

Addendum

L3 Award Residential Tenancy Deposit

08-08-19

Unit 1

Section 1	Expanded section on risk assessment
Section 2	Minor expansion to section on common law
Section 3	Modified section on land/property contracts
Section 8	Re-write of data protection and money laundering to reflect current guidance

Unit 2

Section 1	Added fitness requirement as an implied term
Section 4	Made clear Form 6A used for all s21 notices
Section 5	CMP now mandatory
	Added note on tenancy fees ban to transparency of terms
Section 6	Clarified fitness standard under repair section
	Clarified link between s11 Landlord and Tenant act 1985, HHSRS and fitness standard
Section 7	Minor clarifications under CO alarms and gas safety records
Section 9	Added section on size of security deposit
	Clarified when the 10 day period for returning deposit starts
	Clarified all tenancy deposit protection schemes have custodial and insurance options
Section 11	Added section on client money protection
	Added section on Tenant Fees Act 2019
	Added section on publicity about fees
Section 12	Amended SDLT payment period to 14 days
	Amended LTT table for Wales

Unit 3

Section 1	Added small section on Tenant fees Act 2019
	Amended reference to redress schemes to correct – now only two
Section 2	Added reference to compulsory client money protection
	Amended holding deposit section regarding cap on AST holding deposits
	Amended security deposit section regarding cap on security deposits
Section 4	Inserted section on security deposit limits
Section 5	Clarified timescale for lodging deposits (custodial) or notifying scheme (insurance based)
Section 8	Added timescales and clarified procedure when managing change

Unit 4

Section 2
Section 6

Added reference to fitness

Added section on tenant not contactable and deposit held in custodial scheme