



# Statutory Nuisance Law and Residential Property

- 9.00 Registration
- 9.30 Legal aspects of statutory nuisance
- private nuisance
  - background to statutory nuisance law
  - public health nuisances: smells, animals, accumulations and deposits
  - premises nuisances under EPA 1990
  - issues concerning the two limbs of statutory nuisance
  - noise nuisance
  - reasonability test
  - anti-social behaviour legislation and statutory nuisance
  - use of injunctions & community protection notices
- 10.50 Refreshment break
- 11.05 Small Group Session: Residential noise scenario
- 11.40 Procedural and practice issues
- approaches to statutory duties and best practice
  - standards of investigation and competence of officers
  - works in default, costs recovery
  - expert evidence
- 12.10 Resolving problems with residential property: Housing Act 2004
- Homes (Fitness for Human Habitation Act) 2018
  - fitness standards
  - outline of powers, duties of local authorities under Housing Act
  - noise complaints and HHSRS
  - update on Residential Property Tribunal decisions
  - when to use Housing Act and when to use statutory nuisance provisions
  - verminous premises under Public Health Act 1936
  - mobile homes
  - artificial light
- 1.00 Lunch
- 1.45 Resolving problems with residential property, continued
- 2.20 Case Study: State of premises nuisance and HHSRS defects  
Small group session putting into practice lessons learned from the morning sessions

- 3.00 Short comfort break
- 3.15 Feedback on Case Study
- 4.15 Q&A/final comments/feedback
- 4.30 Close