

Section 8 Grounds Quick-Reference (RRA 2026)

Every ground in Schedule 2 of the Housing Act 1988 as amended by the Renters' Rights Act 2025. Mandatory grounds = court must grant possession if proven; discretionary = court decides.

Mandatory grounds

#	Use	Notice	Key condition
1A	Landlord moving in	4 months	Stat declaration; 12-month re-letting bar; first 12mo bar
1B	Sale of property	4 months	Marketing instruction; 12-month re-letting bar; first 12mo bar
2	Mortgage repossession	2 months	Lender notice; pre-tenancy disclosure required
2ZA	Superior landlord ending head lease	4 months	Where superior landlord requires possession
3	Holiday let occupancy due	2 weeks	Tenancy agreement < 8 months; pre-tenancy holiday-use clause
4	Student-let off-term	2 weeks	For HMOs let to students returning to academic year
5	Minister of religion needs property	2 months	Pre-tenancy disclosure of intended use
6	Demolition / redevelopment	4 months	Planning consent; cannot complete with tenant in situ
7	Tenancy by succession ended	4 months	Spouse / civil partner already succeeded once
7A	Conviction for serious offence	4 weeks (or 1 mo)	Recent qualifying conviction in or near property
7B	No right to rent (Home Office notice)	2 weeks	Following Home Office referral
8	Serious rent arrears	4 weeks	13 weeks rent owed at service AND hearing (post-RRA)

Discretionary grounds

#	Use	Notice	Court will weigh
9	Suitable alternative accommodation	2 months	Comparable size / cost / area
10	Some rent arrears at service & hearing	4 weeks	Pattern + reason
11	Persistent late payment	4 weeks	12-24 months evidence required
12	Breach of tenancy term	4 weeks	Specific clause + materiality
13	Disrepair caused by tenant	4 weeks	Inspection + photos + contractor estimate
14	Anti-social behaviour	0 days	Witnesses, police logs, neighbour statements
14A	Domestic violence in social housing	2 weeks	For social RPs only
15	Furniture damage	4 weeks	Inventory + photos + contractor quote
16	Tied accommodation, employment ended	2 months	For service occupancies
17	False statement on application	4 weeks	Material misrepresentation

Tip: combine grounds where possible. A serious-arrears case is often pleaded as 8 + 10 + 11 so the court can fall back to discretionary grounds if Ground 8 fails on a technicality (e.g. tenant pays into court before hearing).

Evidence packs by ground (must-have)

- Ground 1A: signed statutory declaration of intent to occupy + ID + utility intent.
- Ground 1B: signed marketing instruction with an estate agent or solicitor.
- Ground 6: planning permission, contractor schedule showing vacant possession needed.
- Ground 8: rent statement + bank reconciliation showing 13+ weeks arrears at both points.
- Ground 10/11: 12-24 month payment-history table with paid/late/missed flags.
- Ground 14: police incident numbers, witness statements, professional log of complaints.