

**LANDLORD & TENANT LAW BULLETIN 29 November 2016**

**IMPORTANT LEGAL UPDATE**

**An updated Section 8 Notice will be required from 1 December 2016**

Landlords will wish to note that the Assured Tenancies and Agricultural Occupancies (Forms) (England) (Amendment No. 2) Regulations 2016 (*SI 2016/1118*) were made on 17 November 2016 and come into force on 1 December 2016.

The regulations amend the prescribed form of notice seeking possession under Section 8 of the Housing Act 1988 to include a new ground, Ground 7B. Ground 7B was introduced by the Immigration Act 2016 to make it easier for landlords to evict illegal immigrant tenants of properties in England.

All landlords and agents should therefore review their current precedent notice to ensure that any Section 8 notice served on or after 1 December 2016 is based on the up to date prescribed form, to eliminate any risk of the notice being invalid.

The new prescribed form can be found at <http://www.legislation.gov.uk/ukxi/2016/1118/schedule/made>

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Kind regards



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