
WELSH STATUTORY INSTRUMENTS

2005 No. 1357

**The Service Charges (Consultation Requirements)
(Amendment) (Wales) Regulations 2005**

Amendment of Regulations

2. Regulation 4 (Application of section 20 to qualifying long term agreements) of the Service Charges (Consultation Requirements) (Wales) Regulations 2004⁽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 landlord —

- (a) intends to enter into a qualifying long term agreement on or after 31 May 2005; and
- (b) has not at any time between 31 October 2003 and 31 May 2005 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.”.