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## EXPLANATORY NOTE

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

By this Order the National Assembly for Wales approves, subject to the exception mentioned below, a code of practice relating to the management of private retirement housing by landlords and others who discharge the management function. The approved code is The Code of Practice for Private Retirement Housing (Wales) (ISBN 095266 9137) and is to be published by Chain and Pyle, Unit 3, King James Court, King James Street, London SE1 0DH. Appendices 4 to 6 of the Code have not been approved as they are not relevant for the purposes of section 87 of the 1993 Act.

By this Order the National Assembly for Wales also withdraws approval for The Association of Retirement Housing Managers' Code of Practice for the Management of Leasehold Sheltered Housing (ISBN 0-9526691-0-2) which was given by the Approval of Codes of Management Practice (Residential Property) (No 2) Order 1995 and for modifications to The Association of Retirement Housing Managers' Code of Practice for the Management of Leasehold Sheltered Housing (ISBN 0-9526691-1-0) which was given by the Approval of Codes of Management Practice (Residential Property) Order 1998. Those Orders are also revoked.

Section 87(7) of the Leasehold Reform, Housing and Urban Development Act 1993 (“the 1993 Act”) provides that failure to comply with any provision of an approved code of practice does not of itself render any person liable to any proceedings, but in any proceedings the code of practice is admissible as evidence and any provision which appears to be relevant to any question arising in the proceedings will be taken into account.

The approval and withdrawal provided for in this Order apply to the management of private retirement housing in Wales and are subject to the transitional provision in article 4. The Code that was approved in 1995 and modified in 1998 continues to have effect for the purpose of proceedings relating to acts or omissions that are alleged to have occurred before this Order comes into force.

A Regulatory Appraisal has been prepared in connection with this Order. A copy may be obtained from the National Assembly for Wales, Cathays Park, Cardiff, CF10 3NQ (Tel 0845 010 3300).