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## EXPLANATORY NOTE

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

These Regulations amend the Home Information Pack (No. 2) Regulations 2007 (“the principal Regulations”). Under sections 155 to 159 of the Housing Act 2004, a home information pack must comply with the principal Regulations.

Regulation 2 adds a new regulation 10A to the principal Regulations, the effect of which is to treat required leasehold documents, other than the lease, as authorised documents for a temporary period until 1st June 2008. The amendments in paragraph (2) are consequential upon that amendment.

The amendment in regulation 3(1) extends the period described in regulation 34 of the principal Regulations (first day marketing during a temporary period), until 1st June 2008. The amendment in paragraph (2) consequentially amends the date when regulation 16 of the principal Regulations applies (energy information unobtainable before or at the first point of marketing).

Regulation 4 amends the principal Regulations to take account of the transfer of functions from the National Assembly for Wales to Welsh Ministers, effected by the Government of Wales Act 2006.