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STATUTORY INSTRUMENTS

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**2019 No. 386**

**The Client Money Protection Schemes for Property Agents  
(Requirement to Belong to a Scheme etc.) Regulations 2019**

**Transparency requirements**

4.—<sup>F1</sup>(A1) Paragraph (1) applies if the scheme administrator of an approved or designated client money protection scheme provides a certificate under regulation 8(1) of the scheme approval regulations to a regulated property agent.]

(1) <sup>F2</sup>The] regulated property agent must—

<sup>F3</sup>(a) .....

(b) display the certificate—

- (i) at each of the agent's premises in England at which the agent deals face-to-face with persons using or proposing to use the agent's services as a property agent; and
- (ii) at a place in each of those premises where the certificate is likely to be seen by such persons;

(c) publish a copy of the certificate on the agent's website (if any); and

(d) produce a copy of the certificate to any person who may reasonably require it, free of charge.

(2) A regulated property agent must notify each client in writing—

(a) if the agent's membership of an approved or designated client money protection scheme is revoked; or

(b) if the agent ceases to be a member of a particular approved or designated client money protection scheme and becomes a member of a different approved or designated client money protection scheme.

(3) A notification under paragraph (2) must—

(a) be given to each established client within 14 days of the event mentioned in paragraph (2); and

(b) if it is given under paragraph (2)(b), give the name and address of the scheme of which the agent becomes a member.

(4) In this regulation—

“client” means—

(a) any person on whose behalf the agent holds client money;

(b) any person not falling within sub-paragraph (a) on whose behalf the agent has an agreement to hold client money; and

(c) any person, not falling within sub-paragraph (a) or (b), from whom the agent is likely to receive client money; and

“established client” means a person who is a client on the day on which the event mentioned in paragraph (2) occurs.

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**Changes to legislation:** There are currently no known outstanding effects for the The Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019, Section 4. (See end of Document for details)

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- F1** Reg. 4(A1) inserted (1.4.2019) by [Tenant Fees Act 2019 \(c. 4\)](#), **ss. 23(4)(a)**, 34(1) (with s. 23(5)); S.I. 2019/428, reg. 2(b)
- F2** Word in reg. 4(1) substituted (1.4.2019) by [Tenant Fees Act 2019 \(c. 4\)](#), **ss. 23(4)(b)(i)**, 34(1) (with s. 23(5)); S.I. 2019/428, reg. 2(b)
- F3** Reg. 4(1)(a) omitted (1.4.2019) by virtue of [Tenant Fees Act 2019 \(c. 4\)](#), **ss. 23(4)(b)(ii)**, 34(1) (with s. 23(5)); S.I. 2019/428, reg. 2(b)

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**Commencement Information**

- I1** Reg. 4 in force at 1.4.2019, see reg. 1(2)

**Changes to legislation:**

There are currently no known outstanding effects for the The Client Money Protection Schemes for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019, Section 4.