SCHEDULE 3
EVICTION GROUNDS

PART 1

LET PROPERTY REQUIRED FOR ANOTHER PURPOSE

Landlord intends to refurbish

3   (1) It is an eviction ground that the landlord intends to carry out significantly disruptive works to, or in relation to, the let property.

(2) The First-tier Tribunal [**F1**may] find that the eviction ground named by sub-paragraph (1) applies if—

    (a)   the landlord intends to refurbish the let property (or any premises of which the let property forms part),

    (b)   the landlord is entitled to do so, **F2**...

    (c)   it would be impracticable for the tenant to continue to occupy the property given the nature of the refurbishment intended by the landlord [**F3**, and

    (d)   the Tribunal is satisfied that it is reasonable to issue an eviction order on account of those facts.]

(3) Evidence tending to show that the landlord has the intention mentioned in sub-paragraph (2)(a) includes (for example)—

    (a)   any planning permission which the intended refurbishment would require,

    (b)   a contract between the landlord and an architect or a builder which concerns the intended refurbishment.

Textual Amendments

F1   Word in sch. 3 para. 3(2) substituted (1.10.2022) by Coronavirus (Recovery and Reform) (Scotland) Act 2022 (asp 8), **ss. 43(3)(c)(i)**, 59(1) (with s. 48(1))

F2   Word in sch. 3 para. 3(2) repealed (1.10.2022) by Coronavirus (Recovery and Reform) (Scotland) Act 2022 (asp 8), **ss. 43(3)(c)(ii)**, 59(1) (with s. 48(1))

F3   Sch. 3 para. 3(2)(d) and word inserted (1.10.2022) by Coronavirus (Recovery and Reform) (Scotland) Act 2022 (asp 8), **ss. 43(3)(c)(iii)**, 59(1) (with s. 48(1))

Commencement Information

I1   Sch. 3 para. 3 in force at 1.12.2017 by S.S.I. 2017/346, reg. 2, **sch.**

Changes to legislation:
There are currently no known outstanding effects for the Private Housing (Tenancies) (Scotland) Act 2016, Paragraph 3.