

## **Powers Applicable to Empty Homes**

- Town & Country Planning Act 1990, section 215: Where the condition of an empty home is detrimental to the amenity of the area.
- Building Act 1984, section 59: Where the condition of the drainage to a building is prejudicial to health or a nuisance
- Building Act 1984, section 76: Defective Premises.
- Building Act 1984, Section 77 and 78: Dangerous and dilapidated buildings.
- Building Act 1984, section 79: Where an empty home is in such is seriously detrimental to the amenity or of the neighbourhood.
- Environmental Protection Act 1990, section 80: Where a statutory nuisance exists, is likely to occur or recur at the property.
- Prevention of Damage by Pests Act 1949, section 4: Applied where the condition of the property is such that it is providing or likely to provide harbourage to rodents.
- Public Health Act 1936, Section 83: Filthy and Verminous premises.
- Public Health Act 1961, Section 17(1) (as substituted by Section 27 Local Government (Miscellaneous Provisions Act 1982): - Repair of a water closet, waste pipe, or a drain.
- Public Health Act 1961 Section 17(3) (as substituted by Section 27 Local Government (Miscellaneous Provisions Act 1982): – Remedy stopped up drain, water closet, waste pipe or soil pipe.
- Local Government (Miscellaneous Provisions) Act 1982, section 29: Allows the council to act if a property is open to unauthorised access.
- Housing Act 1985 section 17 and the Acquisition of Land Act 1981 form the basis for the compulsory purchase of land/buildings for the provision of housing accommodation
- Local Government (Miscellaneous Provisions) Act 1976, section 15: Allows authorisation to be given for officers to enter land (and property on that land) in connection with a proposal to acquire a compulsory interest in that land (and property on that land).
- Law of Property Act 1925, section 101: The basis for enforced sale.