

SCHEDULE

Statutory terms

Access for repairs etc.

6. The tenant is to allow reasonable access to the let property for an authorised purpose where—
 - (a) the tenant has been given at least 48 hours' notice; or
 - (b) access is required urgently for the purpose of—
 - (i) carrying out work on the let property; or
 - (ii) inspecting the let property in order to determine what work of a type mentioned in paragraph 7(1)(a) (if any) to carry out.
- 7.—(1) The following are authorised purposes under paragraph 6:—
 - (a) carrying out any work on the let property which the landlord has an entitlement or obligation to carry out;
 - (b) inspecting the let property—
 - (i) in order to determine what work of a type mentioned in head (a) (if any) to carry out;
 - (ii) in pursuance of any entitlement or obligation which the landlord has to carry out an inspection;
 - (c) valuing the let property (or any part of it).(2) References in sub-paragraph (1) to the landlord having an entitlement or obligation to do something are to the landlord having an entitlement or obligation to do the thing by virtue of—
 - (a) an enactment; or
 - (b) the terms of any agreement between the landlord and the tenant.
8. The tenant is to allow reasonable use of facilities within the let property in connection with anything done or to be done under the term specified in paragraph 6.