



Ground 15 – Damage to Furniture / Contents – Evidence Checklist

Discretionary ground.

Use when the tenant has damaged furniture or household contents provided with the tenancy (e.g., sofas, beds, white goods).



Photographs – Clear before and after images of the damaged item.



Inventory report – Showing the condition of the furniture at the start of the tenancy.



Repair quote or receipt – For the cost of repair or replacement.



Witness statements – From neighbours, contractors, or a professional inventory clerk.



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



Service record – Proof of service.



Post-May 2026 compliance:

Ground 15 remains discretionary. The court will consider the value of the damage and whether it was deliberate.



Use our Solicitor-approved
Section 8 Notice Builder.

