
STATUTORY INSTRUMENTS

2004 No. 2939

**The Service Charges (Consultation Requirements)
(Amendment) (No. 2) (England) Regulations 2004**

Amendment of Regulations

2. Regulation 4 (application of section 20 to qualifying long term agreements) of the Service Charges (Consultation Requirements) (England) Regulations 2003⁽¹⁾ is amended—

- (a) in paragraph (3), by the substitution, for “In”, of “Subject to paragraph (3A), in”; and
- (b) by the insertion, after paragraph (3) of the following paragraph—

“(3A) Where—

- (a) a landlord intends to enter into a qualifying long term agreement on or after 12th November 2004; and
- (b) he has not at any time between 31st October 2003 and 12th November 2004 made up accounts relating to service charges referable to a qualifying long term agreement and payable in respect of the dwellings to which the intended agreement is to relate,

the relevant date is the date on which begins the first period for which service charges referable to that intended agreement are payable under the terms of the leases of those dwellings.”.

(1) S.I. 2003/1987.