

Student Tenancies: Notice Timelines

Tenant FAQ

Q: Does this apply to my student tenancy?

A: It applies if you're renting in a shared student house that meets the legal definition of an HMO - broadly, three or more people from at least two households sharing facilities - where everyone living there is a full-time student or expected to become one.

If you're in a one- or two-bed property or sharing with a mix of students and non-students, this specific ground isn't available to your landlord, and they'd need to rely on a different ground instead. Purpose-built student accommodation - halls run by universities or by private providers signed up to an approved code of practice - is treated separately and isn't affected by these tenancy rules at all.

Q: How will I know if my landlord intends to take the property back at the end of the year?

A: Your landlord must confirm at the start of your tenancy that you're a full-time student, or expected to become one, and give you a written statement before your tenancy begins if they intend to use Ground 4A to seek possession at the end of the academic year.

If they didn't give you this upfront, they generally can't rely on Ground 4A later - so if you receive a notice citing it and don't recall ever getting that initial statement, it's worth checking. There was a one-off exception for tenancies already running when the Act came in: landlords had until the 31st of May 2026 to serve this statement if they hadn't already.

Q: How far in advance can I be asked to sign my tenancy agreement?

A: Your tenancy cannot be signed more than six months before it's due to start - this is designed to stop landlords locking in next year's tenants excessively early.

Q: How much notice will I get if my landlord wants the property back?

A: At least four months' notice, with the tenancy ending between the 1st of June and the 30th of September, in time for the next intake of students.

Q: What if I have questions about my student tenancy?

A: Your local Winkworth office can explain how these rules apply to your specific agreement.