



# Housing Act 2004

## 2004 CHAPTER 34

### PART 1

#### HOUSING CONDITIONS

#### CHAPTER 1

##### ENFORCEMENT OF HOUSING STANDARDS: GENERAL

##### *Procedure for assessing housing conditions*

### **3 Local housing authorities to review housing conditions in their districts**

- (1) A local housing authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them under any of the provisions mentioned in subsection (2).
- (2) The provisions are—
  - (a) the following provisions of this Act—
    - (i) this Part,
    - (ii) Part 2 (licensing of HMOs),
    - (iii) Part 3 (selective licensing of other houses), and
    - (iv) Chapters 1 and 2 of Part 4 (management orders);
  - (b) Part 9 of the Housing Act 1985 (c. 68) (demolition orders and slum clearance);
  - (c) Part 7 of the Local Government and Housing Act 1989 (c. 42) (renewal areas); and
  - (d) article 3 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (S.I. 2002/1860).
- (3) For the purpose of carrying out their duty under subsection (1) a local housing authority and their officers must—

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**Changes to legislation:** *Housing Act 2004, Section 3 is up to date with all changes known to be in force on or before 25 April 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

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- (a) comply with any directions that may be given by the appropriate national authority, and
- (b) keep such records, and supply the appropriate national authority with such information, as that authority may specify.

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**Commencement Information**

- II** [S. 3](#) wholly in force at 16.6.2006; [s. 3](#) not in force at Royal Assent see [s. 270\(4\)\(5\)](#); [s. 3](#) in force for E. at 6.4.2006 by [S.I. 2006/1060](#), [art. 2\(1\)\(a\)](#) (with [Sch.](#)); [s. 3](#) in force for W. at 16.6.2006 by [S.I. 2006/1535](#), [art. 2\(a\)](#) (with [Sch.](#))

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**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

- Act savings and transitional provisions for amendments by S.I. 2022/1166 by [S.I. 2022/1172 Regulations](#)

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 66(1A) inserted by [2016 c. 22 s. 125\(3\)\(a\)](#)
- s. 66(3A)(3B) inserted by [2016 c. 22 s. 125\(3\)\(c\)](#)
- s. 89(1A) inserted by [2016 c. 22 s. 125\(6\)\(a\)](#)
- s. 89(3A)(3B) inserted by [2016 c. 22 s. 125\(6\)\(c\)](#)
- s. 139(7A)(7B) inserted by [2016 c. 22 s. 127\(3\)](#)