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Introduction – the Right to Buy

This leaflet tells you about the rights and duties of farmers who provide tied accommodation for their farm workers, and of the workers who live in that property. Until 15 January 1989 most agricultural tied accommodation was covered by the Rent (Agriculture) Act 1976. Part I of the Housing Act 1988 became law on that date, and it set up a new framework for most lettings by private landlords to tenants (except long leases at low rents) after that date, including lettings by farmers, or by people with whom they have made arrangements, to agricultural workers who work for them. Most agreements for tied agricultural accommodation made on or after 15 January 1989 assured agricultural occupancies under the Housing Act 1988.

It is possible for a farmer to grant not only assured agricultural occupancies but also full assured tenancies. These are covered briefly in this leaflet, but for more detailed information see DCLG booklet Assured and assured shorthold tenancies – a guide for landlords and Assured and assured shorthold tenancies – a guide for tenants.

The Rent (Agriculture) Act 1976 provides housing security for qualifying agricultural workers living in tied accommodation who pay no rent at all or only a low rent. The Housing Act 1988 applies to similarly qualified people, and also those who pay a market rent for their property. The letting must meet certain conditions, and may not be a shorthold tenancy. This security continues at the end of a contract of employment (whether the worker retires, is
dismissed, made redundant, or resigns). This means that the farmer cannot evict the occupant unless suitable alternative accommodation is available, or certain limited grounds for possession apply (see page 8). The occupant under either the Rent (Agriculture) Act 1976 or the Housing Act 1988 may occupy his home under either a tenancy or a licence, but it does not matter which.

A tenant who is paying a registered rent or a full market rent for his property will also have certain rights as regards security and rents (see DCLG booklets Assured and assured shorthold tenancies – a guide for landlords and a guide for tenants and Housing Booklet – Regulated Tenancies) and additional rights as regards security if the tenant meets the qualifying agricultural worker condition (see page 5).

There are other features of these agricultural tenancies or licences:

- If the farmworker pays no rent or a very low rent, under the Rent (Agriculture) Act the rent is subject to certain rules when the tenancy comes to an end.

- The farmworker’s spouse can also qualify for security and has the right to succeed to a tenancy under the Acts. (See page 9 for Rent (Agriculture) Act tenants.)
What is an assured agricultural occupancy?

Normally a letting which is at a low or nil rent cannot be an assured tenancy and does not qualify for protection under the Housing Act 1988. An assured agricultural occupancy is a form of letting which attracts the protection of the Act even though the occupant may pay a low or nil rent. It can only be an assured agricultural occupancy if the occupant meets the agricultural worker condition (see below). Provided this condition is met, the farmworker has the full protection of the Housing Act 1988 and qualifies for the special rehousing arrangements for agricultural workers (see page 18). The farmer can only get possession from the worker by going to court on certain specified grounds laid down in the Act.

An assured shorthold tenancy cannot be an assured agricultural occupancy.

Qualifying farm workers: the agricultural worker condition

Who can meet the agricultural worker condition?

Serving farm workers housed by the farmer employing them, or by someone else by arrangement with the farmer. They must have been employed in agriculture whole-time, or as permit workers, for 91 weeks out of the past 104 – i.e. nearly two years. Whole-time means 35 hours of actual work per
week, including some time spent doing activities incidental to agricultural work (what constitutes incidental activities will depend on the precise individual circumstances). The two years of employment do not have to have been at the same farm or with the same farmer. The legislation covers agricultural workers in intensive operations not attached to farm land (including workers in intensive livestock and horticulture) and forestry.

Absences in the following circumstances also reckon towards the qualifying period: holidays; absence caused by illness or injury; weeks in which fewer than 35 hours are worked by agreement with the farmer; and up to 13 weeks in circumstances such as unemployment or employment outside agriculture.

The property must also at some time during the tenancy be or have been in ‘qualifying ownership’, which means that it must either be owned by the employer or by someone with whom the employer has made arrangements to provide accommodation for someone he employs.¹

Farm managers and family workers if they are employed in agriculture as described above under a contract of employment. (What matters here is the actual work the employee performs, rather than how it is described in the contract.)

¹ This condition applies in all cases mentioned.
Retired workers, provided they have worked whole-time in agriculture for the qualifying period, and those who have been forced by injury or ill health to give up employment in agriculture, provided they were working whole-time.

The worker does not forfeit housing security simply because he is now working shorter hours, provided he has remained in the accommodation following at least two years whole-time work in agriculture.

Former farm workers who have taken employment outside agriculture provided they have completed the two year qualifying period.

Widow or widower of a qualifying agricultural worker, living in the home with the worker at the time of his death (or, if there is no spouse or someone living with the worker as husband or wife, a member of the family, who must meet a long residence qualification).

The agricultural worker condition can still be fulfilled if the tenant is occupying a property which he has accepted in exchange for other agricultural tied housing if other relevant conditions are met.

**Who does not have security?**

Workers who have not completed the two year period are not covered by the legislation except for those who meet the qualifying injury or disease condition. However, such
workers will have contractual security before and when their contract of employment ends. Under the Protection from Eviction Act 1977 an occupant cannot normally be evicted without a court order, and courts can sometimes postpone the order for up to six months.

Workers in Government departments and other public bodies. Neither the 1976 Act nor Part I of the 1988 Act applies to Government departments, the Crown or certain public bodies. However, where Crown and government departments employ and house farm workers they normally follow the general principles of the legislation. The Crown Estate Commissioners and the Duchies of Cornwall and Lancaster are, however, subject to both Acts.

If the property held by a farmworker employed by a Government department or other public body is transferred to the private sector, the tenancy can become an assured agricultural occupancy provided the necessary conditions are met.

Tenant farmers. Neither the 1976 nor the 1988 Acts directly affect tenancies held by tenant farmers. But if a tenancy is terminated and there are lawful tenants remaining on the farm, they will (unless the new landlord is not covered by the legislation) be protected against the person from whom their landlord rents the farm as well as anyone to whom that person lets the farm in the future.
On tenanted farms belonging to the Crown, Government departmental or local authorities, qualifying workers are largely protected by the legislation.

Where a farmworker also has the use of agricultural land, for example for part-time market gardening, he may have security, depending on the area of land and the terms on which it is held. If the land covers more than two acres, the entire property could be outside the scope of protection, and any tenancy might come within the provisions of the Agricultural Holdings Act 1986. This includes provisions for family succession in certain circumstances if the tenant dies.

Where a dwelling is subject to a planning condition that it will only be occupied by a serving or retired farmworker or his widow, the legislation provides for the condition to be suspended while the occupant is protected by the Rent (Agriculture) Act 1976 or the Housing Act 1988.

**When the letting ends**

**What happens when an agricultural letting ends?**

When a letting under the Rent (Agriculture) Act 1976 or a fixed term assured agricultural occupancy ends it attracts statutory protection, provided the tenant (or his widow or another successor – see page 9) continues to fulfil the agricultural worker condition (see page 5). In the case of
assured agricultural occupancies, if the previous tenancy or licence was rent free, the tenancy which comes into being will be a *monthly periodic tenancy*. This means the ‘period’ of the tenancy will be from month to month, and the tenant holds it on a month to month basis. He may also pay rent monthly, if the rent is charged. In other cases, the period of the tenancy is the same as the period over which rent is paid.

While the agricultural worker condition is fulfilled the farmer cannot evict the tenant unless he goes to court and proves that he has grounds for possession under the law. For lettings made under the 1976 Act before 15 January 1989, and those replacement tenancies agreed after that date and covered by the 1976 Act, the grounds are summarised in Annex A (page 24). Annex B summarises the grounds for possession of an assured agricultural occupancy. These are almost the same as those for ordinary assured tenancies (page 26). Under an ordinary assured tenancy it is possible to obtain possession on the ground that the tenant was allowed to live in the property as a condition of him employment by the landlord and is no longer in that employment. This ground cannot be used for an assured agricultural occupant, even if he has an ordinary assured tenancy. There is a similar exception for tenancies protected by the Rent Act 1977; and certain other rules about suitable alternative accommodation.

Even where a worker gives notice that he is leaving his job, this does not mean that he has automatically given notice to quit the property.
What happens if the worker dies?

If the worker qualified for housing security under the 1976 Act or had a periodic tenancy under the 1988 Act, there will be an automatic right to security for the widow or widower living with the worker at the time of his or her death. This includes a person who was living with the tenant as his wife or her husband. For a 1976 Act tenant, if there is no widow or widower, another member of the worker’s family will take on an assured tenancy provided he or she has been living with the worker for at least two years immediately before the worker’s death.\(^2\)

If the agricultural tenant was protected under either the 1976 Act or the 1988 Act, the successor may be entitled to an assured agricultural occupancy, depending on his or her status.

Only one succession is normally possible: if a farmworker’s widow re-marries, her new husband would not have the right to succeed to the tenancy if she dies.

Does the worker lose his security if the ownership of the property changes?

Provided the worker has met the qualifying conditions, his security is not affected if a new owner takes over the property even if the new landlord is not a farmer (unless he is an excluded landlord such as a public body – see page 7).

\(^2\) Transitional provisions applied until mid-1990, so that family members who did not meet the full residence qualification could be treated as having done so provided they began living in the dwelling no later than 15 July 1988 and continued to live there.
Grounds for possession

What are the grounds on which a landlord can obtain possession?

A landlord can only obtain possession from a qualifying agricultural worker or his qualifying successor by serving notice to quit under the 1976 Act and taking court proceedings on one of the cases listed in Annex A; or under the 1988 Act by serving notice on one of the grounds in Annex B; and by going to court. Some of the cases and grounds are mandatory, which means that the court must award the landlord possession if he proves his case. The other grounds are discretionary, and the court will only award the landlord possession if it thinks it reasonable to do so.

Prior notice grounds can only be used if the landlord gave notice in writing to the tenant before the start of the tenancy that he intended one day to ask for his property back using those grounds. The court does, however, in some cases have the power to dispense with the requirement for prior notice if it thinks it is fair and reasonable to do so.

3 Cases 11 and 12 of Schedule 4 to the Rent (Agriculture) Act 1976 (Annex A) and grounds 1-5 of Schedule 2 to the Housing Act 1988 (Annex B).
**Can a farmer let property for short periods and be sure of regaining possession under the new law?**

He can let on an assured shorthold tenancy where the rent is £250 or more per year (£1,000 per year in London) (see DCLG booklet Assured and Assured Shorthold Tenancies – a guide for landlords and a guide for tenants). The law was changed by the Housing Act 1996. For lettings since the provisions in the Act came into force on 28 February 1997, an employer wishing to grant an assured shorthold tenancy to a qualifying agricultural worker must serve a notice on the tenant, prior to the start of the tenancy, called “Landlord’s notice proposing an Assured Shorthold Tenancy where the tenancy meets the conditions for an Assured Agricultural Occupancy”. A landlord cannot grant an assured shorthold tenancy to a farm worker who already occupies the property on an assured agricultural occupancy.

Alternatively, holiday lets do not attract security of tenure under the Housing Act 1988, so farmers may let their property to people on holiday.
Rents

Statutory tenancies under the Rent (Agriculture) Act 1976

What are the rent rules when a letting comes to an end?

*During the contractual period*, i.e. when the worker is working for the farmer, the rent may be low, or the worker may live rent free. The farmer can make a deduction from the worker’s wages for rent and or rates so long as this does not take the gross weekly pay to more than £1.50 per week, or any other sum authorised by the local agricultural wages committee, below the statutory minimum wage. If the rent originally agreed is more than two thirds of the rateable value of the property on the appropriate day (this is a technical term defined in the legislation), and if other conditions are met, the letting will be a regulated tenancy under the Rent Act 1977 and a fair rent could be registered.

When the contractual letting ends (because the worker has stopped working for the farmer or for some other reason), provided the worker is still living in the property as his residence, he becomes a *statutory tenant* under the 1976 Act and may be asked to begin paying rent, or to pay a higher rent. If landlord and tenant cannot agree on the rent, each is entitled to apply to the rent officer to fix a ‘fair rent’ for the property. For further information on fair rent, see housing booklet *Regulated Tenancies*.

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4 Lettings made before 15 January 1989 and made as replacement tenancies after that date.
In the period before the rent officer fixes the rent, the landlord is entitled to recover the rates provided he has served at least four weeks’ notice in writing. He may also, provided he has given proper notice, recover a ‘provisional rent’ of one and a half times the rateable value of the property (although there is nothing to prevent the landlord and tenant agreeing a lower figure).

Assured agricultural occupancies

What are the rules on rent during the contractual tenancy?

During the initial term the rent for the accommodation will be agreed between the farmer and the tenant. The rule that deductions for rent must not take the worker’s wage £1.50 below the statutory minimum wage (see page 16) applies. If the rent is not a nil or low rent, the tenancy may be an assured tenancy and an assured agricultural occupancy as well. In this case, the rules as to rent set out in housing booklet Assured Tenancies generally apply. The parties can agree changes to the rent at any time they chose. However, if it is a periodic tenancy, and the agreement does not contain provisions for reviewing the rent, the landlord may serve a statutory notice of increase on the tenant not earlier than one year after the tenancy starts. If the tenant does not agree with the new rent, he has the right to refer it to the rent assessment committee to assess a ‘market rent’ for the property (i.e. the rent that the property might reasonably be expected to command if let on the open market). He must
do this within a certain time limit, e.g. one month if the period of the tenancy is a month or less. The committee will take into account the fact that the agreement is an assured agricultural occupancy in looking at the rent.

**What are the rules when the contractual letting comes to an end?**

The landlord and the tenant can simply agree a new rent between them. If the letting was a fixed term tenancy, a new tenancy comes into being, known as a *statutory periodic tenancy*. In practice this is still an assured agricultural occupancy as long as the ‘agricultural worker condition’ continues to be fulfilled. Provided there was no rent review provision in the original tenancy agreement the landlord may serve a notice of increase in rent immediately the contractual letting comes to an end and at yearly intervals afterwards, unless some other arrangement is agreed. The notice must be on a special form (available from legal stationers). The rent to be paid by the tenant to the landlord is initially a matter for negotiation, but if they disagree over the level of rent, the tenant can refer the proposed rent increase to the rent assessment committee to determine a market rent. He should do this within one month (unless the tenancy is yearly, or quarterly, or another longer period, when there are different time limits).
What does the Rent Assessment Committee (RAC) do?

The committee will decide by applying certain criteria what it thinks the rent for the property should be, exclusive of rates. This rent is not the legal maximum, and if, after the committee has made its decision, the landlord and the tenant want to come to some other agreement about the rent they made do so. But the landlord cannot change the RAC’s figure without the tenant’s agreement.

The RAC can also determine cases referred to them by a landlord and tenant who want to change the terms of the tenancy at the end of the fixed term and cannot agree on what the new terms should be. This must be done within certain time limits. For fuller details see DCLG booklets Assured and assured shorthold tenancies – a guide for landlords and a guide for tenants.

Can a tenant get help with the rent?

If the worker cannot afford the agreed rent or the rent assessed by the RAC he may well be entitled to assistance under the housing benefit scheme. Further information about this can be obtained from the local council.
Rehousing of agricultural workers

How does a farmer obtain possession when he needs a house for a new incoming worker?

If the farmer wants to get his property back from a qualifying agricultural occupant in order to house an incoming worker, he may apply to the local housing authority to house the occupant if no other suitable accommodation is available. The Rent (Agriculture) Act 1976 (which for these purposes also applies to assured agricultural occupancies) requires a local council to do its best to provide accommodation for a displaced qualifying agricultural worker. The housing authority must be satisfied that the property is needed to house a new worker employed in agriculture by the person applying, that the farmer cannot provide alternative accommodation and that it should therefore house the worker in the interests of efficient agriculture. To help decide this, the local authority, the farmer who is applying, or the worker himself may seek advice from an Agricultural Dwelling House Advisory Committee (ADHAC). When it considers what priority it should give the application, the housing authority has to take account of the urgency of the case and the other people it has a duty to house.

The farmer must try to use any suitable property which he might have available. This might include property owned by him or his immediate family. The farmer should include in his application any views on the need he has for the
property in the interests of efficient agriculture, and the attempts he has made to provide suitable alternative accommodation, so that the council or the ADHAC can take account of them.

The council does not necessarily have to re-house the occupant in its own council property, but may be able to make arrangements to use other suitable accommodation.

The farmer can apply in advance if he knows that a worker will be leaving (e.g. on retirement) or is to be on lighter duties. Before providing alternative accommodation in these circumstances, the housing authority would have to be satisfied that the expected change had actually come about since the farmer applied and the worker was not doing the same job as before or likely to be doing it from the new accommodation.

**Are the worker’s interests taken into account?**

Only the farmer (or his agent or manager) can apply to the local housing authority. However, the authority must tell the worker within seven days of getting the application. If the case is referred to an ADHAC, the committee will invite the worker to give his views. The worker may also give his views directly to the housing authority.

If the farmer’s application for the re-housing succeeds, the council will aim to provide a permanent accommodation. However, it may in the first instance only be able to offer
accommodation for a limited period. In making such an offer, to enable the landlord to get possession the council must give a written assurance that suitable long-term accommodation will be offered as soon as possible.

The ex-worker would normally be expected to accept an offer of accommodation provided it was suitable. If he refused suitable accommodation, the farmer would have to apply to the county court for a possession order. The court would settle any dispute about the suitability of the proposed new accommodation, and it would also have to be satisfied that it was reasonable to make the possession order.

**Agricultural dwelling house advisory committees (ADHACs)**

**What are they and what do they do?**

ADHACs are appointed by the chairman of the local agricultural wages committee to advise on the agricultural need and urgency for an ex-worker to be rehoused. Each committee consists of three people: one representative each of farmers and farm workers, and an independent chairman drawn from a panel of people approved by the Minister of Agriculture. A secretary is provided by one of the divisional offices of DEFRA or the Welsh Assembly.

The housing authority, the farmer or the outgoing farmworker may request that an ADHAC meeting be held. The housing authority has a statutory duty to take full
account of the ADHAC advice. It could be used as evidence in any court proceedings relating to the authority’s obligations under the Rent (Agriculture) Act 1976 which, for this purpose, applies to assured agricultural occupancies.

An ADHAC will only advise at the request of one of the parties; in practice this happens in most cases. However, there might be no need for the ADHAC to be involved if, for example, the council had already been told that a farmworker would be retiring at a particular date and had said that it would offer him suitable accommodation when that time came.

The ADHAC will take into account whether the farmer would find it difficult to attract a replacement worker unless he could offer him a house. On remote farms the problem might be clear. But when he applies the farmer can mention anything he has done to try to recruit a suitable worker who lives within reasonable travelling distance of the holding. In addition, the committee may ask for more detailed factual data and, if necessary, an appraisal of the farming system. This will normally be provided by a surveyor attached to DEFRA or the Welsh Assembly.

**What happens at the ADHAC?**

Once a date for the ADHAC meeting has been fixed, the secretary will write to both the farmer and the occupant of the property inviting them to attend the hearing or to send a representative, who might be, for example, a managing agent or a trade union official.
The ADHAC chairmen decide on the procedures for the hearing. However, DEFRA and the Welsh Assembly have issued guidelines to help committees in their work and to ensure a reasonable consistency of approach up and down the country, and chairmen are advised to follow these.

The hearing will be kept as informal as possible and both the farmer and the tenant will have the opportunity to put their cases. The committee will normally see both parties together but if there are objections to this, arrangements can be made for each side’s arguments to be heard separately. In such cases the other side should be given an opportunity to comment on the points made.

Under DEFRA and Welsh Assembly guidelines, ADHACs should in normal circumstances give their advice within 28 days of receiving a request. The advice will be given in a written report after the meeting, and the housing authority then has a statutory duty to tell the applicant its decision within two months of receiving the ADHAC advice.

If the ADHAC approves an application but the housing authority appears to be taking no action, the applicant should take up any question of delay with the authority’s officials concerned, or with a local councillor. It would also be open to him to take the housing authority to court on the grounds that it had failed to fulfil its obligations.
What if the property is not occupied by a new worker?

It is a criminal offence for a farmer, or any other person, knowingly or recklessly to make any false statement to induce the authority to provide accommodation. If the local authority discovers that the farmer did not need the property as he said, but has, for example, sold it, it has powers to prosecute within two years of the offence being committed. The local authority must start proceedings within six months of getting sufficient evidence that an offence has been committed. If found guilty the farmer may be liable to a fine. Neither DEFRA nor the Welsh Assembly have powers to take up any complaints about suspected false information, which should be made to the housing authority which dealt with the application.
Annex A

Grounds for possession of a dwelling house subject to a protected or statutory tenancy under the Rent (Agriculture) Act 1976

The wording below is only a broad summary of the wording in the Rent (Agriculture) Act, which contains further detail which may be relevant in any particular case.

Discretionary grounds

Case 1: suitable alternative accommodation not provided or arranged by the local authority is available (see page 18 Re-housing);

Case 2: suitable alternative accommodation has been provided or arranged by the local authority (see page 18 Re-housing);

Case 3: the tenant has not paid the rent or has broken some other term of the tenancy;

Case 4: the tenant (or someone living with him) has caused a nuisance or annoyance to neighbours or has been convicted of immoral or illegal use of the premises;

Case 5: the tenant or someone living in the property has damaged the property or allowed it to become damaged;
Case 6: the tenant or someone living in the property has damaged the furniture;

Case 7: the landlord has arranged to sell or let the property or taken other steps because the tenant gave notice that he was giving up the tenancy, and these arrangements would be seriously prejudiced if he did not get possession;

Case 8: the tenant has assigned or sub-let all or part of the property without the landlord’s consent;

Case 9: the landlord needs the property for himself or certain members of his family to live in and it would cause greater hardship to refuse possession than to grant it. This does not normally apply if the landlord brought the property after 12 April 1976 with the tenant as a sitting tenant;

Case 10: the tenant has charged a sub-tenant more than the Rent Act of the Rent (Agriculture) Act permit;

Mandatory grounds

Case 11: a prior notice ground the landlord let his home with the intention that he or a member of his family who used to live there with him should return to live there again;

Case 12: a prior notice ground the landlord has let accommodation to which he intends to retire;

Case 13: the dwelling house is overcrowded.
Annex B

Grounds for possession of an assured agricultural occupancy under the Housing Act 1988

The mandatory grounds

The wording used below is not the precise wording in the Housing Act, which in some cases is more detailed with additional provisions.

**Ground 1**: a prior notice ground that the landlord (or one of joint landlords) used to live in the property as his only of main home or, so long as neither the landlord nor an earlier landlord bought the property after the tenancy started, that he intends to live in it, or his wife intends to live in it, as his or her only main home.

**Ground 2**: a prior notice ground (this ground only applies where prior notice under Ground 1 has been given, unless the court decides notice was not necessary) that the property is subject to a mortgage, and the mortgagee, normally a bank or building society, wants to sell it, normally to pay of mortgage arrears.

**Ground 3**: a prior notice ground that at some time during the twelve months before the tenancy started – and the tenancy must be a fixed term tenancy and for not more than eight months – the property was let or licensed for a holiday.
Ground 4: *a prior notice ground* that at some time during the twelve months before the tenancy started – and the tenancy must be a fixed term tenancy of not more than twelve months – the property was let by a specified educational establishment to students.

Ground 5: *a prior notice ground* that the property is held so that it can be used by a minister of religion and is now required for use by a minister of religion.

Ground 6: that the landlord intends to redevelop the property and cannot do so with the tenant there. This ground cannot be used where the landlord or his predecessors bought the property with a sitting tenant, or where he can do the work without the tenant’s having to move.

Ground 7: that the former tenant, who must have been a periodic tenant, has died in the twelve months before proceedings were started (or within twelve months of the date on which in the court’s opinion the landlord became aware of the death). This ground cannot apply where there is a person living there who had an automatic right of succession (see page 5).

Ground 8: that the tenant owed at least two months’ rent both when the landlord served notice that he wanted possession and at the date of the court hearing.
The discretionary grounds

**Ground 9:** that suitable alternative accommodation is available for the tenant, or will be when the court order takes effect. The Act sets out in some detail what is meant by suitable alternative accommodation.

**Ground 10:** that the tenant was in arrears with his rent when the landlord served notice that he wanted the tenant to leave, and when he began possession proceedings.

**Ground 11:** that, even if the tenant was not in arrears with his rent when the landlord started possession proceedings, he has been persistently in arrears with his rent.

**Ground 12:** that the tenant has broken one or more of his obligations under the tenancy agreement except the obligation to pay rent.

**Ground 13:** that the condition of the property has got worse because of the behaviour of the tenant, his sub-tenant, or any other person living with him.

**Ground 14:** that the tenant or someone living in the property has been guilty of conduct which is a nuisance or annoyance to adjoining occupiers. Or that the tenant has been convicted of using the property, or allowing it to be used, for immoral or illegal purposes.

**Ground 15:** that the condition of the furniture has got worse because it has been ill-treated by the tenant, his sub-tenant, or someone living with him.
The other housing booklets referred to in this booklet are:

Assured and assured shorthold tenancies – a guide for landlords

Assured and assured shorthold tenancies – a guide for tenants

Regulated Tenancies

These booklets are available from:

DCLG Free Literature
P.O. Box 236
Wetherby
West Yorkshire
LS23 7NB
Tel: 0870 1226236, Fax: 0870 1226237

They are also available from many Citizens Advice Bureaux, Law Centres and Housing Advice Centres.