

Minimum notice period lengths under Section 8 of the Housing Act 1988

Legislation: Section 8, Housing Act 1988 / For grounds see Schedule 2 to the Act / Applicable to assured and assured shorthold tenancies

Users: Private sector and private registered providers of social Housing

Ground	Return to pre-Coronavirus Act 2020 notice period: from 1 October 2021
Mandatory (judge must award possession if ground met)	
1: Landlord wants to move in	2 months
2: Mortgage repossession	2 months
3: Out of season holiday let	2 weeks
4: Let to student by an educational institution	2 weeks
5: Property required for use by minister of religion	2 months
6: Demolition / redevelopment	2 weeks
7: Death of tenant	2 months
7a: Serious anti-social behaviour	4 weeks (periods tenancy) 1 months (fixed-term tenancy)
7b: No right to rent in the UK	2 weeks
8: Serious rent arrears at time of service of notice and possession proceedings	2 weeks

Ground

Return to pre-Coronavirus Act 2020 notice period: from 1 October 2021

Discretionary (judge can decide whether to award possession, if ground met)

9: Alternative accommodation available	2 months
10: Some rent arrears at the time of service of notice and possession proceedings	2 weeks
11: Persistent late payment of rent	2 weeks
12: Breach of tenancy agreement	2 weeks
13: Tenant deteriorated property	2 weeks
14: Nuisance/annoyance, illegal/immoral use of property	None – proceedings may be commenced immediately after service of notice
14A: Domestic abuse (social tenancies only – where victim has permanently left the property)	2 weeks
14ZA: Rioting	2 weeks
15: Tenant has deteriorated furniture	2 weeks
16: Employment	2 months
17: False statement	2 weeks