



**First-tier Tribunal  
(Property Chamber)  
Residential Property**

**Case Reference:** CHI/00HB/HBA/2022/0001

**Applicant:** Bristol City Council

**Respondent:** Ms Naomi Knapp

**BANNING ORDER**

**(Section 16 of the Housing and Planning Act 2016)**

**By this Order**

**Ms Naomi Knapp of 102 Portway, Seamills, Bristol BS9 2HT is banned from**

1. letting housing in England;
2. engaging in English letting agency work; and
3. engaging in English property management work.

Ms Knapp is also banned from being involved in any body corporate that carries out any of the above activities. She may not act as an officer of such a body corporate or directly or indirectly take part in, or be concerned in, its management.

The bans take effect from the date of the Order and will last for a period of **five years**.

The ban on letting housing in England will not apply for a period of six months ending 15 February 2023 to existing tenancies where Ms Knapp does not have the power to bring them to an immediate effect. If it transpires that Ms Knapp is unable to bring a tenancy to an end within six months, the Respondent must apply to the Tribunal with a copy to the Council at least 35 days before the expiry of the six months for directions.

*Judge Tildesley OBE*

Judge Tildesley OBE  
Date: 16 August 2022

## NOTES:

1. **A person who breaches a banning order commits an offence and is liable on summary conviction to imprisonment for a period not exceeding 51 weeks or to a fine or to both. Alternatively, a local housing authority may impose a financial penalty of up to £30,000 on a person whose conduct amounts to that offence.**
2. A person who is subject to a banning order that includes a ban on letting may not make an unauthorised transfer of an estate in land to a prohibited person. Any such transfer is void (see section 27 of the Housing and Planning Act 2016).
3. A breach of a banning order does not affect the validity or enforceability of any provision of a tenancy or other contract.
4. A person against whom a banning order is made may apply to the Tribunal for an order under section 20 of the 2016 Act revoking or varying the order.
5. The expressions “English letting agency work” and “English property management work” have the meanings given to them by sections 54 and 55 of the 2016 Act respectively.
6. The reasons for making this banning order are set out in a Decision issued separately by the Tribunal.