

Template notice 2: Transitional notice to be served on tenants of shared ownership leaseholders by 31 May 2026 in respect of assured tenancies entered into before 1 May 2026

This is to be completed and issued by you (the shared owner) to any existing tenants who have entered into an assured tenancy with you before 1 May 2026. To be valid, it must be issued to your tenants by 31 May 2026.

To complete this template:

- Complete the text where indicated, including deleting “I” or “we” as needed
- Date and sign the document with a digital or wet signature

If your subletting tenancy begins on or after 1 May 2026, do not use this template. Instead use template 1.

For information about what this template is and when it should be used, see [Shared Ownership and the Renters' Rights Act: Guidance for shared owners](#)

[Template 2 begins here.]

NOTICE

Exemption from 12 month restricted period for reletting and marketing for reletting under section 16E(2) and (3) of the Housing Act 1988

Tenant(s) name(s):

Address of property to be sublet:

1. I/We hereby inform you that I/we are shared ownership leaseholders of {insert property address} (“the Property”), which you occupy under an assured tenancy agreement dated {insert tenancy start date} (“the Tenancy”). I/We were shared ownership leaseholders when the Tenancy began.
2. Further to recent changes to the Housing Act 1988 (“the HA 1988”) made by the Renters’ Rights Act 2025 (“RRA 2025”), section 16E(2) and (3) of the HA 1988 restricts the ability of a landlord, or someone acting or purporting to act on their behalf, to relet, or to market or to allow someone else to market, a property for reletting which was subject to an assured tenancy in respect of which the landlord has relied on Ground 1A of Schedule 2 to the HA1988 to recover possession.
3. Reletting/marketing for reletting under paragraph 2 above relates to the grant of a tenancy for 21 years or less, or the grant of a paid licence in respect of the property let under the assured tenancy.
4. Section 16F(3) and (4) of the HA 1988, in a further change under the RRA 2025, provides an exemption from the restrictions on reletting/marketing for reletting in sections 16E(2) and (3) for shared ownership leaseholders if the following criteria are met:
 - a. Before the tenancy was entered into, the tenant was informed in writing that the landlord is a shared ownership leaseholder and that the restrictions in section 16E(2) or (3) might not apply to a subsequent letting or grant of a licence. For shared ownership leaseholders who are landlords under tenancies entered into before 1 May 2026, this requirement can be met provided this notice is served by 31 May 2026.
 - b. When the tenancy began, the landlord was a shared ownership leaseholder of the property.
 - c. Before the date specified in the section 8 possession notice, the shared ownership leaseholder’s landlord was given written notice that the shared ownership leaseholder intends to assign their interest under the shared ownership lease.
 - d. Before the reletting/marketing for reletting:
 - i. the property has been valued by a qualified RICS surveyor for the purpose of assigning the landlord’s shared ownership interest; or

- ii. the property has been advertised (by the landlord or someone acting on their behalf) for sale by assigning the landlord's interest under the shared ownership lease.
 - e. At the time of the reletting/marketing for reletting the landlord is a shared ownership leaseholder.
5. I/We hereby give you notice that the exemption from restrictions on reletting and marketing for reletting in section 16E(2) and (3) of the HA 1988 set out in section 16F(3) and (4) may not apply to us and the Property we have let to you under the Tenancy.

Signed:

{Name of Shared Owner 1}

{Name of Shared Owner 2}

Date:

Further information about the above changes may be found at [Shared Ownership and the Renters' Rights Act: Guidance for shared owners](#), and information about wider changes made by the RRA 2025 may be found at the [campaign site for private landlords](#).