

## SCHEDULE 1

### CONSULTATION REQUIREMENTS FOR QUALIFYING LONG TERM AGREEMENTS OTHER THAN THOSE FOR WHICH PUBLIC NOTICE IS REQUIRED

#### *Notice of intention*

- 1.—(1) The landlord shall give notice in writing of intention to enter into the agreement—
  - (a) to each tenant; and
  - (b) where a recognised tenants' association<sup>(1)</sup> represents some or all of the tenants, to the association.
- (2) The notice shall—
  - (a) describe, in general terms, the relevant matters or specify the place and hours at which a description of the relevant matters may be inspected;
  - (b) state the landlord's reasons for considering it necessary to enter into the agreement;
  - (c) where the relevant matters consist of or include qualifying works, state the landlord's reasons for considering it necessary to carry out those works;
  - (d) invite the making, in writing, of observations in relation to the proposed agreement; and
  - (e) specify—
    - (i) the address to which such observations may be sent;
    - (ii) that they must be delivered within the relevant period; and
    - (iii) the date on which the relevant period ends.
- (3) The notice shall also invite each tenant and the association (if any) to propose, within the relevant period, the name of a person from whom the landlord should try to obtain an estimate in respect of the relevant matters.

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(1) See section 29(1) of the Landlord and Tenant Act 1985, which was amended by the Landlord and Tenant Act 1987 (c. 31), Schedule 2, paragraph 10.