	Claim form for possession of a property			Name of court			
		located in Eng		-	Claim no.		
		(accelerated proced			Fee Account no.		
		(assured shorthold			Help with Fees - Ref no. (if applicable)	W F -	
				L			
Is the property y located wholly o		e claiming possession of Iy in England?	Yes	No			
If No, and the p in Wales, use for	-	ty is located wholly B WALES' .					Seal
Claimant — (no	ame(s)	and address(es))					
Postcode			Postcode				
Defendant(s) –	— (nan	ne(s) and address(es))					
Postcode			Postcode				
The claimant is	s clain	ning possession of:			IMPORTANT - 1		
Ine claimant is claiming possession or: IMPORTANT – TO THE DEFENDANT(S) Important is claiming possession or: Important – TO THE DEFENDANT(S) This claim means that the court will decide whether or not you have to leave the premises and, if so, when. There will not normally be a court hearing. You must act immediately. Postcode Important – TO THE DEFENDANT(S)							
for the reasons given in the following pages.					Get help and advice from an advice agency or a solicitor.		
The claimant is also asking for an order that you pay the costs of the claim.					Read all the pages of this form and the papers delivered with it.		
					Fill in the defence for return it within 14 c		
Defendant's name and address for					Court fee	£	
service					Legal representative's costs	£	
					Total amount	£	
	Postc	ode			Issue date	D D N	MYYYY

If you are a registered social landlord or a private registered provider of social housing claiming possession of premises let under a demoted assured shorthold tenancy, you should complete **only** sections 1 and 5 – 13.

1.	The claimant seeks an order that the defendant(s) give possession of: (If the premises of which you seek possession are part of a building identify the part eg. Flat 3, Rooms 6 and 7)
	('the premises') which is 📄 a dwelling house 📄 part of a dwellinghouse
	Is it a demoted tenancy? Yes No
	If Yes, complete the following:
	On the D D M M Y Y Y , the County Court at
	made a demotion order. A copy of the most recent (assured) (secure) tenancy agreement marked ' A ' and a copy of the demotion order marked ' B ' is attached to this claim form. The defendant was previously (an assured) (a secure) tenant.
2.	On the 💿 💿 M M Y Y Y Y , the claimant entered into a written tenancy agreement with the defendant(s).
	A copy of it, marked ' A ' is attached to this claim form. The tenancy did not immediately follow an assured tenancy which was not an assured shorthold tenancy.
	[One or more subsequent written tenancy agreements have been entered into. A copy of the most recent
	one, made on D M M Y Y Y , marked ' A1 ', is also attached to this claim form.]
3.	Both the [first] tenancy and the agreement for it were made on or after 28 February 1997.
	(a) No notice was served on the defendant stating that the tenancy would not be, or continue to be, an assured shorthold tenancy.
	(b) There is no provision in the tenancy agreement which states that it is not an assured shorthold tenancy.
	(c) The 'agricultural worker condition' defined in Schedule 3 to the Housing Act 1988 is not fulfilled with respect to the property.
	(or)
	Both the [first] tenancy and the agreement for it were made on or after 15 January 1989.
	(a) The [first] tenancy agreement was for a fixed term of not less than six months.
	(b) There was no power for the landlord to end the tenancy earlier than six months after it began.
	(c) On the 🔽 🛛 M M Y Y Y Y (before the tenancy began) a notice in writing, stating that the tenancy
	was to be an assured shorthold tenancy, was served on the defendant(s). It was served by:
	(d) Attached to this claim form is a copy of that notice marked 'B' [and proof of service marked 'B1'].
4.	Whenever a new tenancy agreement has replaced the first tenancy agreement or has replaced a replacement tenancy agreement,
	a) has it been of the same, or substantially the same, premises? Yes No N/A
	b) were the landlord and tenant the same people at the start of the replacement Yes No N/A tenancy as the landlord and tenant at the end of the tenancy which it replaced?

On the D D M M Y Y Y possession of the premises was and by whom the notice was s	(Y Y Y), a notice in writing (under s.21 of the Housing Act 1988), saying that nises was required, was served upon the defendant(s). It was served by (state how, when ce was sent or delivered):			
The notice expired on the	D M M Y Y Y			
Attached to this claim form is a	copy of that notice marked ' C ' [and proof of servic	e marked ' C1 '].		
	in multiple occupation? use in multiple occupation and is required to be Housing Act 2004 and has a valid licence.	Yes No		
The licence was issued by (name of authority)				
	utstanding with the local housing authority, hould be attached to this claim form marked ' D '.	-		
Is the property required to be I If Yes, complete the following:	icensed under Part 3 of the Housing Act 2004?	Yes No		
(b) The property is licensed und	ler part 3 of the Housing Act.			
The licence was issued by (name of authority)		on D D M M Y Y Y		
	utstanding with the local housing authority, hould be attached to this claim form marked ' E '.			
The following section must b	e completed in all cases			
-	red in relation to the tenancy or in relation to a	Yes No		
If Yes, complete the followi	ng:			
(b) on what date did the fixe	ed term come to an end?	D D M M Y Y Y		
	ed the deposit by lodging it in a Tenancy Deposit I under Part 6 of the Housing Act 2004?	Yes No		
(d) when was the deposit lo	dged?	D D M M Y Y Y		
(e) what is the deposit refer	ence number?			
(f) is a copy of the TDS certi	ficate attached?	Yes No		
(g) has the landlord given the deposit and the ope	ne tenant the prescribed information in relation to ration of the TDS?	Yes No		
(h) on what date was the pr	escribed information given?	D D M M Y Y		
(i) has the deposit been rep	baid to the tenant?	Yes No		
If Yes, on what date was	t repaid	D D M M Y Y Y		

8.	Has the Claimant been served with a relevant notice in relation to the condition of
	the property or relevant common-parts under s.11 or 12 or 40(7) of the Housing
	Act 2004?

Yes No

If Yes –		
(a) on what date was the notice served?	D D M	ΜΥΥΥΥΥ
(b) has the operation of the relevant notice been suspended? If Yes –	Yes	No
has the period of suspension ended?	Yes	No
on what date did the suspension end?	DDM	ΜΥΥΥΥΥ
(c) has the relevant notice been revoked under s.16 of the Housing Act 2004?	Yes	No
(d) has the relevant notice been quashed under paragraph 15 of Schedule 1 of the HA 2004?	Yes	No
(e) has a decision of the local housing authority not to revoke the relevant notice been reversed under paragraph 18 of Schedule 1 to the HA 2004?	Yes	No
(f) has a decision of the housing authority to take the action to which the relevant notice relates been reversed under s.45 of the HA 2004?	Yes	No
(g) did the tenant complain or try to complain about the relevant condition of the property or the common-parts to the landlord before the notice was given?	Yes	No
(h) is the relevant condition of the property or common-parts due to the breach of duty or contract on the part of the tenant?	Yes	No
(i) is the property genuinely on the market for sale with intent to sell to an independent person not associated with the landlord?	Yes	No
(j) is the landlord a private registered provider of social housing?	Yes	No
(k) is the Claimant a mortgagee whose mortgage pre-dated the tenancy and who requires vacant possession to sell the property under an existing power of sale?	Yes	No
Has a valid energy performance certificate been given free of charge to the tenant?	Yes	No
If Yes –		
(a) when was the tenant given the certificate?	D D M	M Y Y Y Y

9.

10.	Is there any relevant gas fitting (including any gas appliance or installation pipework) installed or serving the premises?	Yes No
	If Yes –	
	(a) has a copy of the gas safety record been provided to the tenant?	Yes No
	(b) when was the tenant given a copy of the gas safety record?	D D M M Y Y Y
	(c) if there is no relevant gas appliance in any room occupied by the tenant has the landlord displayed in a prominent position in the premises a copy of the gas safety record with a statement endorsed on it that the tenant is entitled to have their own copy of the gas safety record on request to the landlord at an address specified in the statement?	Yes No
11.	Is the landlord a private registered provider of social housing?	Yes No
	If No –	
	(a) has the tenant been given a copy of the then current document 'How to Rent: the checklist for renting in England'?	Yes No
	(b) If the answer to (a) is Yes –	
	(i) when was the document provided?	D D M M Y Y Y
	(ii) how was the document provided?	Hard copy Email
12.	If the defendant(s) seek(s) postponement of possession on the grounds of exceptional hardship, is the claimant content that the request be considered without a hearing?	Yes No
13.	The claimant asks the court to order that the defendant(s)	
	deliver up possession of the property	
	to pay the costs of this claim	

Statement of Truth

*(I believe)(The claimant believes) that the facts stated in this claim form (and any attached sheets) are true.

* I am duly authorised b	y the claimant to sign this statement.
	,

Signed	Date D M M Y Y Y Y
*(Claimant)(Litigation friend(where claimant is a child or a (Claimant's Legal representative as defined by CPR 2.3(
*delete as appropriate	
Full name	
Name of claimant's Legal representative's firm	
Position or office held (if signing on behalf of firm or company)	
Claimant's or claimant's legal representative's address to which documents should be sent if different from that on the front p	bage. Ref. no
	Fax no.
	DX no.
	e-mail
Postcode	Tel. no.
CERTIFICATE OF SERVICE (completed on court copy only) I certify that the claim form of which this is a true copy was served by me on	You may qualify for legal aid. Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk
I certify that the claim form of which this is a true copy	Visit www.gov.uk/legal-aid for more information or
I certify that the claim form of which this is a true copy	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms
I certify that the claim form of which this is a true copy	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms Send your completed form and other documents to the
I certify that the claim form of which this is a true copy was served by me on	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms
I certify that the claim form of which this is a true copy was served by me on by posting it to the defendant(s) on	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms Send your completed form and other documents to the
I certify that the claim form of which this is a true copy was served by me on by posting it to the defendant(s) on	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms Send your completed form and other documents to the
I certify that the claim form of which this is a true copy was served by me on by posting it to the defendant(s) on D D M M Y Y Y at the address stated on the first page of the claim form. OR	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms Send your completed form and other documents to the court office at:
I certify that the claim form of which this is a true copy was served by me on by posting it to the defendant(s) on	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms Send your completed form and other documents to the
I certify that the claim form of which this is a true copy was served by me on by posting it to the defendant(s) on	Visit www.gov.uk/legal-aid for more information or a citizens advice at www.adviceguide.org.uk Returning the forms Send your completed form and other documents to the court office at:

Please tick the boxes to show which documents you have attached in support of the claim

Copy of the most recent (assured) (secure) tenancy agreement marked ' A ' Copy of the demotion order marked ' B '	Question 1 See page 2
Copy of the most recent written tenancy agreement marked ' A ' Where one or more tenancy agreements have been entered into a copy of the most recent one marked ' A1 '	Question 2 See page 2
Copy of the notice in writing, stating that the tenancy was to be an AST marked ' B ' Proof service of the document of the notice marked ' B1 '	Question 3 See page 2
Copy of the notice saying that possession was required marked ' C ' Proof of service of the notice requiring possession marked ' C1 '	Question 5 See page 3
Evidence of any outstanding licence application under Part 2 of the Housing Act 2004 marked ' D ' Evidence of any outstanding licence application under Part 3 of the Housing Act 2004 marked ' E '	Question 6 See page 3
	Copy of the demotion order marked ' B ' Copy of the most recent written tenancy agreement marked ' A ' Where one or more tenancy agreements have been entered into a copy of the most recent one marked ' A 1' Copy of the notice in writing, stating that the tenancy was to be an AST marked ' B ' Proof service of the document of the notice marked ' B 1' Copy of the notice saying that possession was required marked ' C ' Proof of service of the notice requiring possession marked ' C 1' Evidence of any outstanding licence application under Part 2 of the Housing Act 2004 marked ' D ' Evidence of any outstanding licence application under Part 3 of the