

Niamh O'Brien

Call 1998

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Introduction

Niamh specialises in social housing law, property disputes and personal injury. She is accredited for the purposes of Direct Access, and is willing to accept direct instructions from members of the public in appropriate cases.

Housing

Homelessness, Judicial Review anti-social behaviour, right to buy, shared ownership and housing fraud.

- *HB v London Borough of Haringey* (2015) Legal Action: Represented the local authority in its first contested homelessness appeal relating to an assessment of vulnerability following the Supreme Court decision in *Hotak*,
- *Circle 33 Housing Trust v Nelson* [2014] EWCA Civ 106: Successfully represented the Claimant landlord at the subsequent trial.
- (2012): Successfully represented a large Housing Association in an action for possession defended on human rights grounds which was preventing the commencement of a multi-million pound redevelopment programme.
- (2011): Advised a nationwide Housing Association on recovery of possession of 100+ properties leased from the private sector and let to persons housed as homeless by Local Housing Authorities.
- (2007): *London Borough of Lambeth v Hamm* Legal Action – Conditions which can be legitimately imposed by the court when reviving a secure tenancy.

Seminars

- Right to Buy: Preventing Fraud (2017)
- Tenancy Deposits and Possession Proceedings (2017)
- Introduction to the Environmental Protection Act for Landlords (2016)

- Expert Evidence in EPA proceedings (2015)
- Homelessness: Out of area Placements and Referrals (2013)
- Localism Act and Security of Tenure (2013)

Professional memberships

- Social Housing Law Association
- Personal Injury Bar Association

Publications

- Residential Tenancies (5th Ed) 2009 Wildy Practice Guides — Co-author

Recent Seminars

- Right to Buy: Preventing Fraud (2017)
- Tenancy Deposits and Possession Proceedings (2017)
- Introduction to the Environmental Protection Act for Landlords (2016)
- Expert Evidence in EPA proceedings (2015)
- Homelessness: Out of area Placements and Referrals (2013)
- Localism Act and Security of Tenure (2013)

Education

- University of Sussex: Law and French (LLB)
- Université Libre de Bruxelles
- Inns of Court School of Law – Bar Vocational Course (Graded “Outstanding”)

Other information

- Languages: French and Irish