
SCOTTISH STATUTORY INSTRUMENTS

2013 No. 20

The Tenant Information Packs (Assured Tenancies) (Scotland) Order 2013

Provision of specified documents

3.—(1) The standard tenancy documents may be provided together or separately, and no copy of a document need be provided in pursuance of the duty under section 30A(1) of the 1988 Act if the tenant has already acknowledged receipt of that document in writing or by electronic communication.

(2) No charge may be made to the tenant for provision of the standard tenancy documents.

(3) Subject to paragraph (4), the tenant must be provided with the standard tenancy documents in a written format.

(4) The tenant may be provided with a standard tenancy document by electronic communication if—

- (a) any enactment (whether made before or after the making of this Order) authorises provision of that document by electronic communication, whether for the purposes of this Order or for any other purpose; or
- (b) the tenant has advised the landlord that the tenant is content to receive documents by electronic communication, has supplied an email address for that purpose and the document is transmitted to that address.

(5) Subject to paragraph (6), where there are joint tenants each of those tenants must be provided with a copy of the record referred to in article 2(c), but the other standard tenancy documents may be provided to the tenants jointly.

(6) Unless the landlord has acknowledgement from a joint tenant that he or she has received a joint Tenant Information Pack that has been provided to joint tenants, the landlord must no later than the date on which the assured tenancy commences provide that joint tenant with a separate copy of the Tenant Information Pack.