

Table 2: Comparison of Minimum notice periods in Wales and England for Secure, Flexible, Introductory and Demoted Tenancies
(as amended by Coronavirus Act 2020)



Secure Tenancies (Housing Act 1985)			 26 Mar 2020 - 30 Sep 2020 ^{*W1}	 26 Mar 2020 - 28 Aug 2020 29 Aug 2020 - 31 Mar 2021		Notes
Rent (Ground 1)	1 (Rent Arrears: where less than six months unpaid at date of service)	3 months	3 months	6 months	^{*W1} Wales: It is highly likely that this date will be extended by the Welsh Ministers to a date beyond 30 September 2020.	
	1 (Rent Arrears: where at least six months unpaid at date of service)		3 months	4 weeks ^{*E1}		
ASB (Section 84A & Ground 2)	Section 84A (ASB: Mandatory)	3 months	3 months	4 weeks (for weekly periodic) <i>or</i> 1 month ^{*E2} (for monthly periodic or fixed term)		^{*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.
	2 (ASB: Discretionary)	3 months	3 months	Immediate ^{*E3}		
Rioting (2ZA) DV (2A) False Statement (5)	2ZA (Offence during a Riot) 2A (Domestic Violence) 5 (Tenancy by False Statement)	3 months	3 months	4 weeks ^{*E4}	^{*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 ground except s.84A , in which case s.83ZA notice requirements prevail: see notes to Section 84A, above.	
^{*E4} England: If relied upon with: <ul style="list-style-type: none"> any of grounds 3, 4, 6-10, 10A, 11-15 or 15A (16 only being applicable in Wales), the minimum notice period is six months; Ground 1 as the only additional ground provided that rent arrears are at least six months unpaid at the date of service), then minimum notice period remains 4 weeks; Ground 2 - with any other ground except s.84A - proceedings can be begun immediately after service of notice; Section 84A - with or without any other ground - then s.83ZA minimum notice period applies: see notes to Section 84A, above. 						

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">All Other Grounds</p>	<p>3, 4, 6-10, 10A, 11-15, 15A (in England only), 16 (in Wales only)</p>	<p>3 months</p>	<p>3 months</p>	<p>6 months^{*E5}</p>	<p>^{*E5} England: If any relied upon with:</p> <ul style="list-style-type: none"> • Ground 2 - with or without any other ground except s.84A - proceedings may be begun immediately after service of notice; • Section 84A - with or without any other ground - then s.83ZA notice period applies: see notes to Section 84A, above.
<p>Flexible Tenancies (Housing Act 1985, s.107D)</p>	<p>Not applicable in Wales</p>	<p>3 months</p>	<p>6 months</p>		
<p>Introductory (Housing Act 1996, s.128)</p>	<p>3 months</p>	<p>3 months</p>	<p>4 weeks (if for 'ASB reason') <i>or</i> 6 months^{*E8}</p>	<p>^{E8} England: The notice period is six months unless it is being given for an 'ASB reason', which means a reason which corresponds to:</p> <ul style="list-style-type: none"> • Conditions 1 to 5 as set out in s.84A of the 1985 Act; and/or • Grounds 2, 2ZA and/or 2A as set out in Schedule 2 of the 1985 Act. <p>NB Any other reason(s) in addition to one or more ASB reasons can be included in the notice without losing the ability to give a minimum notice period of 4 weeks.</p>	
<p>Demoted Tenancies (Housing Act 1985, s.83 & Housing Act 1988, s.6A)</p>	<p>3 months</p>	<p>3 months</p>	<p>4 weeks (if for 'ASB reason') <i>or</i> 6 months^{*E8}</p>	<p>^{E9} England: The notice period is six months unless it is being given for an 'ASB reason', which means a reason which corresponds to:</p> <ul style="list-style-type: none"> • Conditions 1 to 5 as set out in s.84A of the 1985 Act; and/or • Grounds 2, 2ZA and/or 2A as set out in Schedule 2 of the 1985 Act. <p>NB Any other reason(s) in addition to one or more ASB reasons can be included in the notice without losing the ability to give a minimum notice period of 4 weeks.</p>	