

*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 2 – Licensing of Houses in Multiple Occupation**

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

182. *Section 57* sets out further requirements that the LHA must consider before extending licensing to additional categories of HMO. These are:
- - ensuring the use of additional licensing is in accordance with the LHA's overall housing strategy and is part of a co-ordinated approach to deal with wider issues such as anti-social behaviour;
  - examining whether there are other courses of action that could be used to deal with the problems identified (e.g. voluntary accreditation schemes) and
  - concluding that additional licensing, whether on its own or in conjunction with other policies, will make a significant contribution to dealing with the problems.
183. Subsection (5) provides a definition of anti-social behaviour for the purposes of the Act.