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Client News - Notification of changes to your policy

At Allianz Insurance plc, we constantly review our products to ensure we remain at the forefront of the market. Following our latest review, we are delighted to tell you that with effect from the renewal date of your policy you will now be provided with our most up-to-date wording.

The guidance provided below does not represent the complete terms and conditions of the new Policy wording. Please read this guidance in conjunction with your new policy wording and Schedule. If you have any questions about the new Policy, please refer these to your insurance adviser. A summary of key changes is shown below.

Cyber Clarification

With effect from renewal we will affirmatively clarify the scope of cyber coverage afforded under this policy. This change has been implemented following guidance provided to insurers by the Prudential Regulation Authority, and we would urge you to review the attached clause(s) for detail.

For the following covers (where provided) we will implement a Cyber Event clause. It is important to note that the scope of cover is unaltered from that previously provided and intended by us: -

- Computer
- Engineering - Machinery Damage
- Fidelity
- Goods in Transit
- Loss of Rent All Risks
- Loss of Rent Events
- Money
- Property Damage Events
- Property Owners Damage
- Property Owners Liability
- Specified All Risks

For the following covers (where provided) we will implement a Cyber Exclusion: -

- Directors and Officers

Data Protection Act - Renewal Notice to Policyholders (Property Owners Liability cover only, where provided)

With effect from renewal we will restrict the limit of indemnity provided under our Data Protection Act 2018 section 168 extension to £2,000,000, or the policy limit of indemnity where it is less than this amount.

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Client News

Employers Liability Tracing Office Information

Allianz Insurance plc is a voluntary member of the Employers Liability Tracing Office and is committed to providing the relevant EL policy information to the central database. The Employers Liability Tracing Office (ELTO) has been created to identify the relevant insurer quickly and efficiently.

The majority of information for the database comes from policyholder information we already hold. However, two additional pieces of information are required to improve the prospects of a successful trace:

- The Employers Reference Number (ERN)
- The name(s) and ERN(s) of any subsidiary companies insured under the same policy.

An **ERN** is given to every business that registers with HM Revenue and Customs (HMRC) as an employer. It is a unique set of letters and numbers used to identify a firm. It is commonly referred to on tax forms as the Employer PAYE Reference. In a minority of cases a business may be ERN exempt, where the employer pays all their employees below the current PAYE threshold.

If your policy includes Employers Liability cover we will require this information from you.

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Ignite Heating & Gas

Safety inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

Company / Installer		Job Address		Customer / Landlord	
Engineer	Pritesh Patel	Name		Name	Mr Ash Ali
Company	Ignite Heating & Gas	Address	165 A rear of 165	Company	
Address	334-336 Goswell Road		Frien Barnet Lane	Address	143
	Islington		London		Ormsland Road
	London				London
	LONDON	Post Code	N20 0NN	Post Code	N11 2EL
Post Code	EC1V 7RP	Tel. No		Tel. No	
Tel No.					
Gas Safe Reg	507116				
ID Card No.					

Appliance Details				Inspection Details																			
No.	Description	Appliance Type	Make	Model	Flue Type	Gas Safe Reg. Appliance	Appliance Checked	Operational	Flue Gas Temp (amb)	Max. Serv. CO (ppm)	Main Combustion Gas			Secondary Combustion Gas			Operational	Flue Gas Temp (amb)	Operational	Flue Gas Temp (amb)	Flue Gas Temp (amb)	Flue Gas Temp (amb)	Flue Gas Temp (amb)
											Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %							
1	Airing Cupboard	Boiler	Vaillant	Eco Tec Plus 837	RS	Yes	Yes	20	23.6	0.001	NA	NA	0.0001	NA	NA	Yes	Yes	Yes	Pass	Yes	Yes		
2	Kitchen	Hob	Whirlpool		FL	Yes	Yes	20	5.2	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	No	Yes			
3																							
4																							
5																							
6																							

No.	Labels and Warning Notice Issued	CO Alarms	Smoke Alarms		
				1	NA
2	NA				
3		CO Alarm(s) fitted	Yes	Smoke Alarm(s) fitted	Yes
4					
5		CO Alarm(s) tested and Satisfactory	Pass	Smoke Alarm(s) tested and Satisfactory	Pass
6					

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes


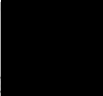
Gas Installation Pipework Visual Inspection Satisfactory Yes

Equipotential Bonding Yes

NEXT INSPECTION DUE ON OR BEFORE 12-Aug-2021

Comments

Signatures

Issued by: Signed  Received Signed by:  Date: 12-Aug-2020

Print Name: Pritesh Patel Print Name: Ali

[REDACTED]
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Covering: 17 May 2020 to 15 Aug 2020
Bill date: 15 Aug 2020

[REDACTED]
Your bill is estimated

Your previous balance
on 17 May 2020

Total energy costs
(including VAT)

You've paid us

Your new balance on
15 Aug 2020



Affected by Covid-19?

We can help. Visit
britishgas.co.uk/payhelp

You could save £s by switching tariffs
You can compare our tariffs and find the
best one for you at
britishgas.co.uk/tariffs

Have you got a question about your bill?

Search at britishgas.co.uk/billFAQs. You could also live chat on the website
with one of our advisors or through the British Gas app.

Your account in detail

Your previous balance on 17 May 2020

Total energy costs

You're using more gas compared to

Total payments - Thank you

Your new balance on 15 Aug 2020

You can also take a look at our energy efficiency tips and see what works best for you and your home visit:

britishgas.co.uk/energyefficiencyguide

Contacts

Need extra help such as advanced power cut warnings or letters in large print, Braille or audio?

Visit: britishgas.co.uk/priority-service-register

Please let us know if you're unhappy with our service at: britishgas.co.uk/energycomplaints

Or write to: Complaints Management Team, PO Box 226, Rotherham S98 1PB

If your complaint remains unresolved, visit: ombudsman-services.org/energy
T: 0330 440 1624

Smell gas?
T: 0800 111 999

Electrical emergency or power cut?
T: 105

Independent advice through Citizens Advice:
citizensadvice.org.uk/energy
T: 0808 223 1133

Your gas pipeline delivery network
visit: energynetworks.org


Your gas meter point





Scan this on a price comparison app to compare your tariff with others on the market

Ways to Pay

 Pay online
britishgas.co.uk/makeapayment
or use the British Gas app



AMEX not accepted


 If you are having trouble paying your bill, visit:
britishgas.co.uk/payhelp

 Automated phone payment:
T: 0333 202 9524*

payzone

Visit payzone.co.uk/consumers to find your nearest Payzone outlet.

 **Post Office or bank:** Take the payment slip and pay by card, cash or cheque at the Post Office or bank. By cheque, make payable to Post Office Ltd or at the bank it's British Gas Trading Ltd.

 **Post:** Send the enclosed payment slip and a cheque made payable to British Gas Trading Ltd, to **BGT Area 55 (IPSL), Blaise Pascal House, 100 Pavilion Drive, Northampton NN4 7YP**. Please allow 5 working days for your cheque to clear on time.

*We may record calls to help improve our service to you. Call charges to 03 numbers will cost you no more than 01 or 02 numbers, please check with your phone provider.

British Gas is a trading name of British Gas Trading Limited. Registered in England and Wales (No. 03078711). Registered Office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD. British Gas is a mandatory FiT Licensee. VAT Registered Number 6849667 62. Bill date and tax point 15th August 2020. britishgas.co.uk



Emergency numbers

Smell gas? Gas leak? Call **0800 111 999** - open 24/7

Power cut? Call **FREEPHONE 105** - open 24/7

Speech or hearing impaired customers

Text relay: put **18001** in front of the phone number

-PK11397/1 36900

N20 0NN

Any questions?

Search E.ON help

0345 052 0000

Mon to Fri 8am to 8pm and Sat 8am to 6pm.

8 September 2020

Electricity bill - estimated

Please give us your actual readings at eonenergy.com/readings

Balance on last bill - 09 Jun 2020	
Your payment on 16 Jun 2020 - thanks	
Electricity charges - see back for info	
VAT at 5% on energy used	
Please pay now	

It's important to pay your bill as soon as possible to a

We have a number of ways to pay, please see the next page for more details. If you're struggling to pay contact us and we can talk about the ways we can help.



Each day at a glance

Electricity - you used

- .1 kWh on this bill
- .1 kWh this time last year

Electricity average for last year is based on estimated reads.

Could you pay less?

al
ns

Electricity

Based on your current choices you could save **£16.71** by switching to:

- Fixed monthly Direct Debit

You can only sign up to our Fix Online tariff at eonenergy.com We'll tell you if you could save money again on every bill. We may withdraw our fixed price tariffs from sale at any time without warning, so savings shown above may no longer be available. Savings are calculated by comparing the personal projection above with 12 months on our cheapest tariff for you. Calculations are based on your estimated use. Includes VAT at 5%. Remember - if you switch tariffs, your terms and conditions may change significantly. E.ON EnergyPlan prices may change at any time. More information about

J21A9K00JJDMAA0000002821001001369000

British Gas

FLAT A
165 FRIERN BARNET LANE
LONDON
N20 0NN



PAID

You haven't paid your bill and still owe us money

You need to pay your outstanding gas bill. You are at risk of having charges added to your account.

However, please let us know if you've been affected by the coronavirus outbreak and are struggling to pay - there are lots of ways we can help.

What will happen if you don't pay?

If you don't pay your bill, we will charge you interest and fees about **how to pay** on the back of this letter.

If you continue not to pay the money you owe or to get in touch we will keep contacting you and we will send your details to a debt collection agency. It could also lead to more charges being added to your account.

Information that can help

Please read and keep the leaflet we've included. It explains how we can help if you need support with your energy payments, how to use less energy and what will happen if you don't pay your bills.

Affected by Covid-19 and struggling to pay your bills?

*We may record calls to help improve our service to you. Calls to 0800 numbers are free. Call charges to 03 numbers will cost no more than 01 or 02 numbers, please check with your phone provider.

Your supplier

FLAT A
165 FRIERN BARNET LANE
LONDON
N20 0NN

Contact us

britishgas.com

0333 202 9844
Mon - Fri 9am - 7pm

Our new British Gas app

is available - download it now

Letter reference
CMN/DCL/LE1

17th September

Priority Service Register

Need extra help? For planned maintenance warnings, let us know by phone, print, Braille or email britishgas.com

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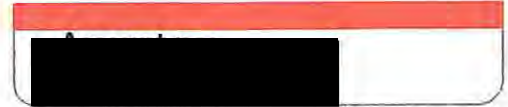
Emergency numbers

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Power cut? Call **FREEPHONE 105** - open 24/7

Speech or hearing impaired customers

Text relay: put **18001** in front of the phone number



Any questions?

Search E.ON help

0345 052 0000

Mon to Fri 8am to 8pm and Sat 8am to 6pm.

S21591-PK12215/1 36900

ne

N20 0NN

20 November 2020

Electricity bill - estimated

Please give us your actual readings at [eonenergy.com](#)

Balance on last bill - 08 Sep 2020

Electricity charges - see back for info

VAT at 5% on energy used

Your credit balance is

You don't need to do anything - we'll write to you. If we do not refund your credit balance, we'll carry this over to your next bill.

We have a number of ways to pay, please see the next page for more details. If you're struggling to pay contact us and we can talk about the ways we can help.



Each day at a glance

Electricity - you used

- .1 kWh on this bill
- .1 kWh this time last year

Electricity average for last year is based on estimated reads.

Could you pay less?

Personal
Projections

Electricity

months
any

ent choices you could save

g to:

Direct Debit

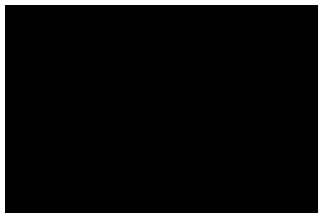
You could save switching to:

- Fix Online v45
- Fixed monthly Direct Debit

You can only sign up to our Fix Online tariff at [eonenergy.com](#) We'll tell you if you could save money again on every bill. We may withdraw our fixed price tariffs from sale at any time without warning, so savings shown above may no longer be available. Savings are calculated by comparing the personal projection above with 12 months on our cheapest tariff for you. Calculations are based on your estimated use. Includes VAT at 5%. **Remember** - if you switch tariffs, your terms and conditions may change significantly. E.ON EnergyPlan prices may change at any time. More information about

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

**165 A, FRIERN BARNET LANE
LONDON N20 0NN**



HOUSING ACT 1988 AS AMENDED BY THE HOUSING ACT 1996

**ASSURED SHORTHOLD TENANCY AGREEMENT
For a furnished dwelling.**

TENANCY PARTICULARS

Date: 15TH FEBRUARY 2021

Landlord Full Name [REDACTED]

Whose address for service of Notices in England and Wales is at:
165 FRIERN BARNET LANE LONDON N20 0NN

FOR THE SOLE OCCUPATION OF THE NAMED BELOW ONLY

Tenant full Name(S) [REDACTED]

The start date of the tenancy is 15TH FEBRUARY 2021

The end date of the tenancy is 14TH FEBRUARY 2022

The period of the tenancy is 12 (TWELVE MONTHS) Months, with an initial term of six months only.

Rent: [REDACTED]

per calendar month [REDACTED]

First rent payment date 15/02/2021 then every 15TH

Address of let Premises: 165 A, FRIERN BARNET LANE, LONDON, N20 0NN

Deposit -

The tenant (s) [REDACTED] the landlord in an agreement to a tenancy a deposit (the deposit) [REDACTED] against the failure by the tenant (s) to make good on demand by the landlord and at the tenants expense any damage by the tenant to the property or to any Fixtures, Fittings, Furnishings and Effects and as security against any expenses or other nuisance occasioned to the landlord by the failure of the tenant to behave in a tenant – like manner or to observe the special general terms and conditions of this agreement.

If a deposit is applicable, The deposit is to be registered in a government approved scheme such as MY DEPOSITS, DPS OR TDS. Scheme rules must be followed.

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1 INTERPRETATION

- 1.1 The expression "the Landlord" shall apply to the person who is for the time being entitled to the reversionary interest in the Premises on determination of the Term.
- 1.2 The expression "the Tenant" includes the persons deriving title under the Tenant.
- 1.3 Where "the Landlord" or "the Tenant" for the time being comprises two or more persons, the obligations made by or with them in this agreement shall be made by or with such persons jointly and severally (this means that if there is more than one Tenant, each Tenant will be liable for all sums due under the agreement and not just liable for a proportionate part).
- 1.4 Words importing only the masculine gender include the feminine gender, and words importing the singular number include the plural number and visa versa.
- 1.5 References to any statutory provision include any statutory re-enactment or modification of it for the time being in force.
- 1.6 Any obligation by the Tenant not to do any act or thing shall include an obligation not to permit or allow the doing of such act or thing.

2 AGREEMENT

- 2.1 The Landlord agrees to let and the Tenant agrees to take the Premises for the Term at the agreed Rent.
- 2.2 The first Rent shall be payable on the rent due date then regular rent payments in advance of the Term with the first of such payments to be made on the signing of this agreement.

3 TENANT'S OBLIGATIONS

The Tenant agrees with the Landlord as follows:

- 3.1 Rent
To pay the rent during the Term on the days and in the manner stated above (whether formally demanded or not) without any deduction.

3.2 Outgoings

To register for and pay the council tax (or any tax replacing it) and to pay all other existing and future rates, taxes, assessments, charges, and outgoings of every kind and description payable by law in respect of the Premises which are reasonable for the Tenant to pay, but with the exception that the Tenant shall not be responsible for any such outgoings imposed on the Landlord in respect of any disposition of or dealing with the Landlord's interest in the Premises.

3.3 Services

3.3.1 To pay for (direct to the relevant authority or supplier) all gas, electricity, fuel and oil which is consumed or supplied on or to the Premises and for all telephone calls made throughout the Term, and the amount of all rentals and standing charges for gas, electricity, fuel oil, and or the provision of a telephone line throughout the Term.

3.3.2 To pay the amount of the television licence fee [and of any charges for cable or satellite television services for the Premises] throughout the Term.

3.3.3 To ensure that all accounts issued by the relevant authorities or suppliers are issued to and made out to the Tenant for the duration of the Term. Where the Tenant allows, either by default of payment or specific instruction, the utility or other services to be cut off, whether during or at the end of the Term, the Tenant is to pay, or be liable to pay, the costs associated with reconnecting or resuming those services.

3.4 Repair

Sections 11-14 of the Landlord and Tenant Act 1985 (as amended) apply to the agreement. These require the Landlord to keep in repair the structure and exterior of the Premises and keep in repair and proper working order the installations in the Premises for the supply of water, gas, electricity, sanitation and for space and water heating. It is the Tenant's obligation to:

3.4.1 Advise the Landlord promptly of any defects and disrepair in or at the Premises for which the Landlord is liable;

3.4.2 In case of disrepair the tenant agrees to comply with the disrepair protocol 1993. In the case of alleged landlords failure to maintain or carry out repairs, then five days after the first notice to the landlord to repair tenant agrees he must write to the landlord listing clearly the repairs required and the letter must be sent by recorded delivery to the landlord.

3.4.3 Keep the interior of the Premises and the paint, wallpaper and decorations, fireplaces, window fittings, sash cords, glass doors, and door furniture in good, clean, and tenantable repair and condition;

3.4.4 Keep cleansed and free from obstruction all gutters, down pipes, drains, sanitary apparatus, water and waste pipes;

3.4.5 Make good promptly all damage and breakages to the Premises and to the items listed in the Inventory that may occur during the Term that are the responsibility of the Tenant (with the exception of fair wear and tear and accidental damage by fire), and to inform the Landlord of any such work undertaken;

3.4.5 Replace promptly all broken glass with the same quality glass where the Tenant, his family or visitors caused the breakage;

3.4.6 Clean all the windows of the Premises both inside and outside at least once in every two calendar months of the Term and at the end of the Term;

3.4.7 Keep the Premises well and sufficiently aired and warmed at all times during the Term and to take all such precautions as may be reasonably necessary to prevent water pipes, sinks, WCs, and cisterns within the Premises becoming damaged by frost; and in the event of any damage being so caused by the Tenant's failure, to take such precautions to make good such damage at the Tenant's own expense;

3.4.8 Use reasonable endeavours to keep the Premises free from pests and vermin, and to advise the Landlord promptly of any infestation of insects, vermin, wet or dry rot, or of any disrepair which if continued might cause further damage to the Premises or a danger to any person;

3.4.9 Preserve the fixtures and other items listed in the Inventory from being destroyed or damaged and not to remove them from the Premises unless by written permission is obtained from the Landlord;

3.4.10 Return the premises in the condition received or reimburse the Landlord, at the end of the Term, the reasonable costs of the professional washing and cleaning of any carpets, curtains, linens, upholstery and similar articles which become soiled during the Term where it is reasonable for the Landlord to incur such costs; and

3.4.11 Keep the front yard and back garden of the Premises clean and tidy and to keep the flower beds free from weeds and hedges trimmed, and not to lop, top, cut down, remove, or otherwise injure any trees, shrubs, or plants growing upon the Premises, or to alter the general character of the garden and throughout the whole of the Term to cultivate the garden in a reasonable manner according to the season of the year.

3.5 Decoration and Alterations

3.5.1 Not to make any alterations or additions to the Premises either internally or externally whether structural or otherwise.

3.5.2 Not to make any alterations or additions to or tamper or interfere with the electric, gas, or plumbing systems, installations, or meters in or serving the Premises without prior written consent of the Landlord.

3.5.3 Not to carry out any re-decoration of the Premises or any part thereof without prior written consent of the Landlord.

3.5.4 Not to do anything or omit to do anything upon the Premises which shall cause damage to or deterioration of its internal or external surfaces or to the coverings or decorations of those surfaces [save that the Tenant shall be permitted to hang a reasonable number of pictures provided that they are hung using good quality picture hooks, and that at the end of the Term the walls are made good to the reasonable satisfaction of the Landlord].

3.5.5 Not to place or exhibit any notice board or notice or sign visible from outside the Premises advertising any profession, trade, or business, or any goods or services.

3.5.6 Not to erect any television aerial, satellite dish, or radio mast, or install cable television, without the prior written consent of the Landlord. In the event of consent being given any equipment must be removed at the end of the Term, if required by the Landlord, and any damage to the Premises made good at the Tenant's expense.

3.6 Security and Keys

3.6.1 The Landlord's insurance does not cover the Tenant's possessions. The Tenant is responsible for arranging insurance cover for public liability and for personal belongings and effects brought onto the Premises.

3.6.2 Not to install or change or alter any locks [or security codes] at the Premises without the Landlord's prior written consent and to provide the Landlord with a set of keys [or the new codes] immediately upon replacement.

3.6.3 Not to leave the Premises unoccupied for any period whatsoever without locking and securing all windows and doors that permit access to the Premises.

3.6.4 Not to leave the Premises unoccupied or vacant for any period greater than 21 days at any one time without first giving written notice to the Landlord of the intention to do so.

N.B. Failure to comply with this obligation may lead to the Landlord treating the Premises as abandoned and the tenancy at an end (see clause 5.6.1 below)

3.7 Use of the Premises

3.7.1 To use the Premises only for the purpose of a private residence in the occupation of the Tenant.

3.7.2 Not to under let, share, or part with possession or occupation of the Premises or any part of it, nor take in any lodger or paying guest.

3.7.3 Not to assign the Tenancy without the prior written consent of the Landlord, such consent not to be unreasonably withheld by the Landlord who may, where it is reasonable to do so as a condition of such consent, require the Tenant to enter into a Guarantee of the assignee's compliance with the Tenant's obligations for the remainder of the fixed period of this agreement.

3.7.4 Not to use the Premises or allow the Premises to be used for any profession, business, or trade whatsoever, nor to use the Premises, or allow the Premises to be used, for any illegal, immoral, or improper purpose.

3.7.5 Not to keep or permit to be kept on the Premises, any animal, fish, reptile, or bird [without the previous written consent of the Landlord]. Such consent may be withdrawn in the event that the animal, fish, reptile, or bird causes damage to the Premises or a nuisance or annoyance to the Landlord or to the owners or occupiers of any nearby premises.

3.7.6 Not to do, or permit to be done, in or on the Premises, any act or thing which may be or become a nuisance or annoyance (this includes any nuisance or annoyance caused by noise) or cause damage or inconvenience to the Landlord or the Tenants or occupiers of any nearby premises

3.7.7 Details of the Landlord's insurance are provided with this Agreement. The Tenant shall not do, or permit to be done in or about the Premises, any act or thing which may render void or invalidate the insurance of the Premises or otherwise increase the ordinary premium for the insurance.

3.7.8 Not to use or keep in the Premises any type of stove, heater, or lamp burning paraffin (or any type of fuel oil), nor to use, or permit to be used, any electrical apparatus or other equipment of a type or in a condition which might endanger the Premises.

3.7.9 Not to obstruct any access to the Premises.

3.7.10 Not to engage any contractor or otherwise incur expenditure on behalf of the Landlord (except in case of emergency) without the prior written approval of the Landlord.

3.7.11 Not to keep, park, or store any boat, caravan, commercial or similar vehicle at or near the Premises.

3.7.12 To forward without delay to the Landlord any correspondence addressed to the Landlord which is delivered at the Premises, and to inform the Landlord promptly of any notice affecting the Premises which

may be served on the Tenant or left on the Premises or otherwise comes to the attention of the Tenant.

3.8 Entry and Inspections

3.8.1 Upon being giving not less than 24 hours prior notice (except in the case of emergency when no notice shall be required), to permit the Landlord or the Landlord's contractors to enter upon the Premises at all reasonable times:

- (a) To examine the state and condition of the Premises;
- (b) For the purposes of repairing the Premises or carrying out any structural or other necessary repairs to the Premises that can only be carried out by having access to the Premises;
- (c) To view the Premises at reasonable hours in the day time with prospective Tenants or purchasers of the Premises.

3.9 Notice to Repair

3.9.1 Upon the Landlord giving the Tenant notice in writing specifying any repairs, re-decoration, cultivation, or other work required to be undertaken by the Tenant, and upon the Tenant failing to carry out the required works within 21 days of service of such notice, to permit the Landlord to enter upon the Premises and to carry out such repairs. The reasonable costs incurred by the Landlord in making such repairs shall be a debt due from the Tenant to the Landlord payable on demand.

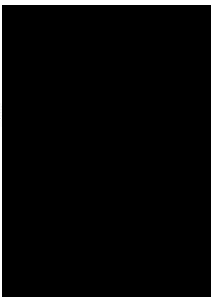
3.10 Costs

3.10.1 To pay to the Landlord all reasonable costs and expenses (including VAT where the Landlord is not able to recover VAT) reasonably incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisers):

- (a) in respect of any action taken by the Landlord in connection with a breach by the Tenant of any obligation on the part of the Tenant contained in this agreement; and
- (b) In connection with all applications by the Tenant for any consent or approval of the Landlord required by the terms of this agreement, including those incurred in cases where consent is refused or the application is withdrawn.
- (c) The tenant shall indemnify the landlord for any legal costs to draft and serve section 8 or 21 notices. The tenant shall indemnify the landlord for any court and legal fees for possession proceedings.

3.11 The End of the Term and the Removal of the Tenant's Belongings

3.11.1 To give the Landlord reasonable prior notice if the Tenant intends to leave at the end of the fixed term of this agreement.



- 3.11.2 at the expiration or sooner determination of the Term:
- (a) to deliver up to the Landlord the Premises, and the items set out in the Inventory, free from rubbish and in such order, condition, and state as shall be consistent with the due performance of the obligations of the Tenant contained in this agreement;
 - (b) not to remove any of the items listed in the Inventory from the Premises and to leave them in the several rooms and places as described in the Inventory or as found at the commencement of the Term; and
 - (c) To deliver to the Landlord all keys for the Premises on expiry of the Term and to pay all reasonable charges incurred by the Landlord in securing the Premises against re-entry where the keys are not returned.

4 LANDLORD'S AGREEMENTS

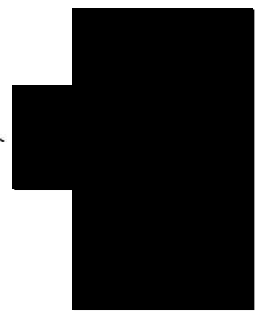
The Landlord agrees with the Tenant as follows:

4.1 Quiet Enjoyment

To permit the Tenant paying the rent under this agreement and performing and observing the various obligations on the part of the Tenant set out above, to hold the Premises peaceably without any interruption by the Landlord or any person lawfully claiming under or in trust for the Landlord.

5 MUTUAL AGREEMENTS

- 5.1.1 On the signing of this Agreement, the Tenant shall pay to the Landlord the Deposit as security for the Landlord in respect of:
- (a) Any rent or other payments due from the Tenant which remain unpaid;
 - (b) Any damage to the Premises or the items listed in the Inventory for which the Tenant may be liable;
 - (c) Any unpaid accounts for council tax, gas, electricity, fuel oil, or water consumed by the Tenant in the Premises, and any unpaid telephone charges;
 - (d) Any other breach by the Tenant of the Tenant's agreements and obligations under this agreement;
 - (e) Any sum repayable by the Landlord to the Local Authority where housing benefits have been paid directly to the Landlord;
 - (f) Any costs, expenses, charges, or other monies payable by the Tenant to the Landlord under this agreement; and



(g) any reasonable costs incurred by the Landlord due to any cheque of the Tenant which does not clear, or in respect of any reasonable costs incurred by the Landlord by reason of any letter being sent to the Tenant due to rent arrears, or any other breach of the Tenant's obligations under this agreement.

5.1.2 If the Landlord does apply the Deposit. Or any part of it. As authorised above. The Tenant must at the Landlord's written request pay the Landlord a further sum to restore the Deposit to the full amount stated in the Tenancy Particulars.

5.1.3 Subject to the provisions of clauses 3.11.3 or 5.1.2 above, the Landlord must return the Deposit or the balance of it to the Tenant as soon as reasonably practicable after the end of the Term. Before the Deposit is returned by the Landlord, the Tenant must demonstrate that bills for charges for council tax, gas, electricity, fuel oil, water, and telephone charges for which the Tenant is liable to pay during the Term have been paid.

5.1.4 Any interest earned on the Deposit may be retained by the Landlord.

The Deposit will not be used by the Tenant to offset any rent payable under the terms of this agreement.

5.2 Interest

5.2.1 In the event that any instalment of rent or any other money payable by the Tenant under this agreement is not paid within 14 days of the day on which it became due, then the same shall carry simple interest at the rate of 4 per cent per annum above the base rate of RBS plc for the time being in force, calculated on a daily basis from the date upon which the same became payable until the date of payment.

5.3 Recovery of Possession

5.3.1 The Landlord may bring a court action to recover possession of the Premises, even if any previous right to do so has been waived, if and whenever during the Term:

- (a) The Rent is outstanding for 14 days after becoming due whether formally demanded or not; or
- (b) There is a breach by the Tenant of any obligation or other term of this agreement; or
- (c) the grounds for possession in the Housing Act 1988 Schedule 2, Part I grounds 2 or 8, or any of the grounds in Part II of that Schedule other than grounds 9 or 16 apply (the said grounds are set out at schedule 3 to this agreement); or
- (d) the Tenant becomes bankrupt, has an administration order made in respect of his assets, has a receiver appointed, makes an arrangement for the benefit of his creditors, or has any distress or execution levied on his goods.
- (e) The landlord hereby gives prior notice to the tenant(s) that the landlord will require the let property for there own use after the



fixed period has expired and possession may be required under ground 1 within the section 8 notice.

SPECIAL CONDITIONS

1. The Landlord may bring the tenancy to an end at any time before the expiry of the term (but not earlier than six months from the commencement date or date of this agreement whichever shall be the later) by giving to the Tenant **not less than two months written notice stating the Landlord requires possession of the premises. The Landlord reserves the right to use a section 21 possession notice.**
2. The Tenant may bring the tenancy to an end at any time before the expiry of the term (but not earlier than six months from the commencement date or date of this agreement whichever shall be the later) by giving to the Landlord **not less than two months written notice.**
3. It is important that the tenant understands that should they wish to end the contract, the earliest that this can be done is by giving 2 months notice at the end of the fourth month – and therefore vacating the property at the end of the sixth month. The date of the notice must be the same date of the month as the contract falls on, - (i.e 5th, 11th, 20th etc. – if this date is missed, the notice period will then only be taken from the next month on this date.)
4. Tenant must note further, if there are joint tenants, i.e more than one tenant in the agreement only a single notice can be served upon the Landlord from all tenants in the agreement, multiple notices cannot be served. If any tenant(s) remain in possession of the premises after the expiry of a notice served by either the Landlord or tenant(s) all tenants collectively including any tenants which have vacated or are in possession will be all jointly and individually liable for rent of the entire premises until tenant(s) vacates with or without the need for court proceedings for eviction and possession of land from court bailiff. All rent and legal costs will be recovered through deposit held and any shortfall will be claimed through the court of law.

5.4 Suspension of Rent

5.4.1 If the Premises or any part of it shall at any time during the Term be destroyed or damaged by any risk that the Landlord is obliged to insure against under the terms of this agreement, the Rent (or a fair proportion of it by reference to the nature and extent of the damage) shall cease to be payable for so long as the Premises or any part of it remains unfit for use, provided that this shall not apply if the relevant policy of insurance is rendered void or avoidable, or payment of the whole or part of the insurance monies is refused, in consequence of some act or default on the part of or suffered by the Tenant.

5.5 Notices

5.5.1 Any notice or other document to be served on either of the parties under the terms of or in connection with this agreement shall be sufficiently served if it is left or delivered at, or sent by 1st class post or by recorded delivery addressed to:

- (a) The address of the party to be served as specified in the Tenancy Particulars; or
- (b) Such other address as may from time to time be notified in writing to the other party; or
- (c) (in the case of any notice which is to be served on the Tenant) the Premises.

5.5.2 Any notice or document of the kind referred to in this clause if sent by normal 1st class post or by recorded delivery, addressed as required above, shall be deemed to have been sufficiently served 48 hours after the time of posting (unless returned by the Post Office undelivered).

5.6 Abandonment

5.6.1 If it comes to the attention of the Landlord that the Premises have not been occupied by the Tenant for more than 21 days and the Tenant has not given the Landlord notice in accordance with clause 3.6.4 above, and if, following further investigation by the Landlord, the Landlord forms the belief, and has reasonable cause to believe, that the Tenant has ceased to reside at the Premises, the Landlord may treat the Premises as being abandoned by the Tenant and re-enter the Premises and thereby bring this agreement to an end. Such entry by the Landlord will not affect any right or rights the Landlord may have against the Tenant in respect of any subsisting breach by the Tenant of the Tenant's agreements and obligations under this agreement as at the date of the re-entry

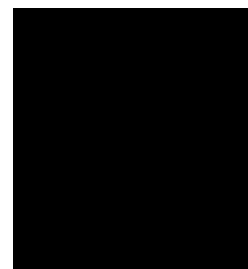
5.7 Data Protection Act

The tenant(s) hereby consent the landlord and or landlords agent have authority To carry out credit checks and at any time throughout the period the tenant (s) have possession of the premises. This consent will extend to two years after possession has been conveyed if the landlord has been left with an unpaid debt by the tenant(s)

The tenant(s) hereby grant specific consent to the landlord and or landlords agent to have access to the tenant(s) housing benefit application or award.

5.7 General Provisions

5.7.1 If any term of this agreement is, in whole or in part, held to be illegal or unenforceable to any extent under any enactment or rule of law, that term or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.




5.7.2 This agreement shall not operate to confer any rights on any third party and no person other than the parties to it may enforce any provision of this agreement by virtue of the Contracts (Rights of Third Parties) Act 1999.

TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, BEFORE YOU SIGN IT YOU SHOULD CONSIDER TAKING ADVICE FROM A SOLICITOR, CITIZENS ADVICE OR A HOUSING ADVICE CENTRE.

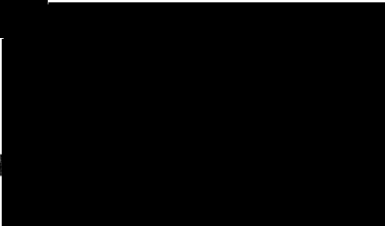
Additional provision if any:

1. NOT TO DRY ANY CLOTHES WITHIN THE FLAT, AND TO USE THE DRYER PROVIDED TO DRY CLOTHES.
2. NOT TO TAMPER IN ANY WAY WITH FIRE ALARM OR SMOKE DETECTORS.

[1] Signed by the Tenants: 

Date 15TH FEBRUARY 20

Full name(s) 

[2] Signed by (or on behalf of) the Landlord 

Name
Date:

Witne
Name

Signe

Date 15/2/21

[Redacted]

FLAT A
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Covering: 20 Nov 2020 - 17 Feb 2021
Bill date: 17 Feb 2021
Customer number: [Redacted]
Your bill is for [Redacted]

Any changes to the Ofgem Price cap on 1 Apr 2021 could affect the price you pay for your energy.

Please pay by 3 Mar [Redacted]
thank you

Your previous balance on 20 Nov 2020	[Redacted]
Total energy costs (including VAT and adjustments)	[Redacted]
You've paid us	[Redacted]
Your new balance on 17 Feb 2021	[Redacted]



Affected by Covid-19?
We can help. Visit britishgas.co.uk/payhelp

[Redacted]

You could save £s by switching tariffs
You can compare our tariffs and find the best one for you at britishgas.co.uk/tariffs

so live chat on the website
as app 7 days a week.

Your account in detail

Your previous balance on 20 Nov 2020

Total energy costs

Good news, you're using less gas compared to this period last year:

354.13 kWh

Nov 2020 - 17 Feb 2021

328.4 kWh

Nov 2019 - 17 Feb 2020

Total adjustments after VAT

Total energy costs (including VAT and adjustments)

Your payments

20 Dec 2020

Bank account payment

Total payments - Thank you

Your new balance on 17 Feb 2021

You can also take a look at our energy efficiency tips and see what works best for you and your home visit:

britishgas.co.uk/energyefficiencyguide

Helpful contacts

Question about your bill?
For help fast visit:
britishgas.co.uk/billFAQs or
start a live chat with an advisor
on our website or app.

Need extra help such as
advanced power cut warnings
or letters in large print, Braille
or audio? Visit: britishgas.co.uk/priority-service-register

Please let us know if you're
unhappy with our service at:
britishgas.co.uk/energycomplaints

Or write to: Complaints
Management Team, PO Box
226, Rotherham S98 1PB

Smell gas?
T: 0800 111 999

Electrical
emergency or
power cut?
T: 105

Independent advice through Citizens
Advice:
citizensadvice.org.uk/energy
T: 0808 223 1133

If your complaint remains unresolved,
visit:
ombudsman-services.org/energy
T: 0330 440 1624

Your gas pipeline delivery network
visit: energynetworks.org

Your gas meter visit:



Scan this on a price
comparison app
to compare your
tariff with others
on the market

Ways to Pay



Pay online
britishgas.co.uk/makeapayment
or use the
British Gas app

T: 0333 202 9524*

Payzone

Visit payzone.co.uk/consumers to
find your nearest Payzone outlet.

Post Office or bank: Take the
payment slip and pay by card,
cash or cheque at the Post Office
or bank. By cheque, make payable
to British Gas Trading Ltd or at the bank
branch for British Gas Trading Ltd.

Post: Send the enclosed payment
slip and a cheque made payable
to British Gas Trading Ltd, to
**BGT Area 55 (IPSL), Blaise Pascal
House, 100 Pavilion Drive,
Northampton NN4 7YP**
Please allow 5 working days for
your cheque to clear on time.

*We may record calls to help improve our service to you. Call charges to 03 numbers will cost you no more than 01 or 02 numbers, please check with your phone provider.

British Gas is a trading name of British Gas Trading Limited. Registered in England and Wales (No. 03078711). Registered Office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD. British Gas is a mandatory FIT Licensee. VAT Registered Number 6849667 62. Bill date and tax point 17th February 2021. britishgas.co.uk

36900

London
N20 0NN

Your E.ON account number:

Your E.ON Next account number:

Date: 27 April 2021



Hi,

Here's to taking the next step with E.ON Next.

We're super excited to have all of our E.ON customers join us at **E.ON Next – the newest face of E.ON**. Your shiny new account for the supply of energy at **165A, Friern Barnet Lane, London, N20 0NN** will take around two to three weeks to be complete, and we'll take care of everything for you.



Your energy supply won't be affected.



There is no change to your prices or end date.



Your account balance is safe and secure.

So what's new?

At E.ON Next we believe in a brighter, better approach to energy. One where together, by taking one small step at a time, we can make a real difference. That's why when your account is all set up, you'll get your very own dedicated team of Energy Specialists, ready and waiting to help if needed. Want a little extra power at your fingertips? No problem, we've built a brand new website for your convenience. And if you already get your electricity from E.ON, we'll continue to supply you with the same **electricity backed by 100% renewable sources**. Find out more about who we are and how we source our energy at eonnext.com/about.

Relax, you don't need to do a thing.

When it comes to your new account, we'll make the changeover as smooth as possible.

- ✓ **Your energy supply won't be affected** – you'll be supplied by E.ON Next Energy Limited.
- ✓ There's **no change to your prices or end date if you're on a fixed tariff**. For variable tariffs, we've changed the name but nothing else. Like now, variable prices may change after the regular price cap review.
- ✓ Your account balance is **safe and secure** – it'll show on your E.ON Next account.
- ✓ If you pay by Direct Debit, we've got your bank details already and we'll take your payments monthly. You'll see **'E.ON Next'**, with your new E.ON Next account number as the payment reference on your bank statements. As always, **your payments are protected** by the Direct Debit Guarantee, see the next page for details.



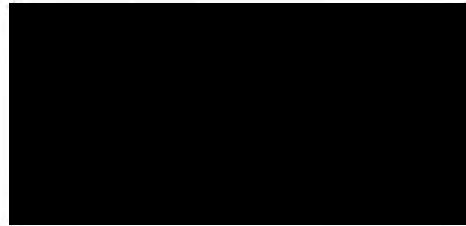
Get in touch with us

eonnext.com/contact

hi@eonnext.com

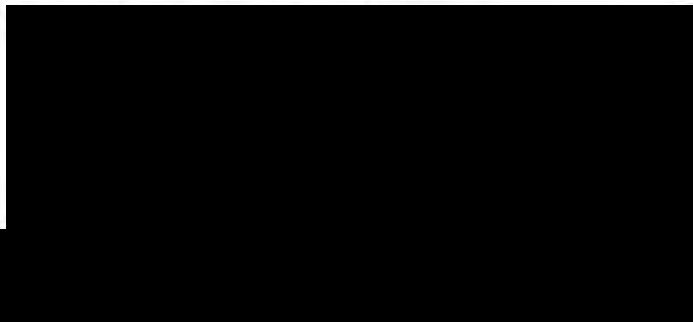


Friern Barnet Lane
London
N20 0NN



Bill Reference: 9883741 (14th May 2021)

Your energy account



27th Feb. 2021 - 13th May 2021

On 27th Feb. 2021 your previous balance was

1. We have charged you

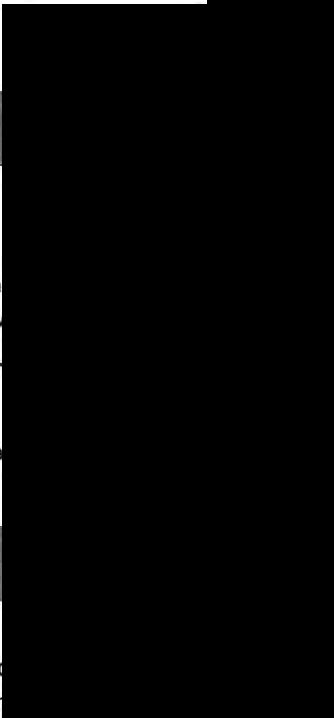
Electricity (estimated)	26th Feb. 2021 - 31st Mar 2021
Electricity (estimated)	1st April 2021 - 11th May 2021

2. You have paid

Cash	9th May 2021
------	--------------

On 13th May 2021 your new balance was

As you have no Direct Debit in place, your balance is due for payment in 7 days. Ways to pay are shown on the back of this bill.



... tariff can be found overleaf.

... you pay less?

... er - it might be worth thinking about switching to a different tariff or supplier.

... to different terms to your current tariff.

To switch to either of these tariffs, just drop us an email to hi@eonnext.com and we'll sort it for you.

Your charges in detail

⚡ Electricity	Supply number	S	1	801	3
			1050000426940		

Supply Address: 165A, Friern Barnet Lane, London, N20 0NN

Next Flex (26th Februa	
Energy Charges for Me	
26th Feb 2021	
1st Ap	
Energy	
Standin	
Subtot	
VAT @ 5%	

Total Electricity Charges

⚡ Electricity	Supply number	S	1	80
			1050000	

Supply Address: 165A, Friern Barnet Lane, London, N20 0NN

Next Flex (1st April 2021 - 11th May 2021)	
Energy Charges for Meter D12W551088	
1st Apr 2021	
12th May 2021	
Energy Used	
Standing Charge	
Subtotal of charges before VAT	
VAT @ 5%	
Total Electricity Charges	

Total charges before VAT

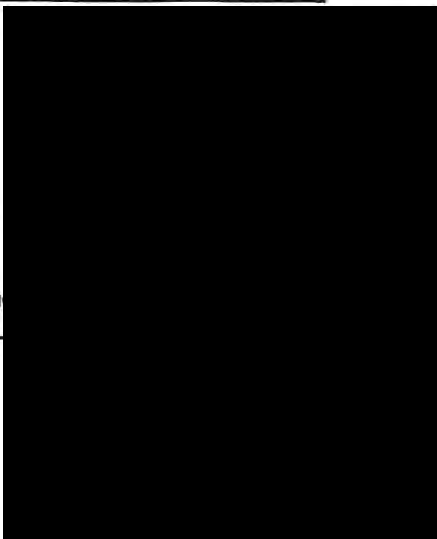
Total VAT

Total charges for bill

Your electricity tariff

Prices do not include VAT unless otherwise noted.

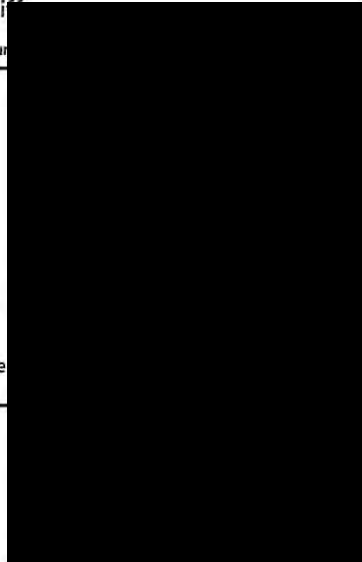
Electricity
Tariff Name
Product Type
Payment Method
Unit Rate
Standing Charge
Price Guaranteed Until
Exit Fee
Estimated Annual Usage



Your electricity tariff

Prices do not include VAT unless otherwise noted.

Electricity
Tariff Name
Product Type
Payment Method
Unit Rate
Standing Charge
Price Guaranteed Until
Early Exit Fee
Estimated Annual Usage



Contacting us

Contact us by email or Facebook Messenger and get a response within hours. Of course, if you need to you can also get a hold of us on the phone, or even by post.

Facebook: m.me/eonnext

Phone: 0808 501 5200

Trading office: Floors 5-7, Rutland Centre, Halford Street, Leicester, LE1 1TQ

Please don't hesitate to contact us if you've any questions, comments, or complaints.

Advice and complaints

Contact Citizens Advice if you need help with an energy problem - for example with your bills or meters, or if you're struggling to pay for the energy you use. They're the official source of free and independent energy advice and support.

Go to: citizensadvice.org.uk/energy or call their consumer service on 03444 111 444 Mon to Fri, 9am-5pm

If you feel that our service has not met your expectations, please get in touch so we can put things right:

First: Contact our team.

Then: If an adviser is not able to resolve your query, you can ask for it to be escalated to a specialist or team leader as appropriate.

Finally: If you're still not happy with our decision, you can contact our Operations Manager for an independent review, and you will receive a reply within 5 working days.

If you have followed the above steps, but your complaint remains unresolved after 8 weeks you can contact the Ombudsman Service: Energy on 0330 440 1624 or www.ombudsman-services.org/sectors/energy. This is a free and independent service whose decisions we must abide by.

You can read our complaints policy on our website.

How much did you use?

Your average electricity usage during this bill period was 0.09 kWh/day.

Please visit our website for advice on how to save energy in your home.

Ways to pay

Direct Debit

Paying by monthly Direct Debit helps you to keep on top of your energy payments. It's easy to set one up – just have your bank account details ready when you contact us and we'll sort it out.

Bank transfer

Pay us directly from your bank account. Our bank details:

Make a one-off payment online at eonnext.com or pay by debit card at your local PayPoint, Payzone or Post Office with the barcode below.

Cash

You can pay by cash at your local PayPoint, Payzone or Post Office when you show this barcode, so we know to add the money to your account.



6335800001282955958

Cheque

Make your cheque payable to E.ON Next and write your E.ON Next account number (A-01641B43) on the back then post it to E.ON Next, PO Box 10909, Nottingham, NG1 9NJ.



FLAT A
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill



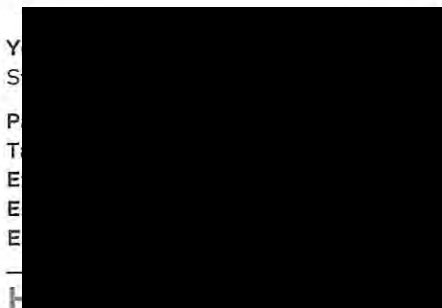
Covering: 18 Feb 2021 to 25 May 2021
Bill date: 25 May 2021
Customer number: 851001481518
Your bill is estimated

Your previous balance on 18 Feb 2021	[REDACTED]
Total energy costs (including VAT and adjustments)	[REDACTED]
You've paid us	[REDACTED]
Your new balance on 25 May 2021	[REDACTED]



Affected by Covid-19?
We can help. Visit britishgas.co.uk/payhelp

BRIT/G/G



You could save £s by switching tariffs
You can compare our tariffs and find the best one for you at britishgas.co.uk/tariffs

How to get help about your bill?

Search at britishgas.co.uk/billFAQs. You can also live chat with one of our advisors, just click the blue chat button, or through the British Gas app 7 days a week.

Your account in detail

Your previous balance on 18 Feb 2021

Total energy costs

 Gas

Gas meter number: G4A50181921301

You're using more gas compared to this period last year:

987.78 kWh

8 Feb 2021 - 25 May 2021

584.39 kWh

8 Feb 2020 - 25 May 2020

Total energy costs (including VAT and adjustments)

Your payments

8 Apr 2021

Bank account payment

Total payments - Thank you

Your new balance on 25 May 2021

You can also take a look at our energy efficiency tips and see what works best for you and your home visit: britishgas.co.uk/energyefficiencyguide