



Housing Act 2004

2004 CHAPTER 34

PART 7

SUPPLEMENTARY AND FINAL PROVISIONS

Final provisions

270 Short title, commencement and extent

- (1) This Act may be cited as the Housing Act 2004.
- (2) The following provisions come into force on the day on which this Act is passed—
 - (a) sections 2, 9, ^{F1}... 190, 208, 216, 233, 234, 244, 248, 250, 252, 264, 265(2) to (5), 267 to 269 and this section, and
 - (b) any other provision of this Act so far as it confers any power to make an order or regulations which is exercisable by the Secretary of State or the National Assembly for Wales.

Subsections (3) to (7) have effect subject to paragraph (b).

- (3) The following provisions come into force at the end of the period of two months beginning with the day on which this Act is passed—
 - (a) sections 180, 182 to 189, 195 to 207, 209 to 211, 217, 218, 219, 222, 224, 245 to 247, 249, 251 and 253 to 263,
 - (b) Schedule 9,
 - (c) Schedule 11, except paragraphs 15 and 16, and
 - (d) Schedule 14.
- (4) The provisions listed in subsection (5) come into force—
 - (a) where they are to come into force in relation only to Wales, on such day as the National Assembly for Wales may by order appoint, and
 - (b) otherwise, on such day as the Secretary of State may by order appoint.
- (5) The provisions referred to in subsection (4) are—

Changes to legislation: Housing Act 2004, Section 270 is up to date with all changes known to be in force on or before 11 June 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

- (a) Part 1 (other than sections 2 and 9),
- (b) Parts 2 to 4,
- (c) 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,
- (d) Schedule 10,
- (e) paragraphs 15 and 16 of Schedule 11, and
- (f) Schedules 13, 15 and 16.

^{F2}(6)

- (7) Section 228 and Schedule 12 come into force on such day as the National Assembly for Wales may by order appoint.
- (8) Different days may be appointed for different purposes or different areas under subsection (4)^{F3}... or (7).
- (9) The Secretary of State may by order make such provision as he considers necessary or expedient for transitory, transitional or saving purposes in connection with the coming into force of any provision of this Act.
- (10) The power conferred by subsection (9) is also exercisable by the National Assembly for Wales in relation to provision dealing with matters with respect to which functions are exercisable by the Assembly
- (11) Subject to subsections (12) and (13), this Act extends to England and Wales only.
- (12) Any amendment or repeal made by this Act has the same extent as the enactment to which it relates, except that any amendment or repeal in—
 - the Mobile Homes Act 1983 (c. 34), or
 - the Crime and Disorder Act 1998 (c. 37),
 extends to England and Wales only.
- (13) This section extends to the whole of the United Kingdom.

Subordinate Legislation Made

- P1** S. 270(4)(5) power partly exercised: 17.2.2005 appointed for specified provisions by {[S.I. 2005/326](#)}, art. 2;
- S. 270(4)(5) power partly exercised: 27.4.2005 appointed for specified provisions by {[S.I. 2005/1120](#)}, art. 2;
- S. 270(4)(5) power partly exercised: 6.6.2005 and 15.6.2005 appointed for specified provisions by {[S.I. 2005/1451](#)}, arts. 2, 3;
- S. 270(4)(5) power partly exercised: 4.7.2005 appointed for specified provisions by {[S.I. 2005/1729](#)}, art. 2 (with art. 3);
- S. 270(4)(5) power partly exercised: 14.7.2005 appointed for specified provisions by {[S.I. 2005/1814](#)}, art. 2;
- S. 270(4)(5) power partly exercised: 25.11.2005 appointed for specified provisions by {[S.I. 2005/3237](#)}, art. 2;
- S. 270(4)(5) power partly exercised: 6.4.2006 and 6.7.2006 appointed for specified provisions by {[S.I. 2006/1060](#)}, art. 2 (with art. 3, Sch.);
- S. 270(4)(5) power partly exercised: 16.6.2006 appointed for specified provisions by {[S.I. 2006/1535](#)}, art. 2 (with art. 3, Sch.);

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- S. 270(4)(5) power partly exercised: 2.1.2007 appointed for specified provisions and purposes by {S.I. 2006/3191}, art. 2;
- S. 270(4)(5) power partly exercised: 6.4.2007 appointed for specified provisions by {S.I. 2007/305}, art. 2;
- S. 270(4)(5) power partly exercised: 6.4.2007 appointed for specified provisions by {S.I. 2007/1068}, art. 2;
- S. 270(4)(5) power partly exercised: 13.12.2007 appointed for specified provisions by {S.I. 2007/3232}, art. 2
- P2** S. 270(6) power partly exercised: 1.8.2007 appointed for specified provisions and purposes by {S.I. 2007/1668}, arts. 2-4;
- S. 270(6) power partly exercised: 10.9.2007 appointed for specified provisions and purposes by {S.I. 2007/2471}, arts. 2-4;
- S. 270(6) power partly exercised: 14.12.2007 appointed for specified provisions and purposes by {S.I. 2007/3308}, arts. 2-4;
- S. 270(6) power fully exercised: 6.8.2008 appointed for specified provisions by {S.I. 2008/898}, art. 2
- P3** S. 270(7) power fully exercised: 14.7.2005 appointed for specified provisions by {S.I. 2005/1814}, art. 2

Textual Amendments

- F1** Words in s. 270(2)(a) repealed (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(m), **Sch. 25 Pt. 29**
- F2** S. 270(6) repealed (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(m), **Sch. 25 Pt. 29**
- F3** Word in s. 270(8) repealed (15.1.2012) by [Localism Act 2011 \(c. 20\)](#), s. 240(1)(m), **Sch. 25 Pt. 29**

Changes to legislation:

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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\(3\)](#)