

## **Legal Update**

New ground for Possession from 20 October 2014.

There has been a new mandatory ground for possession for anti social behaviour (s94 ASBCPA 2014 for local authority tenants) and (s97 ASBCPA for assured tenancies) The mandatory ground is subject to a human rights, disability discrimination, or public law defence, and subject to the landlord`s compliance with the notice and any review requirements, the court must only award possession where one of the 5 conditions are satisfied.

There is a new injunction power – The new civil injunction will be in force from January 2015.

Immigration Act 2014 – Received Royal Assent on 14 may 2014 – provisions come into force on 1/12/14 in: Birmingham, Dudley, Sandwell, Walsall and Wolverhampton. The Act prohibits persons with no leave to be in the UK from entering into residential tenancy agreements.