

SCHEDULE 2
(introduced by section 8)
STATUTORY TERMS REQUIRED BY SECTION 8

Rent receipts

- 1 Where any payment of rent is made in cash, the landlord must provide the tenant with a written receipt for the payment stating—
- (a) the amount paid, and
 - (b) either (as the case may be)—
 - (i) the amount which remains outstanding, or
 - (ii) confirmation that no further amount remains outstanding.

Rent increases

- 2 The rent may be increased in accordance with Chapter 2 of Part 4.

Notification about other residents

- 3 If a person aged 16 or over (who is not a joint tenant) occupies the let property with the tenant as that person's only or principal home, the tenant must tell the landlord in writing—
- (a) that person's name, and
 - (b) the person's relationship to the tenant.
- 4 If—
- (a) in accordance with the term specified in paragraph 3, the landlord has been told about a person occupying the let property, and
 - (b) that person has ceased to occupy the let property as that person's only or principal home,
- the tenant must tell the landlord that.

Subletting etc.

- 5 The tenant may not, without the written agreement of the landlord—
- (a) sublet the let property (or any part of it),
 - (b) take in a lodger,
 - (c) assign the tenant's interest in the let property (or any part of it), or
 - (d) otherwise part with, or give up to another person, possession of the let property (or any part of it).

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—
- (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 paragraph (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.