

# Anti-Social Behaviour - Grounds for Possession

Course information



**tnta**  
THE NATIONAL TRAINING ACADEMY



# Overview

Housing associations should only evict a tenant as a last resort. They will usually only start legal action to evict if other ways of sorting out the reasons for eviction have failed.

The housing association will have to get a court order before eviction can happen. There are certain steps that have to be followed before this can happen. Staff need to know what to do and how they can proceed.

When possession of a property is looming, staff need to have confidence that they understand the grounds on which they can proceed, have addressed all the relevant issues that will be considered by the Judge, and the evidence required for success in Court.

This course is for team leaders, managers and officers with responsibility for drafting board papers, or for managing the process and exercising their discretion to take possession action.

## This course contains the following modules:

**Module 1** - The ultimate sanction possession - What are the grounds for possession are, new discretionary grounds for possession, including nuisance and annoyance to the landlord and the riot ground (only applies in England), the absolute grounds for possession, public bodies and functions.

**Module 2** - Absolute ground for possession - What must be proved to get possession using the absolute ground and the five grounds: serious offence, breach of an injunction under the Anti-Social Behaviour Crime and Policing Act 2014, breach of a Criminal Behaviour Order, premises closure order and noise abatement. Notice requirements, the right to appeal, review and summary.