

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

FORM NO. 3 Housing Act 1988 section 8 (as amended by the Renters' Rights Act 2025/26)

**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/>.

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**1. To:** \_\_\_\_\_ *(Full name(s) of tenant(s))*

**2. Your landlord intends to apply to the court for an order requiring you to give up possession of:** \_\_\_\_\_ *(Address of 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 details of the breach or the reason for the mandatory ground).*

**5. The court proceedings will not begin earlier than:** \_\_\_\_\_ *(Insert a calendar date. Note: Notice periods vary between 2 weeks and 4 months depending on the ground(s) used under the 2025/26 regulations).*

**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 sample for England and does not constitute legal advice.

**IMPORTANT FOR LANDLORDS:** Under the Renters' Rights Act 2025/26, this notice may be invalid if:

1. You are not registered with the National Landlord Database/Ombudsman.
2. The property does not meet the "Decent Homes Standard".
3. You have not provided the tenant with a valid Gas Safety Certificate, EPC, and the "How to Rent" guide.
4. You are seeking possession to sell or move in within the first 12 months of the original tenancy start date (protections apply).

For specific requirements in Wales, Scotland, or Northern Ireland, please consult the relevant government portals.