

SCHEDULES

SCHEDULE 6

Definitions for the purpose of section 73

Lettings agency work

- 6.—(1) “Lettings agency work” means things done by a person in response to instructions received from a prospective landlord or a prospective tenant.
- (2) In this paragraph—
- (a) “prospective landlord” means a person seeking—
 - (i) to find another person wishing to occupy shared accommodation under a tenancy or other occupancy arrangement, and
 - (ii) having found such a person, to enter such an arrangement;
 - (b) “prospective tenant” means a person seeking—
 - (i) to find shared accommodation to occupy under a tenancy or other occupancy arrangement, and
 - (ii) having found such accommodation, to enter such an arrangement in respect of it.
- (3) However, lettings agency work does not include any of the following things when done by a person who does no other things falling within sub-paragraph (1)—
- (a) publishing advertisements or disseminating information;
 - (b) providing a means by which a prospective landlord or a prospective tenant can, in response to an advertisement or dissemination of information, make direct contact with a prospective tenant or (as the case may be) prospective landlord;
 - (c) providing a means by which a prospective landlord and a prospective tenant can continue to communicate directly with each other.
- (4) Lettings agency work also does not include things done by a council or by the Northern Ireland Housing Executive.
- (5) In sub-paragraph (2) “shared accommodation” means living accommodation which is (or which is usually or is expected to be) occupied by persons forming more than one household.