord and inherited tenants under s18	4 months	Proceedings must be issued within 6 months of tenants being inherited.
2ZD * %	Superior landlord had a tenancy of more than 21 years and has inherited tenants on that ending due to s18		Proceedings must be issued within 6 months of tenants being inherited.
4 %	Property previously let to students	2 weeks	Let on PBSA exemption in the last 12 months.
4A %	Property let to students	4 months	Occupied wholly by full-time students, possession required between 1 June and 30 September to let to full time students, tenancy signed not more than six months before tenants occupied.
5 %	Property required for the use of a minister of religion	2 months	
5A %	Property required for an agricultural worker	2 months	Employee must be working at least 35 hours per week in agriculture.
5B* %	Property required for individuals working in specified employment	2 months	
5C %	Let in consequence of employment	2 months	Employee is no longer in that employment or it was a temporary arrangement at the outset of the employment.
5D* %	Key workers	2 months	Tenancy agreement included a requirement connected with tenant employment which is no longer fulfilled
5E-5H * %	Various grounds for social and supported housing	4 weeks (2 months for 5H)	Social landlords or supported housing providers only.

GROUND	DESCRIPTION	NOTICE PERIOD	COMMENTS
6	Redevelopment	4 months	Landlord can show that they have intent to substantially develop or reconstruct and this cannot be done with the tenant in place. Social landlords must offer alternative accommodation.
6A* %	Alternative accommodation	4 months	Alternative accommodation was provided temporarily by a social landlord to allow for eviction under ground 6.
6B	Letting breaches other legislation	4 months	Landlord must comply with banning order, overcrowding notice, HHSRS notice, an HMO licence has been revoked, or there is a planning enforcement notice. Court has a discretion to order compensation to tenant.
7	Tenancy inherited through will or intestacy	2 months	This is restricted for first succession from Rent Act tenancies. Proceedings have to be issued within 12 months.
7A	Serious offences	No notice	Conviction for serious offences, various breaches of ASBCPA.
7B	Right to rent	2 months	Secretary of State must have given notice that some tenants have no right to rent.
8	Severe rent arrears	4 weeks	Three months arrears. Unpaid UC cannot be counted against arrears.
9	Suitable alternative accommodation is available	2 months	
10	Some arrears of rent	4 weeks	Any level of arrears. Usually used with grounds 8 and 11.
11	Persistent late payment of rent	4 weeks	Rent has regularly been paid late. Usually used with grounds 8 and 10.
12	Breach of contract other than rent arrears	2 weeks	
13	Deterioration of the condition of the property or any common parts due to the tenant's actions	2 weeks	
14	Nuisance or ASB to others or interference with management	No notice	
14ZA	Conviction of the tenant for an indictable offence at a riot	2 weeks	
14A	Domestic violence by one tenant on another	2 weeks	
15	Deterioration of furniture due to the tenant's actions	2 weeks	
17	Landlord was induced to grant the tenancy by a false statement by the tenant	2 weeks	
18	Uncooperative tenant in supported accommodation	2 weeks	Supported Accommodation providers only.

KEY

☐ Mandatory Grounds

☒ Discretionary Grounds

* Grounds only usable by social landlords

% Grounds that require notice to be given to the tenant in advance of the tenancy that they might be relied on

Note: Ground 3 has been deleted; Ground 16 is renumbered as Ground 5C.

Here for you. For life.

Our promise to you is to offer the very best legal advice and to consistently exceed your expectations.

We are committed, ambitious, approachable and results oriented. We have an open and inclusive culture and quality is at the centre of everything we do for you.

We are Bishop & Sewell.

**Bishop
& Sewell**

Beautifully straightforward legal advice

Bishop & Sewell LLP Solicitors
59-60 Russell Square,
London WC1B 4HP

+44 (0)20 7631 4141
bishopandsewell.co.uk



Personal

Family relationships
Divorce
Personal dispute resolution
Trusts, Tax & Estates
Employment
Bankruptcy & personal insolvency
International personal matters
Contentious probate
Immigration

Commercial

Company commercial
Commercial property
Commercial dispute resolution
Employment
Business regulation
Data protection
Insolvency
International commercial matters
Immigration

Property

Residential property
Commercial property
Landlord & tenant
Lease extension
Buying your freehold
International property matters



Disclaimer: We hope you have found this article useful however it is general in nature and for information purposes only. It is not a substitute for legal advice. Therefore Bishop & Sewell LLP accepts no responsibility whatsoever for any loss howsoever arising in connection with any use of the contents of this article. If you require specific advice, please contact us. Bishop & Sewell LLP is a limited liability partnership registered in England and Wales (No. OC319691) whose registered office is at 59-60 Russell Square, London WC1B 4HP. Registered as a firm of solicitors and advocates regulated by the Solicitors Regulation Authority in England and Wales.