

*These notes refer to the Housing Act 2004 (c.34) which received Royal Assent on Thursday 18 November 2004*

# HOUSING ACT 2004

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## EXPLANATORY NOTES

### CONCLUDING SECTIONS

#### *Commencement*

##### *On Royal Assent*

711. Sections 2, 9, 161 to 164, 176, 208, 216, 233, 234, 244, 248, 250, 252, 264, 265(2) to (5), 267 to 269 and 270 came into force on Royal Assent, as did any power conferred by any provisions contained in the Act to make orders or regulations.
712. Section 190 also came into force on Royal Assent (but the rent to mortgage scheme which is terminated by that section will end 8 months afterwards).

##### *Two months after Royal Assent*

- The following sections come into force two months after Royal Assent
- Sections 180, 182 to 189 and 195 to 205 that make changes to the right to buy scheme and voluntary disposals;
- Sections 206, 207 and 209 to 211 on mobile homes;
- Section 217 on energy efficiency of residential accommodation in England;
- Sections 218 and 219 on registered social landlords;
- Section 222 on rights of pre-emption for social tenants
- Section 224 on the disabled facilities grant;
- Sections 245 to 247 on service of documents and licences in electronic form;
- Section 249 on proof of designations;
- Section 251 on offences by bodies corporate;
- Sections 253 to 263 on local inquiries, the meaning of house in multiple occupation and other general interpretation provisions;
- Schedules 9 and 11, except paragraphs 15 and 16, and Schedule 14.

##### *By commencement order*

- The following provisions will be brought into force by commencement order:
- Part 1 - Housing Conditions (except sections 2 and 9 which come into force on Royal Assent);
- Part 2 - Licensing of HMOs;
- Part 3 - Selective licensing of other residential accommodation;

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- Part 4 - Additional control provisions in relation to residential accommodation;
- Sections 179, 181, 191 to 194, 212 to 215, 220, 221, 223, 225, 226, 227, 229 to 232, 235 to 243, 265(1) and 266; and
- Schedules 10, 13, 15, 16 and paragraphs 15 and 16 of Schedule 11.
- The provisions listed above, with one exception, will be commenced by the Secretary of State in relation to England and the National Assembly for Wales in relation to Wales.
- Part 5 may be commenced by the Secretary of State in relation to both England and Wales.
- The National Assembly for Wales may make a commencement order in respect of section 228 and Schedule 12.