



Ground 14 – Antisocial Behaviour – Evidence Checklist



Discretionary ground.

Use when the tenant or a visitor has caused nuisance, annoyance, or harassment to neighbours or the landlord.

This is broader than Ground 7A (serious ASB).



Diary of incidents – A detailed log with dates, times, descriptions, and the impact on neighbours or yourself.



Witness statements – From neighbours, other tenants, or local residents.



Police reports – If the behaviour involved criminal activity, include any crime reference numbers.



Noise complaints – Records of calls to the council or environmental health.



Letters of warning – Copies of any previous warnings you gave the tenant.



Notice period – At least **2 weeks** (post-May 2026). Record service date.



Service record – Proof of service.



Post-May 2026 compliance:

Ground 14 remains discretionary. The court will consider the severity and persistence of the behaviour.



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Validated Section 8 Notice Builder.

