

Housing Standards Authorisations

Legislation	Section(s)	Lyn Ibbitson – Senior Housing Standards Officer	Gordon Jackson-Hopps – Senior Housing Standards Officer	Tony Howell – Housing Standards Officer	Martha Glendinning – Housing Standards Officer	Agnieszka Betts – Temporary Housing Standards Officer	Kay Childs-Scott – Housing Standards Officer	Millie Ridley – Housing Standards Officer	Jacob Medlock – Housing Standards Officer (Energy Efficiency)	Frances Pearman – Housing Standards Support Officer	Olena Chovgan – Temporary Housing Standards Support Officer	Amy Searle – Housing Standards Compliance Officer	Sean Quinn – Housing Standards Manager	Mark Whitmore – Assistant Director
Borough Council of King's Lynn & West Norfolk Bye-Laws (Local Government Act 1972 & Public Health Act 1875 S.164)1987	S164	All	All	All	All	All	All	All				All	All	All
Building Act 1984	S59 - Drainage of Buildings S60 - Use and Ventilation of Soil Pipes S64 - Provision of Closets S76 - Defective Premises S79 - Ruinous & Dilapidated Buildings S81 - Demolition Notices S84 - Paving and Drainage of Yards and Passages S95 & S96- Powers of Entry S97 - Power to execute work S99 - Enforcement of notice requiring works S100 - Sale of Materials S107 - Recovery of Expenses	All	All	All	All	All	All	All	S95,S96	S95,S96	S95,S96	All	All	All
Caravan Sites and Control of Development Act 1960 (as amended)	S3 - Issue a Licence S5 - Attach Conditions S8 - Alter Conditions S9 - S9 A- Compliance Notices S9 B- Revocation of Licence Multiple Convictions S9C - Power to Deamand Expenses (under 9A) S9D - Power to Take Action S9E - Power to Take Emergency Action S9F - Power to Demand Expenses (under S9D & S9E) S9I - Power to Demand Expenses (under S9C & S9F) S10 - Transfer of Site Licence S11 - Surrender of Licence S23 - Power to Prohibit Caravans on Commons S26 -Power of Entry	All	All	S5,S8,S9,S9A,S9C,S9D,S9E,S9F,S9I,S10,S11,S23,S26	S5,S8,S9,S9A,S9C,S9D,S9E,S9F,S9I,S10,S11,S23,S26	S5,S8,S9,S9A,S9C,S9D,S9E,S9F,S9I,S10,S11,S23,S26	S5,S8,S9,S9A,S9C,S9D,S9E,S9F,S9I,S10,S11,S23,S26	S5,S8,S9,S9A,S9C,S9D,S9E,S9F,S9I,S10,S11,S23,S26	S26	S26	S26	S5,S8,S9,S9A,S9C,S9D,S9E,S9F,S9I,S10,S11,S23,S26	All	All
Criminal Justice and Public Order Act 1994	S77 - Power to issue a Direction to Leave S78 - Obtaining Orders for Removal	All	All	All	All	All	All	All				All	All	All
Energy Act 2013 & The Smoke and Carbon Monoxide Alarm (England) Regulations 2015	S150, & All Regulations	All	All	All	All	All	All	All				All	All	All
Energy Act 2011 & The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015	S43,S44,S45 & All Regulations	All	All	All	All	All	All	All	Regulation 37	Regulation 37	Regulation 37	All	All	All
Enterprise and Regulatory Reform Act 2013 & The Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to Belong to a Scheme etc) (England) Order 2014	S83,S84 & S85 of the Act and Part 4 of the Order	All	All	All	All	All	All	All				All	All	All
Environmental Protection Act 1990	S71 - Obtaining of Information from persons and authorities S80 - Statutory Nuisance S81A -Recovery of Expenses (SN) Schedule 3 - Supplementary Provisions inc Powers of Entry	All	All	All	All	All	All	All	S71	S71	S71	All	All	All
Health Act 2006	S1- 12 - Smoke-free premises, places and vehicles Schedule 2 - Powers of Entry	All	All	All	All	All	All	All				All	All	All
Housing Act 1985	S260 - Powers of Entry S265 - Demolition Orders S270 - Demolition Orders recovery of possession of building to be demolished S273 - Demolition Orders - cleansing before demolition S300 - Purchase of Houses to be demolished S319 - Powers of Entry S330 - Licence of local Hsg Authority S334 - S38 - Powers and Duties of Local Hsg Authority S339 - 341 - Supplementary Provisions	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	S260	S260	S260	S260,S319,S330,S334-S338,S339-S341	S260,S319,S330,S334-S338,S339-S341	All
Housing Act 2004	S4 - Inspections for Cat 1 & Cat 2 Hazards S11 - Power to serve Improvement Notices (Cat 1 Hazards) S12 - Power to serve Improvement Notices (Cat 2 Hazards) S14 - Power to suspend Improvement Notices S16 - Power to revoke & vary Improvement Notices S20 - Power to serve Prohibition Orders (Cat 1 Hazards) S21 - Power to serve Prohibition Orders (Cat 2 Hazards) S25 - Power to revoke or vary Prohibition Orders S28 - Power to serve Hazard Awareness Notices (Cat 1 Hazards) S29 - Power to serve Hazard Awareness Notices (Cat 2 Hazards) S31 - Power to take enforcement action S40 - Power to take emergency remedial action S41 - Power to Serve a Notice of Emergency Remedial Action S42 - Power to recover expenses (Emergency Remedial Action) S43 - Power to serve Emergency Prohibition Orders S46 - Power to make a Demolition Order S47 - Power to declare a Clearance Area S49 - Power to charge for enforcement action S50 - Power to recover a charge S61 - Power to serve a notice requiring HMO to be licensed S62 - Power to grant Temporary Exemption Notice from HMO licensing S64 - Power to grant or refuse HMO Licence S67 - Power to identify HMO Licence conditions S68 - Power to serve a Temporary Exemption Notice S69 - Power to vary an HMO Licence S70 - Power to revoke an HMO licence S70A - Revocation of an HMO Licence (Banning Order) S73 - Unlicensed HMO Rent Repayment Orders S93A - Revocation of an HMO Licence (Breach of Banning Order) S96 - Non HMO Rent Repayment Orders S101 - S131 - Management Orders S132 - S138 - Empty Dwelling Management Orders S139 - S144 - Overcrowding Notices S234 - Power to Request Information under S1372(as amended)& S119(1)(3) (as amended)	S4,S11,S12,S14,S16,S20,S21,S25,S28,S29,S31,S40,S41,S42,S43,S49,S50,S61,S62,S67,S68,S69,S73,S96,S101-S131,S139,S139--S144,S234,S235,S239,S240,S255,S256,S255,S256,Schedules 1,3,5,6,7 & 13A	S4,S11,S12,S14,S16,S20,S21,S25,S28,S29,S31,S40,S41,S42,S43,S49,S50,S61,S62,S64,S67,S68,S69,S70,S70A,S73,S93A,S96,S101-S131,S132-S139,S139--S144,S234,S235,S239,S240,S249A,S255,S256,Schedules 1,3,5,6,7 & 13A	S4,S11,S12,S14,S16,S28,S29,S31,S40,S41,S42,S49,S50,S61,S62,S67,S68,S139--S144,S234,S235,S239,S240,S255,S256,Schedules 1,3,5,6 & 7	S4,S11,S12,S14,S16,S28,S29,S31,S40,S41,S42,S49,S50,S61,S62,S67,S68,S139--S144,S234,S235,S239,S240,S255,S256,Schedules 1,3,5,6 & 7	S4,S11,S12,S14,S16,S28,S29,S31,S40,S41,S42,S49,S50,S61,S62,S67,S68,S139--S144,S234,S235,S239,S240,S255,S256,Schedules 1,3,5,6 & 7	S4,S11,S12,S14,S16,S28,S29,S31,S40,S41,S42,S49,S50,S61,S62,S67,S68,S139--S144,S234,S235,S239,S240,S255,S256,Schedules 1,3,5,6 & 7	S4,S11,S12,S14,S16,S28,S29,S31,S40,S41,S42,S49,S50,S61,S62,S67,S68,S139--S144,S234,S235,S239,S240,S255,S256,Schedules 1,3,5,6 & 7	S234,S235,S239	S234,S235,S239	S234,S235,S239	S4,S11,S12,S14,S16,S28,S29,S31,S40,S41,S42,S49,S50,S61,S62,S67,S68,S139--S144,S234,S235,S239,S240,S255,S256,Schedules 1,3,5,6 & 7	S4,S11,S12,S14,S16,S20,S21,S25,S28,S29,S31,S40,S41,S42,S43,S49,S50,S61,S62,S64,S67,S68,S69,S70,S70A,S73,S93A,S96,S101-S131,S132-S139,S139--S144,S234,S235,S239,S240,S249A,S255,S256,Schedules 1,3,5,6,7 & 13A	All

Housing & Planning Act 2016	S15 - Power to apply for Banning Order S19 - Power to require information S23 - Power to issue financial penalty for breach of Banning Order S30 - Power to include person convicted on Rogue Landlords Database S35 - Power to Request Information S41 - Power to apply for a RRO S42 - Issue Notice of Intended Proceedings S47 - Enforcement of RRO S49 - Power to help tenants make RRO application	S19,S23,S30,S35,S41,S42,S47,S49	S15,S19,S23,S30,S35,S41,S42,S47,S49	S19,S35	S19,S35	S19,S36	S19,S35	S19,S35		S19,S35	S19,S35	S19,S35	S15,S19,S23,S30,S35,S41,S42,S47,S49	All
Local Government (Miscellaneous Provisions) Act 1982	S16 - Requisition for information	All	All	All	All	All	All	All	All	All	All	All	All	All
The Mobile Homes (Site Licensing) (England) Regulations 2020	All	All	All										All	All
The Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020	All	All	All										All	All
Public Health Act 1936	S45 - Defective closets capable of repair S48 - Power to examine and test drains believed to be defective S50 - Overflowing and leaking cesspools S78 - Scavenging of common courts and passages S79 - Power to require removal of noxious matter S80 - Periodical removal of manure S83 - Cleansing of F&V premises (as amended) S84 - Cleansing or Destruction of F&V articles S269 - Power to control use of moveable dwellings S287 - Power of Entry S291 & 293 Recovery of Expenses	All	All	All	All	All	All	All	S287	S287	S287	All	All	All
Notices to Quit	On Borough Council Land Only	All	All	All	All	All	All	All				All	All	All
Town & Country Planning Act 1990	S196A - Right of entry S196B - Right of Entry (Warrant) S916C - Right of Entry (Supplementary provisions)	All	All	All	All	All	All	All				All	All	All
Electrical Safety Standards in the Private Rented Sector (England Regulations) 2020	Part 3 Part 4 Part 5	Part 3, Part 4	Part 3, Part 4	Part 3, Part 4	Part 3, Part 4	Part 3, Part 4	Part 3, Part 4	Part 3, Part 4	S3(3)(c)	S3(3)(c)	S3(3)(c)	Part 3, Part 4	All	All
The Health Protection (Coronavirus, Wearing of Face Coverings) (England) Regulations 2021	S6 - Requirements relating to signage and information S7 - Prohibition on preventing a person from wearing a face covering S11 - Fixed Penalty Notices S14 - Prosecutions	All	All	All	All	All	All	All				All	All	All
The Health Protection (Coronavirus, Restrictions) (Entry to Venues and Events) (England) Regulations 2021 No 1416 as amended	R11 - Local Authority Powers R12 - Coronavirus Improvement Notices R13 - Coronavirus Immediate Restriction Notices R14 - Coronavirus Restriction Notices R17 - Fixed Penalty Notices R19 - Prosecutions	All	All	All	All	All	All	All				All	All	All