

RP = private registered provider of social housing  
LL = landlord

Long Lease = fixed term lease of 21 years or more  
VP = vacant possession

T = tenant  
LA = local authority

HMO = House in Multiple Occupation

| Proposed amendments to existing mandatory grounds for possession plus new grounds |                                     |   |   |         |
|---|-------------------------------------|---|---|---------|
|   | Description                         | Proposed amendment  | Notice  | Status  |
| <a href="#">1</a>   | Occupation by LL/family             | The definition of family member expanded to include parent, grandparent, sibling/half-sibling, child, grandchild. Not available during the first 12 months of the tenancy   | Increase from two to four months                | Amended |
| <a href="#">1A</a>  | Sale of property                    | LL able to seek possession if they intend to sell a freehold or leasehold interest in the property or grant a Long Lease  | Four months, served after first year of tenancy | New     |
| <a href="#">1B</a>  | Sale of property under rent-to-buy  | LL is an RP and the property is rented under a rent-to-buy agreement  | four months                                     | New     |
| <a href="#">2</a>   | Sale by mortgagee                   | Property subject to mortgage granted at any time. Lender exercises power of sale requiring VP   | Increase from two to four months                | Amended |
| <a href="#">2ZA</a>   | Possession when superior lease ends | LL's lease is under a superior tenancy that is coming to an end. Only available to RPs, agricultural LLs, supported accommodation provider or a company majority owned by LA  | Four months                                     | New     |
| <a href="#">2ZB</a>   | Possession when superior lease ends | LL's lease is under a superior tenancy that is ending or has ended. Can only be used if the superior lease is for a fixed term of over 21 years   | Four months                                     | New     |
| <a href="#">2ZC</a>   | Possession by superior LL           | <b>Superior</b> LL becomes T's direct LL and seeks to take possession. Only available if previous <b>intermediate</b> LL was an RP, agricultural LL, supported accommodation provider or a company majority owned by LA | Four months                                     | New     |

|                     |  |  |             |                       |
|---------------------|--|--|-------------|-----------------------|
| <a href="#">2ZD</a> | Possession by superior LL                                    | <b>Superior</b> LL becomes T's direct LL and seeks to take possession. Only available if the superior lease was a Long Lease and has expired, or within a 12 month period of the fixed term expiry date or if the superior tenancy ends after expiry of the fixed term as a result of a valid notice | Four months | New                   |
| <a href="#">3</a>   | Out of season holiday let                                    | <b>ground no longer available</b>  |             |                       |
| <a href="#">4</a>   | Student accommodation  | 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   | Two weeks   | Unchanged             |
| <a href="#">4A</a>  | Properties rented to students for occupation by new students | HMO let to full-time students is required for a new students in line with the academic year. Cannot be used if the tenancy was agreed more than six months in advance of the tenancy starting, i.e. T moving in  | Four months | New                   |
| <a href="#">5</a>   | Ministers of religion  | 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  | Two months  | Amended               |
| <a href="#">5A</a>  | Occupation by agricultural worker                            | LL requires possession to house someone employed by them as an agricultural worker   | Two months  | New                   |
| <a href="#">5B</a>  | Occupation by eligible employee                              | RP requires the property for use by T meeting employment eligibility (current T does not fulfil those requirements)  | Two months  | New                   |
| <a href="#">5C</a>  | End of employment by LL                                      | Property was let as a result of the T's employment by the LL and the employment has come to an end <b>OR</b> the tenancy was not meant to last the duration of the employment and the dwelling is required by a new employee   | Two months  | Expands old ground 16 |
| <a href="#">5D</a>  | End of employment requirements                               | RP included an employment requirement in the tenancy agreement that the T no longer fulfils  | Two months  | New                   |

|                    |   |  |                                  |         |
|--------------------|---|--|----------------------------------|---------|
| <a href="#">5E</a> | Occupation as supported accommodation           | Property is held as supported accommodation and current T did not enter the tenancy for the purpose of receiving care, support or supervision  | Four weeks                       | New     |
| <a href="#">5E</a> | Property occupied as supported accommodation    | Tenancy is for supported accommodation and the accommodation is no longer viable or suitable for that T  | Four weeks                       | New     |
| <a href="#">5G</a> | Tenancy granted for homelessness statutory duty | Property is used as temporary accommodation for a homeless household and LL is notified by LA that the tenancy is no longer required for that purpose. Ground must be used within 12 months of the notification  | Four weeks                       | New     |
| <a href="#">5H</a> | Occupation as 'stepping stone accommodation'    | RP or charity is letting to a T meeting eligibility criteria at 'affordable rent' to help them access the private rented sector and/or transition to living independently and the T no longer meets the eligibility criteria or a limited period has come to an end          | Two months                       | New     |
| <a href="#">6</a>  | Re-development                                  | LL wishes to demolish or substantially redevelop the property which cannot be done with the T in situ. Various time limits and/or notice requirements exist for this ground depending on the circumstances. LL and tenancy must be of the kind listed in the statutory table | Increase from two to four months | Amended |
| 6A                 | Decant accommodation                            | T has been provided with alternative accommodation by a relevant social LL while redevelopment affecting their original home is carried out  | Four months                      | New     |
| 6B                 | Compliance with enforcement action              | LL is subject to enforcement action and needs to regain possession to become compliant. Court can require the LL to pay compensation to the T when ordering possession   | Four months                      | New     |

|   |                           |   |                                 |           |
|---|---------------------------|---|---------------------------------|-----------|
| <a href="#">7</a>   | Death of tenant           | Tenancy was passed on by will or intestacy and proceedings began within 12 months of death.   | Two months                      | Amended   |
| <a href="#">7A</a>  | Antisocial behaviour      | Notice period reduced so LLs able to issue a claim immediately  | None (from one month/two weeks) | Amended   |
| <a href="#">7B</a>  | No right to rent          | At least one of the Ts has no right to rent as a result of their immigration status and the secretary of state has notified LL of this  | Two weeks                       | Unchanged |
| <a href="#">8</a>   | Serious rent arrears      | Time period for outstanding rent, at time of service of notice and at date of possession hearing, will be increased as follows:- <ul style="list-style-type: none"> <li>Rent paid weekly - increased to 13 weeks (formerly eight weeks)</li> <li>Rent paid monthly - increased to three months (formerly two months)</li> </ul> | Two to four weeks               | Amended   |
| Proposed amendments to existing discretionary grounds for possession plus new grounds |                           |   |                                 |           |
| <a href="#">9</a>   | Suitable accommodation    | Suitable alternative accommodation is available for the T   | Two months                      | Unchanged |
| <a href="#">10</a>  | Any rent arrears          | T is in any amount of arrears   | Two to four weeks               | Amended   |
| <a href="#">11</a>  | Persistent arrears        | T has persistently delayed paying their rent  | Two to four weeks               | Amended   |
| <a href="#">12</a>  | Breach of tenancy         | T is guilty of breaching one of the terms of the tenancy agreement  | Two weeks                       | Unchanged |
| <a href="#">13</a>  | Deterioration of property | T has caused the condition of the property to deteriorate   | Two weeks                       | Unchanged |

|                      |                            |   |            |           |
|----------------------|----------------------------|---|------------|-----------|
| <a href="#">14</a>   | Anti-social behaviour      | T or anyone living/visiting the property is guilty of behaviour causing/likely to cause nuisance or annoyance or is convicted of using the premises illegally/immorally or of an indictable offence in the locality | None       | Unchanged |
| <a href="#">14ZA</a> | Rioting                    | T or another adult living at the property has been convicted of an indictable offence which took place at a riot in the UK  | Two weeks  | Unchanged |
| <a href="#">14A</a>  | Domestic abuse             | Social LL wishes to evict the perpetrator of domestic violence if the partner has fled and is unlikely to return  | Two weeks  | Unchanged |
| <a href="#">15</a>   | Deterioration of furniture | T has caused the condition of the furniture to deteriorate  | Two weeks  | Unchanged |
| 16                   | Employee of LL             | Amended and moved to mandatory ground 5C  | N/A        | Moved     |
| <a href="#">17</a>   | False statement            | The tenancy was granted due to a false statement made knowingly or recklessly by T or someone acting on their instigation   | Two weeks  | Unchanged |
| <a href="#">18</a>   | Supported accommodation    | The tenancy is for supported accommodation and T is refusing to engage with the support   | Four weeks | New       |