

Table 1: Comparison of Minimum notice periods in Wales and England for Assured & Assured Shorthold Tenancies
(as amended by Coronavirus Act 2020)



Assured Tenancies (Housing Act 1988)						Notes
		26 Mar 2020 - 23 Jul 2020	24 Jul 2020 - 30 Sep 2020 ^{*W1}	26 Mar 2020 - 28 Aug 2020	29 Aug 2020 - 31 Mar 2021	
Rent (Grounds 8, 10 & 11)	8, 10 and/or 11 (Rent Arrears: where less than six months at date of service)	3 months	6 months ^{*W2}	3 months	6 months ^{*E1}	^{*W1} Wales: It is highly likely that this date will be extended by the Welsh Ministers to a date beyond 30 September 2020. ^{*W2} Wales: If relied upon with Ground 7A or 14, then a minimum notice period of three months may still be given. ^{*E1} England: If relied upon with: <ul style="list-style-type: none"> any of grounds 1-6, 9, 12, 13, 15 or 16, the minimum notice period is six months; Ground 14 - with or without any other Ground except without Ground 7A - proceedings may be begun immediately after service of notice; Ground 7A - with or without any other Ground - then Ground 7A minimum notice period applies: see notes to Ground 7A, below. + Warning: Ground 12 pleaded with 8,10 and/or 11 without 14 increases minimum notice period to six months regardless of level of arrears.
	8, 10 and/or 11 (Rent Arrears: where six months or more at date of service)					
ASB (Grounds 7A & 14)	7A (ASB: Mandatory)	3 months	3 months ^{*W4}	3 months	Immediate ^{*E3}	^{*W3} Wales: Minimum notice period remains three months even if relied upon with any other ground otherwise requiring longer notice period. ^{*E2} England: Reverts to the position before CVA 2020 changes. Minimum notice period of 4 weeks for weekly periodic (or 1 month for monthly periodic or fixed term tenancy) applies. When relied upon with any other ground, this minimum notice period applies. ^{*W4} Wales: Minimum notice remains three months even if relied upon with any other ground otherwise requiring longer notice period. ^{*E3} England: Reverts to the position before CVA 2020 changes. Proceedings may be begun immediately after service of notice even if relied upon with any other grounds except Ground 7A , in which case Ground 7A notice requirements prevail: see notes to Ground 7A, above.
	14 (ASB: Discretionary)					
Other Breach (Ground 12)	12 (Other Breach of Tenancy)	3 months	6 months ^{*W5}	3 months	6 months ^{*E4}	

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Rioting (14A) DV (14ZA) False Statement (17)	14A (Offence during a Riot)	3 months	6 months ^{*W6}	3 months	2 weeks ^{*E5}	<p>^{*W6} Wales: If relied upon with Ground 7A or 14, then a minimum notice period of three months may still be given.</p> <p>^{*E5} England: If relied upon with:</p> <ul style="list-style-type: none"> any of grounds 1-7, 7B, 8-13, 15 and/or 16, then minimum notice period must be six months; Ground 14 - with or without any other Ground except without Ground 7A - proceedings may be begun immediately after service of notice; Ground 7A - with or without any other Ground - then Ground 7A minimum notice period applies: see notes to Ground 7A, above.
	14ZA (Domestic Violence)					
	17 (Tenancy by False Statement)					
Will / Intestacy (7) No Right to Rent (7B)	7 (Tenancy devolved under Will/Intestacy)	3 months	6 months ^{*W7}	3 months	3 months ^{*E6}	<p>^{*W7} Wales: If relied upon with Ground 7A or 14, then a minimum notice period of three months may still be given.</p> <p>^{*E6} England: If relied upon with:</p> <ul style="list-style-type: none"> any of grounds 1-6, 9, 12, 13, 15 or 16, or 8, 10 and/or 11 where the arrears are less than six months at date of service, then minimum notice period must be six months; Ground 14 - with or without any other Ground except without Ground 7A - proceedings may be begun immediately after service of notice; Ground 7A - with or without any other Ground - then Ground 7A minimum notice period applies: see notes to Ground 7A, above.
	7B (No Right to Rent)	Not applicable in Wales				
All Other Grounds	1-6 (Other Mandatory Grounds); 9 (Suitable Alternative Accommodation); 13 (Waste); 15 (Deterioration of Furniture); or 16 (Employee of Landlord)	3 months	6 months ^{*W8}	3 months	6 months ^{*E7}	<p>^{*W8} Wales: If relied upon with Ground 7A or 14, then a minimum notice period of three months may still be given.</p> <p>^{*E7} England: If relied upon with:</p> <ul style="list-style-type: none"> Ground 14 - with or without any other Ground except without Ground 7A - proceedings may be begun immediately after service of notice; Ground 7A - with or without any other Ground - then Ground 7A minimum notice period applies: see notes to Ground 7A, above.
Shorthold / Starter Tenancies (Section 21, 1988 Act)		3 months	6 months	3 months ^{*E8}	6 months ^{*E8}	<p>^{E8} England: Between:</p> <ul style="list-style-type: none"> 26 March and 28 August 2020, proceedings must be begun not later than six months after service of the section 21 notice; 29 August 2020 and 31 March 2021, proceedings must be begun not later than ten months after service of the section 21 notice.