

*These notes refer to the Housing Act 2004 (c.34) which received Royal Assent on Thursday 18 November 2004*

# **HOUSING ACT 2004**

---

## **EXPLANATORY NOTES**

### **TERRITORIAL APPLICATION**

49. All provisions of the Act apply to England and Wales with two exceptions, section 228 and Schedule 12, which make amendments to the Housing Act 1996 so as to provide for a Social Housing Ombudsman for Wales. These amended provisions will only apply in relation to Wales.
50. Under Part 5 of the Act, the power to make orders and regulations for both England and Wales is conferred upon the Secretary of State. However, the National Assembly for Wales must be consulted before making any regulations which relate to residential properties in Wales (section 250(3)).