

SCHEDULE 1

Information specified for the purposes of a new agreement etc.

Maintenance and repair

16. Where, before entering into a new agreement, a short agreement, or an agreement to renew a tenancy to which Part 2 of the Landlord and Tenant Act 1954 does not apply, the pub-owning business is aware of any maintenance, repair or improvement works (“initial works”) which must be carried out to the premises to which the tenancy or licence relates—

- (a) a Schedule of Condition prepared before the initial works are carried out;
- (b) a list of the initial works which must be carried out;
- (c) the respective obligations of the tied pub tenant and the pub-owning business in relation to those works under the tenancy or licence;
- (d) details of any initial works which are required to be completed before the agreement or the renewal is in force including whether the pub-owning business or the tenant will be responsible for carrying them out;
- (e) where any of the initial works—
 - (i) are to be carried out to improve the premises significantly; or
 - (ii) require a significant investment of capital,a sketch or an artist’s plan (if any) of those works; and
- (f) where any of the initial works are to be carried out after the agreement has been entered into or after the renewal has been agreed —
 - (i) whether the pub-owning business or the tenant will be responsible for carrying out the works;
 - (ii) the date on which the works must be completed; and
 - (iii) any penalty in respect of a failure to complete the works, or to complete them by a certain date.