

Section 8 Notice UK

Notice under Section 8, Housing Act 1988 (as amended by the Renters' Rights Act 2025)

NOTICE OF INTENTION TO BEGIN PROCEEDINGS FOR POSSESSION OF A PROPERTY IN ENGLAND LET ON A PERIODIC ASSURED TENANCY

INFORMATION FOR THE TENANT This notice informs you that your landlord intends to begin proceedings for possession of the property identified in section 2. Under the Renters' Rights Act, your landlord must provide a valid ground for seeking possession, as "no-fault" evictions (Section 21) have been abolished.

The earliest date on which possession proceedings can begin depends on the ground(s) relied upon and is specified in section 5.

If you are worried about this notice, take it immediately to Citizens Advice, a housing advice centre, or a solicitor. If you believe you are at risk of homelessness, contact your local authority for support.

Free independent advice: Shelterline 0808 800 4444 or <https://www.shelter.org.uk/>

1. To: _____

(Full name(s) of all tenant(s))

2. Your landlord intends to apply to the court for an order requiring you to give up possession of: _____

(Address of the property)

3. Your landlord intends to seek possession on the following ground(s) in Schedule 2 to the Housing Act 1988 (as amended):

(Insert relevant ground(s), e.g., Ground 1A — Possession for sale, Ground 1B — Occupation by landlord or family, Ground 8 — Rent arrears)

4. Give a full explanation of why each ground is being relied on:

(The landlord must provide specific factual details of the breach or the reason for the mandatory ground relied upon.)

5. The court proceedings will not begin earlier than: _____

(Insert a calendar date. Notice periods vary between two weeks and four months depending on the ground(s) relied upon under the Renters' Rights Act 2025.)

6. Expiry of Notice: This notice will lapse 12 months from the date of service, unless court proceedings have begun or there is an extension due to the Debt Respite Scheme (Breathing Space).

7. Name and address of landlord or landlord's agent:

(Must be completed and signed by the landlord or authorised agent)

Signed: _____ **Date:** _____

Name: _____ **Capacity:** ☐ Landlord ☐ Agent

Address: _____

Telephone: _____

DISCLAIMER & STATUTORY COMPLIANCE: This document is a general template for use in England and does not constitute legal advice. It is not an official government form. Users must ensure they comply with all current statutory requirements before serving this notice.

IMPORTANT FOR LANDLORDS: Under the Renters' Rights Act 2025, this notice may be invalid if:

1. You are not registered with the Private Rented Sector Landlord Ombudsman scheme.
2. The property does not meet the "Decent Homes Standard" as required under the Renters' Rights Act 2025.
3. You have not provided the tenant with a valid Gas Safety Certificate, Energy Performance Certificate (EPC), and the current version of the government's "How to Rent" guide.
4. You are seeking possession to sell (Ground 1A) or move in (Ground 1B) within the first 12 months of the original tenancy start date, where statutory tenant protections apply.

This notice applies to England only. For specific requirements in Wales, Scotland, or Northern Ireland, please consult a solicitor qualified in the relevant jurisdiction, as materially different statutory regimes apply in each nation.