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## EXPLANATORY NOTE

*(This note is not part of the Order)*

This Order brings into force on 30 April 2005, in relation to Wales, the remainder of the provisions of Part 2 (Housing) of the Anti-social Behaviour Act 2003.

Section 12 introduces a new duty on social landlords to prepare and publish policies and procedures on anti-social behaviour, and to make them available to the public. In preparing and reviewing the policies and procedures, the landlord must have regard to guidance issued by the National Assembly for Wales.

Sections 14 and 15, and Schedule 1 allow social landlords to apply for demotion orders in cases of anti-social behaviour. The demotion order ends the tenant's existing secure or assured tenancy and replaces it with a new form of demoted tenancy with less security of tenure. Section 14 and Schedule 1 were commenced in so far they gave the power to make regulations on 30 September 2004.