



# Housing Act 2004

## 2004 CHAPTER 34

### PART 2

#### LICENSING OF HOUSES IN MULTIPLE OCCUPATION

##### *Designation of additional licensing areas*

#### **57 Designations under section 56: further considerations**

- (1) This section applies to the power of a local housing authority to make designations under section 56.
- (2) The authority must ensure that any exercise of the power is consistent with the authority's overall housing strategy.
- (3) The authority must also seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector, both—
  - (a) as regards combining licensing under this Part with other courses of action available to them, and
  - (b) as regards combining such licensing with measures taken by other persons.
- (4) The authority must not make a particular designation under section 56 unless—
  - (a) they have considered whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of dealing with the problem or problems in question, and
  - (b) they consider that making the designation will significantly assist them to deal with the problem or problems (whether or not they take any other course of action as well).
- (5) In this Act “anti-social behaviour” means conduct on the part of occupiers of, or visitors to, residential premises—

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**Changes to legislation:** Housing Act 2004, Section 57 is up to date with all changes known to be in force on or before 02 April 2024. 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) which causes or is likely to cause a nuisance or annoyance to persons residing, visiting or otherwise engaged in lawful activities in the vicinity of such premises, or
- (b) which involves or is likely to involve the use of such premises for illegal purposes.

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**Commencement Information**

- II** S. 57 wholly in force at 25.11.2005; s. 57 not in force at Royal Assent see s. 270(4)(5); s. 57 in force for E. at 15.6.2005 by [S.I. 2005/1451](#), [art. 3\(b\)](#); s. 57 in force for W. at 25.11.2005 by [S.I. 2005/3237](#), [art. 2\(c\)](#)

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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\(3\)](#)