

Ground 4a Written Statement

This is a written statement pursuant to Schedule 2 of the Housing Act 1988, as amended by Schedule 1, paragraph 10 of the Renters' Rights Act 2025.

It is given in relation to the tenancy commencing on: DATE

relating to the Property: ADDRESS

between the Landlord: LANDLORD NAME

of: LANDLORD ADDRESS

and the Tenant: TENANT NAMES

The Landlord hereby notifies the Tenant that they wish to be able to recover possession under Ground 4A of Schedule 2 of the Housing Act 1988 on the basis that the Property is a House in Multiple Occupation, and they intend to let to another group of students when they next relet the Property and that the Tenant meets the 'student test' on the basis that one or more of the following statements applies:

- All Tenants are currently full-time students on a recognised course of study in England or Wales; or
- All Tenants were full-time students on a recognised course of study in England or Wales at the outset of the tenancy; or
- Either at the start of the tenancy, or on the day notice is served, the Landlord reasonably believes, or believed, that all Tenants would become full-time students during the tenancy.

If the Landlord wishes to make use of this ground, they will usually have to serve a Section 8 notice after the commencement date of Part 1 of the Renters' Rights 2025 (1st May 2026). This notice must be in the correct format and give the Tenant the required amount of notice before beginning possession proceedings. This notice will require the Tenant to vacate between 1st June and 30th September.

Signed by the Landlord:

Date:
