

MANDATORY

GROUND	DESCRIPTION	NOTICE PERIOD	CONDITIONS & RESTRICTIONS
1	Landlord wishes to reoccupy	4 months	Can be a Landlord or a close family member - Not applicable if the landlord is a company or a Trust. Cannot be used in the first 12 months of a tenancy & the property cannot be relet for 12 months after vacant possession.
1A	Landlord wishes to sell	4 months	Cannot be used in the first 12 months of a tenancy & the property cannot be relet for 12 months after vacant possession.
4A	Property let to students	4 months	Must be wholly let to students and occupation is required between June 1st and September 30th, to let again to students. Notice must be given before the tenancy starts.
6	Redevelopment	4 months	Landlords must demonstrate that they have to substantially redevelop and that it cannot be done with a tenant in situ.
7B	Right to Rent	2 weeks	The 'Secretary of State' must have given notice to the Landlord that one or more tenants do not have the Right to Rent..
8	Severe Rent Arrears	4 weeks	Must be 3+ months of full rent arrears

DISCRETIONARY

GROUND	DESCRIPTION	NOTICE PERIOD	CONDITIONS & RESTRICTIONS
9	Suitable Alternative Possession	2 months	The Landlord provides suitable alternative accommodation.
10	Rent Arrears	1 month	The Tenant is in arrears but below the mandatory threshold.
11	Persistent Late Payment of Rent	1 month	The Landlord can prove a pattern of non-payment or delayed rent payments.
12	Breach of Tenancy Agreement	2 weeks	The Tenant is guilty of breaching one of the terms of the tenancy agreement (other than the rent) eg. Sub-letting, smoking etc.
13	Deterioration/Neglect of Property	2 weeks	The Tenant causes the property to deteriorate beyond reasonable wear and tear.
14	Anti Social / Criminal Behaviour	None	The Tenant or a visitor causes nuisance or is convicted of an offence.
15	Deterioration of Furniture/Contents	2 weeks	The furniture, fixtures or fittings of a property deteriorate as a result of the tenant's actions.
17	False Statement	2 weeks	The tenancy was granted due to a false statement made knowingly by the tenant or someone acting on their instigation.

A FULL LIST OF GROUNDS CAN BE FOUND HERE

<https://www.gov.uk/government/publications/grounds-for-possession-guidance-for-landlords-and-letting-agents/grounds-for-possession-guidance-for-landlords-and-letting-agents>