

**Changes to legislation:** Localism Act 2011, Cross Heading: Ground 4A is up to date with all changes known to be in force on or before 06 May 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

## SCHEDULES

### SCHEDULE 14

#### GROUND ON WHICH LANDLORD MAY REFUSE TO SURRENDER AND GRANT TENANCIES UNDER SECTION 158

##### Commencement Information

**II** Sch. 14 in force at 4.4.2012 by [S.I. 2012/1008](#), [art. 2\(c\)](#) (with [arts. 7, 8](#))

#### *<sup>F1</sup>Ground 4A*

##### Textual Amendments

**F1** Sch. 14 Ground 4A inserted (20.10.2014 for E., 21.10.2014 for W.) by [Anti-social Behaviour, Crime and Policing Act 2014 \(c. 12\)](#), [ss. 100\(3\)\(a\)](#), 185(1), (2)(c), (3)(b) (with [ss. 21, 33, 42, 58, 75, 93](#)); [S.I. 2014/2590](#), [art. 2\(e\)](#); [S.I. 2014/2830](#), [art. 2\(e\)](#)

- 4A (1) This ground is that either of the following conditions is met.
- (2) The first condition is that—
- (a) proceedings have begun for possession of a dwelling-house let on an existing tenancy which is a secure tenancy, and
  - (b) possession is sought under section 84A of the Housing Act 1985 (absolute ground for possession for anti-social behaviour).
- (3) The second condition is that—
- (a) a notice has been served on a relevant tenant under section 83ZA of that Act (notice requirements in relation to proceedings for possession on absolute ground for anti-social behaviour), and
  - (b) the notice is still in force.]

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**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 158(8)-(9B) substituted for s. 158(8)(9) by [2016 c. 22 s. 121\(2\)\(e\)](#)
- s. 202(3A) inserted by [2023 c. 55 s. 176\(2\)](#)