

Student Tenancies: Notice Timelines

Landlord FAQ

Q: Can I use the student possession ground for any student letting?

A: No - this only applies to HMOs let wholly to full-time students (Ground 4A). A studio or other smaller, non-HMO property let to a student falls under the standard Assured Periodic Tenancy rules, with no special possession ground available.

Q: What conditions do I need to meet to use Ground 4A?

A: All tenants must be full-time students, you must give written notice of your intention to recover possession before the tenancy begins, the tenancy must be signed no earlier than six months before its start date, and you must give at least four months' notice, ending between the 1st of June and the 30th of September.

Q: Do I need to have the intention to re-let to another student?

A: Yes - Ground 4A is specifically tied to recovering the property in order to re-let it to another student for the next academic year.

Q: What if a tenant stops being a full-time student partway through the tenancy?

A: Eligibility is generally assessed at the start of the tenancy. If a tenant's circumstances change, speak to your local office about how this affects your position.

Q: What paperwork do I need in place before the tenancy starts?

A: Written notice of your intention to recover possession must be given before the tenancy begins - this is essential, so contact your local office for the correct template.

Q: What happens if I get the timing wrong on any of these requirements?

A: As with other grounds, getting the timing or paperwork wrong can mean the ground isn't available to you, leading to delays in recovering possession.

Q: I have an existing student HMO tenancy from before the 1st of May 2026 - do I need to do anything to use Ground 4A?

A: Yes. There was a transitional deadline of the 31st of May 2026 for giving your student tenants the required prior notice. If this wasn't done in time, you won't be able to rely on Ground 4A for that particular tenancy - speak to your local office, as you may need to use a different ground instead.