

*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**

### **COMMENTARY ON SECTIONS**

#### **Part 1 - Housing Conditions**

##### ***Chapter 2 – Improvement Notices, Prohibition Orders and Hazard Awareness Notices***

##### ***Section 37: Effect of improvement notices and prohibition orders as local land charges***

148. **Section 37** provides that an improvement notice or prohibition order which is in operation or is suspended, and in respect of which there is no outstanding appeal, is a local land charge. Local land charges protect buyers of land, by ensuring they are not caught unawares by obligations enforceable against successive owners.