



England

Eviction

How do I serve a Section 21 notice correctly in England?

! TL;DR

A practical overview of serving a valid Section 21 notice in England, with compliance checks and next steps.

Ask a follow-up in Ask Heaven

 This content is pending review and may not be fully accurate.



TL;DR

How do I serve a Section 21 notice correctly in England?

Related Tools

Generate a Section 21 or Section 8 Notice £49.99

Create a compliant Section 21 or Section 8 notice for England (£49.99).

Start Section 21/8 Wizard



straightforward no-fault route, a Section 21 notice (Form 6A) can be right, but only if the tenancy is an AST and you have complied with deposit protection, prescribed information, EPC, gas safety, and How to Rent requirements. If the tenant has breached the tenancy (rent arrears or other grounds), a Section 8 notice (Form 3) may be the correct route. Use the free tools to sense-check before you serve anything: [Free Section 21 generator](#), [Free Section 8 generator](#), and the [Free eviction notice checker](#). When you need a full court bundle for England, the [Complete eviction pack](#) keeps everything consistent. If you want a guided flow, start with the [notice-only wizard](#). You can always [Ask a follow-up in Ask Heaven](#).

What the law generally says

Possession in England is a legal process. You cannot change locks, remove belongings, or pressure a tenant to leave without a court order. Notices must be valid and served correctly, and the court will dismiss or delay cases when compliance is missing or the notice period is wrong. A Section 21 claim is usually “accelerated” (N5B) if it is genuinely no-fault and no rent arrears are claimed in the same action. A Section 8 claim is “standard” possession and requires you to prove the ground(s). Both routes require documentary evidence such as the tenancy agreement, deposit compliance

Get the complete pack

FREE TOOLS

- ✓ Free eviction notice checker **FREE**
- ✓ Free Section 8 generator **FREE**
- ✓ Free Section 21 generator **FREE**

Have another question?

Ask Heaven is free for UK landlords. Get instant answers to your questions.

Ask a Question



[Ground 8 mandatory arrears.](#)

England-specific notes (AST, Section 21, Section 8)

England uses assured shorthold tenancy (AST) terminology. Section 21 is served on Form 6A and is the usual no-fault route when the tenancy is periodic or a fixed term has ended. Section 8 is served on Form 3 and relies on specific grounds. Common grounds include Ground 8 (mandatory rent arrears), Ground 10 (some arrears), Ground 11 (persistent late payment), and discretionary grounds like nuisance or damage. If your facts depend on evidence (rent schedule, tenancy clauses, complaint logs), prepare those early. If the tenant defends the claim, a hearing may be required even for Section 21. For court timing, see [accelerated possession timetable](#).

What to do next (step-by-step)

1. Identify the correct route. Use Section 21 for no-fault if your compliance is clean. Use Section 8 if a breach exists and you want to rely on grounds. If you are unsure, begin with the [notice-only wizard](#).
2. Review compliance documents: deposit protection, prescribed information, EPC, gas safety, and How to Rent. Fix gaps before serving a Section 21.



21, Form 3 for Section 8. If you are at all unsure, generate a draft with the free tools.

5. Serve the notice correctly: follow the service clause in the AST, keep proof of posting or delivery, and record the date.
6. Diary the expiry date and prepare your court bundle early. If you need a straightforward Section 21 court route, prepare N5B.
7. If no possession is obtained after the notice, file the claim promptly to avoid timing issues.
8. At every stage, keep a clear paper trail and keep communication professional.

Common mistakes

- Serving Section 21 without valid deposit protection or prescribed information.
- Using the wrong form or notice period.
- Mixing Section 21 and Section 8 evidence without clarity on the primary route.
- Failing to keep a rent schedule or proof of service.
- Relying on informal communications instead of formal notices.
- Missing gas safety or EPC service dates and then trying to back-fill.
- Not checking that the tenancy is an AST and that the notice is signed and dated correctly.



invalid notices waste time and money, and the court may dismiss your claim. You might have to re-serve a notice and wait out a new notice period. A poor paper trail can also create risks if the tenant raises issues such as disrepair, deposit non-compliance, or retaliatory eviction. In some cases, failing to follow the correct legal steps could expose you to claims of unlawful eviction or harassment. That is why it is worth sense-checking the notice with the [Free eviction notice checker](#) before you serve.

Next steps + tools/templates


- Start with the guided [notice-only wizard](#) if you want the flow to ask you the right questions.
- Draft the correct notice: [Free Section 21 generator](#) or [Free Section 8 generator](#).
- Validate your draft notice with the [Free eviction notice checker](#).
- If your case is England and you want a full bundle, the [Complete eviction pack](#) includes court forms and checklists.
- Keep your tenancy paperwork tight with a compliant [tenancy agreement](#).
- For related guidance, see [Section 21 validity checklist](#), [Section 8 notice periods](#), and [accelerated possession costs](#).
- Ask follow-ups in the hub: [Ask a follow-up in Ask Heaven](#).



- A signed AST or clear evidence of the tenancy terms.
- Deposit protection certificate and prescribed information service proof.
- Current EPC and proof it was given to the tenant.
- Gas safety certificates covering the tenancy period.
- How to Rent guide service evidence (if required).
- A rent schedule showing payments and arrears.
- Proof of notice service (postal receipt, witness statement, or signed acknowledgment).
- Any communications relevant to breaches or arrears.

Disclaimer

This answer is general information for England and is not legal advice. It does not replace advice from a solicitor or qualified adviser. If you are unsure about your specific circumstances, seek legal advice before serving notices or starting court action.

 **For general information only.** This page provides educational content about UK landlord law and is not legal advice. Laws vary by jurisdiction and change over time. For advice specific to your situation, consult a qualified solicitor.



Court-ready legal documents for UK landlords.



Products

- Complete Eviction Pack
- Notice Only Pack
- Money Claim Pack
- Ask Heaven AI
- Pricing

Landlord Guides

- All Landlord Guides
- England Guides
- Scotland Guides
- Wales Guides
- N. Ireland Guides
- UK-Wide Guides

Tools & Templates

- Free Tools
- Document Validators
- Section 21 Template
- Section 8 Template
- Tenancy Agreement Template
- Rent Arrears Letter

Tenancy Agreements

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