



New measures in place now post pandemic on evacuation procedures

s21

- still need all dox as above in place
- New form now out – must be used for all s21 notices to vacate anything else is invalid
- New time limits apply
 - Before 26 March 2020 – 2 months notice – Notice valid 6 months from service so must issue court proceedings within that time
 - Between 26 March and 28 March 2020 – 3 months Notice – Notice valid for 6 months from service so must issue court proceedings within that time
 - On or after 29 August 2020 – 6 months notice – Notice now valid for 10 months from service so must issue court proceedings within that time

New requirement for electrical safety certificate

For tenancies entered into after 1st June 2020 regulations have effect from 1 July 2020

Applies to private rented residential accommodation – only applies to the fixed electrical installations – not tv;s cookers etc.

- Ensure national standards for electrical safety are met. These are set out in the [18th edition of the 'Wiring Regulations'](#), which are published as British Standard 7671.
- Ensure the electrical installations in their rented properties are inspected and tested by a qualified and competent person at least every 5 years.
- Obtain a report from the person conducting the inspection and test which gives the results and sets a date for the next inspection and test.
- Supply a copy of this report to the existing tenant within 28 days of the inspection and test.
- Supply a copy of this report to a new tenant before they occupy the premises.
- Supply a copy of this report to any prospective tenant within 28 days of receiving a request for the report.
- Supply the local authority with a copy of this report within 7 days of receiving a request for a copy.
- Retain a copy of the report to give to the inspector and tester who will undertake the next inspection and test.
- Where the report shows that remedial or further investigative work is necessary, complete this work within 28 days or any shorter period if specified as necessary in the report.

s8 Notices – time scales have been amended again

GROUND	PRE CORONAVIRUS ACT 2020 notice period: Until 26 March 2020	MODIFIED NOTICE PERIOD 26 March 2020 – 28 August 2020	MODIFIED NOTICE PERIOD 29 August 2020- 31 March 2021
Mandatory			
1: Landlord wants to move in	2 months	3 months	6 months
2: Mortgage repossession	2 months	3 months	6 months
3: Out of season holiday let	2 weeks	3 months	6 months
4: Let to student by an educational institution	2 weeks	3 months	6 months
5: Property required for use by minister of religion	2 months	3 months	6 months
6: Demolition / redevelopment	2 weeks	3 months	6 months
7: Death of tenant	2 months	3 months	6 months
7a: Serious antisocial behaviour	4 weeks (periodic tenancy) 1 month (fixed term tenancy)	3 months	4 weeks (periodic tenancy) 1 month (fixed-term tenancy)
7b: No right to rent in the UK	2 weeks	3 months	6 months
8: Serious rent arrears at time of service of notice and possession proceedings	2 weeks	3 months	a) 4 weeks where arrears are at least 6 months b) 6 months where arrears are



			less than 6 months 3 months
Discretionary			
9: Alternative accommodation available	2 months	3 months	6 months
10: Some rent arrears at the time of service of notice and possession proceedings	2 weeks	a) 4 weeks where arrears are at least 6 months b) 6 months where arrears are less than 6 months	
11: Persistent late payment of rent	2 weeks	3 months	a) 4 weeks where arrears are at least 6 months b) 6 months where arrears are less than 6 months
12: Breach of tenancy agreement	2 weeks	3 months	6 months
13: Tenant deteriorated property	2 weeks	3 months	6 months
14: Nuisance/annoyance, illegal/immoral use of property	None proceedings may be commenced immediately after service of notice	3 months	None-proceedings may be commenced immediately after service of notice
14A: Domestic abuse (social tenancies only – where victim has permanently left the property)	2 weeks	3 months	2 weeks
14ZA: Rioting	2 weeks	3 months	2 weeks
15: Tenant has deteriorated furniture	2 weeks	3 months	6 months
16: Employment	2 months	3 months	6 months
17: False statement	2 weeks	3 months	2 weeks