



1<sup>st</sup> Floor West Wing  
Town Centre House  
The Merrion Centre  
Woodhouse Lane  
Leeds LS2 8LY

Credit Management  
Debt Recovery  
Investigations

215652



LONDON  
N20 0NN

13/12/2016

Outstanding

### Notice of Outstan

We have been instructed to act on behalf of BRITISH GAS to [redacted] 165 FRIERN BARNET LANE, LONDON, N20 0NN between 23/04/2014 and 05/06/2016.

We are not aware that this matter is in dispute, therefore we must assume it to be correct and payable.

Our key priority is reaching a fair, realistic and [redacted] which is suitable for your own financial situation. We would therefore ask that you contact our office [redacted] speak with one of our agents who will be happy to assist you with a resolution to this matter, whatever your circumstances may be. Alternatively, please email us at [redacted] our case reference number in the subject field.

If the outstanding balance is not in dispute and you are able to make the full payment, details of the available payment methods are shown on the reverse of this letter.

If you are experiencing any kind of financial difficulties, our agents are also able to provide details of various organisations which are available throughout the UK who can offer the assistance you may require and who will do this free of charge; details of these are outlined on the reverse of this letter.

We would urge you to contact us on [redacted] next 7 days in order to resolve this matter.

For and on behalf of LCS

#### Request a Call Today

Simply text your case reference [redacted] to 0300 123 4567



You can pay at a Post Office™ or any outlet with the Paypoint sign, using the barcode below.



98260055010000134882266



LCS is a trading style of 1<sup>st</sup> Locate (UK) Ltd  
Registered Address: 1<sup>st</sup> Floor West Wing, Town Centre House, The Merrion Centre, Woodhouse Lane, Leeds LS2 8LY.  
Registered in England and Wales: No 03702690 Date Protection No: Z6791585  
Authorised and regulated by the Financial Conduct Authority for accounts formed under the Consumer Credit Act 1974 (amended 2006)





N20 0NN

T



369

# Your gas bill



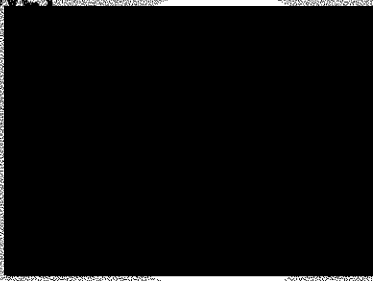
Bill date:  
8 Feb 2017

Bill period:  
20 Oct 2016 - 7 Feb 2017

1

## What do I owe?

Your payment is



Gas tariff: Standard

See step 4 for more details about your account and tariff

Your gas use was



Watt

2

## When do I pay?

Your payment is due by **22nd February**

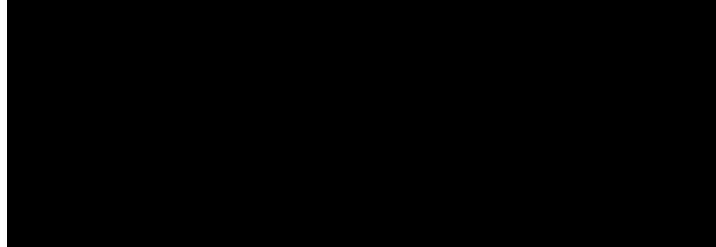
Your payment slip can be found on the last page of this bill

3

## Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

Personal Projection is our estimate of your energy costs



partner, Sainsbury's Energy. Fixed Dual Fuel tariff

Both fuels needed on this tariff.  Direct Debit only. Tariffs may have eligibility criteria, limited availability, exit fees and materially different Ts & Cs.

\*Find out more at [sainsburysenergy.com/tariffs](http://sainsburysenergy.com/tariffs)

Switching tariffs may involve changing to materially different Ts&Cs.

Find out more at [britishgas.co.uk](http://britishgas.co.uk)

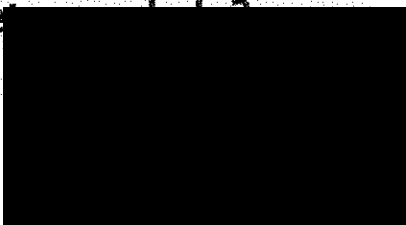
To pay your bill or to give us your meter reads

[britishgas.co.uk/makeapayment](http://britishgas.co.uk/makeapayment)  
[britishgas.co.uk/submitmeterread](http://britishgas.co.uk/submitmeterread)

Call our 24 hour automated line on  
0800 107 0224

# Where can I get help?

Your gas meter point reference number is:



Eastern Price Area  
G4S read your meter

[britishgas.co.uk](http://britishgas.co.uk)



PO BOX 226  
Rotherham  
S98 1PB

For account questions please have your meter reading handy.

**Know your rights**  
It's easy to get free, independent advice so that you 'Know your rights' as an energy consumer. You might want to get a better deal, find out how to make a complaint, get advice about the quality of your electricity or gas supply, or ask for help if you're struggling to pay your bills. To 'Know your rights' visit [citizensadvice.org.uk/energy](http://citizensadvice.org.uk/energy) for up to date information or call us on 0800 048 0202 and we'll send you a copy of their leaflet free of charge.

Our Priority Service Register is a free, confidential service that provides additional support to those most in need. To find out about eligibility and the services on offer, such as free gas safety checks and the...  
to  
Bill  
Ca  
Te

## Emergency



(24 hours a day)



(24 hours a day)

We're never far away in an emergency.

If your boiler or central heating isn't working just give us a call.

To find the name and address of the company responsible for the gas pipeline delivery network to your home, please call:

excluding Bank Holidays

### Our service

If you're not happy, we want to sort things out. Please give us a ring on:



If you'd rather complain in writing go to [britishgas.co.uk/energycomplaints](http://britishgas.co.uk/energycomplaints) or write to Complaints Management Team, PO Box 226, Rotherham S98 1PB

If you aren't happy with how we're handling your complaint, you can get in touch with our Customer Services Director's dedicated team on 0800 107 0184 or email [customercomplaints@britishgas.co.uk](mailto:customercomplaints@britishgas.co.uk) or you can write to them at the address above. When you get in touch to make a complaint we'll investigate fully and let you know what needs to happen next. We'll say sorry for anything we've got wrong and may make a goodwill gesture, or offer compensation.

### If you need independent advice

The Citizens Advice consumer service gives free, confidential and impartial advice. You can get in touch with them for advice at anytime during the complaints process. Call them on 03454 04 05 06, or visit [citizensadvice.org.uk/energy](http://citizensadvice.org.uk/energy)

### We aim to resolve complaints as quickly as possible

We'll make every effort to resolve your complaint within a day of receiving it. However, sometimes it can take a little longer, so if we haven't been able to sort things out within eight weeks, or if we can't agree a way forward with you, (we call this 'deadlock'), we'll write and let you know that you have the right to pass your complaint to the Ombudsman Services: Energy.

The Ombudsman is there to help sort out disputes between energy suppliers and their customers. It's free to use their services and their... and their



...do, we'll act on what they say. That might mean saying sorry, explaining what's gone wrong, fixing the problem or paying you compensation.

513 111

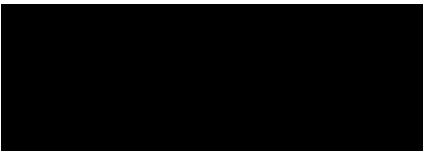


LONDON  
N20 0NN



369

# Forgotten to pay your bill?



Your bill is now due to be paid.

If we don't get your payment...

## How to pay

- \* Pay with a **debit card** at britishgas.co.uk, or on our app, any day or night
- \* Send money by **electronic transfer** from your bank account. Call us on 0800 40-05-30 and our account number is 71584665
- \* Pay in **cash** by taking your payment slip, found on the reverse, to your local Post Office
- \* Send a **cheque** (payable to British Gas Trading Ltd) to: British Gas, Payment Area 55, Camberley, GU95 1AB. Write your customer reference number on the back of the cheque

If you have questions about your bill call us on 0800 980 8591. Or if you've paid in the last few days, then you don't need to do anything.

Thanks



Claire Miles  
Managing Director, Customer Operations



Textphone  
**18001 0800 072 8626**



Letter reference  
CMN/DCL/LET1

1 March 2017

Need help reading this?  
If you'd like a large print, Braille or audio version of this letter, call us free on 0800 072 8625

\*We record calls to help improve our service to you. Calls to 0800 numbers are free from mobiles and landlines.

British Gas is the trading name of British Gas Trading Limited. Registered in England & Wales (Registered No. 03078711). Registered Office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD. britishgas.co.uk. British Gas is a mandatory FIT Licensee.

Printed by Communista

180 111

165 FRIERN BARNET LANE  
LONDON  
N20 0NN

T



369

# Your spring gas bill

er:

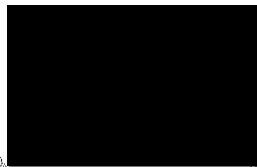
Bill date:  
25 May 2017

Bill period:  
8 Feb 2017 - 24 May 2017

1

## What do I owe?

Your spring payment is



Gas tariff: Standard

See step 4 for more details about your account and tariff

Your estimated gas use this spring was

(hours)

2

## When do I pay?

Your payment is due by **8th June**

Your payment slip can be found on the last page of this bill

3

## Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

Personal Projection is our estimate of your energy costs (including VAT & other discounts) for the next twelve months and is based on previous actual consumption. This could be affected by changes to your tariff or metering information changes.

tariff

from our

Both fuels needed on this tariff. Direct Debit only. Tariffs may have eligibility criteria, limited availability, exit fees and materially different Ts & Cs.

\*Find out more at [sainsburysenergy.com/tariffs](http://sainsburysenergy.com/tariffs)

Switching tariffs may involve changing to materially different Ts&Cs.

Find out more at [britishgas.co.uk](http://britishgas.co.uk)

To pay your bill or to give us your meter reads

[britishgas.co.uk/makeapayment](http://britishgas.co.uk/makeapayment)

[britishgas.co.uk/submitmeterread](http://britishgas.co.uk/submitmeterread)

Call our 24 hour automated line on  
0800 107 0224

5

## Can I save some money?

At British Gas, we want to help you get on top of your energy usage and are happy to provide advice about where to start and the tools you need to make a change. For top tips on saving energy in your home, visit: [britishgas.co.uk/energysaving](http://britishgas.co.uk/energysaving)

### Did you know?

If everybody in a family of four replaced one bath a week with a five-minute shower, a saving of up to £20 a year could be made on the gas bill.

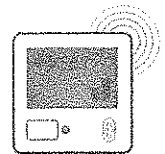
### Did you know?

Doing one less washing machine cycle a week will save £5 of energy a year.

### 1. Be efficient

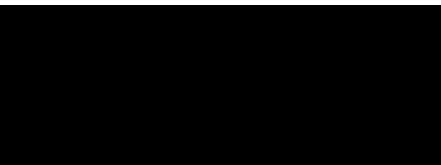
Manage your energy consumption.

See how your energy use compares with others in your neighbourhood [britishgas.co.uk/compare](http://britishgas.co.uk/compare)



6

## How can I pay?



Number

### PayPoint

Take this bill and pay by cash.

### Bank or by post

Take your payment slip with your payment card, cash or a cheque to the bank. Or send a cheque made payable to 'British Gas Trading Ltd'. Write your customer number on the back and send to:  
British Gas,  
Payment Area 55,  
Camberley,  
GU95 1AB

### Post office

Take your payment slip with your payment card, cash or a cheque made payable to 'Post Office Ltd'.

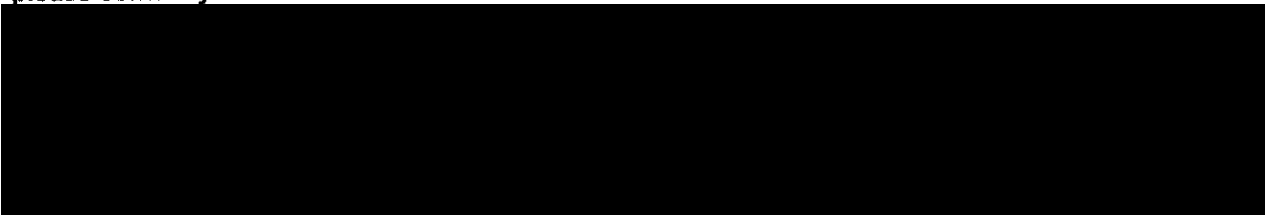
Allow 3 working days for payment to clear the bank/Post Office and PayPoint, 5 if you pay by post.

Please don't send cash in the post.

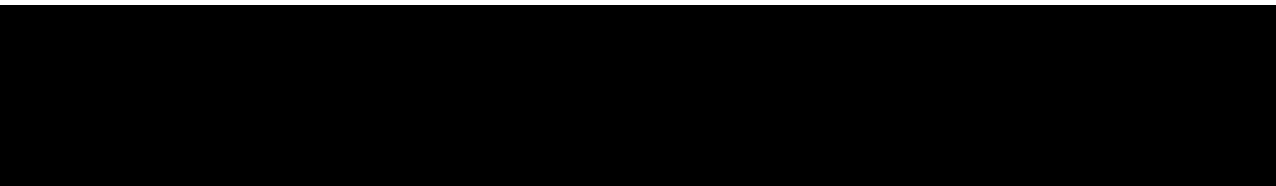
# Property Owners Select Renewal Schedule

Your insurance policy is renewed from 5th June 2017.

Please note that the premium, terms and conditions of your policy have been based on the details you have given us. If there have been any alterations to those details it is important that you tell us about them so that your cover remains operative. If you have any doubts about what you should tell us, please contact your insurance adviser.



Postal Address: 165 FRIERN BARNET LANE  
LONDON  
N20 0NN



Effective Date: 05/06/2017

Renewal Date: 05/06/2018 at 12.00 hrs

Business Description: PROPERTY OWNERS

The Premises:	Premises Address(es)	Postcode
A	3 ALEXANDER GROVE FINCHLEY LONDON	N12 8NU
B	FLATS A B AND C 165 FRIERN BARNET LANE WHETSTONE LONDON	N20 0NN

## Property Damage All Risks Section

Insured

### Property at Premises A

#### Item Description

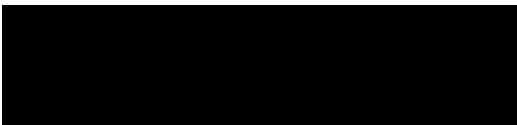
1. Buildings - occupied as residential
2. Contents

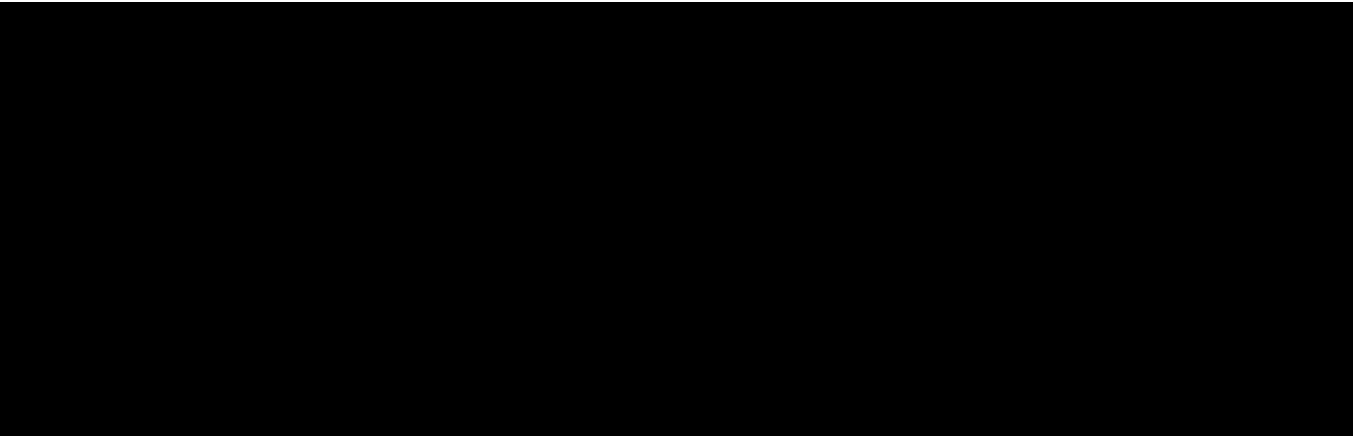
#### Excess Details

Excess Type

Subsidence, Ground heave or Landslip:

Any other Damage:





**Clauses applicable to this Section (please refer to the Clause Details for full wordings)**

S/1/1 Escape of water excess  
Z/36/1 Other Interests

**Specified All Risks Section** **Not Insured**

**Money Section** **Not Insured**

**Goods in Transit Section** **Not Insured**

**Employers` Liability Section** **Not Insured**

 **Insured**

**Fidelity Insurance Section** **Not Insured**





**Commercial Legal Expenses Section**

**Insured**



6,7 and 8

the Period of Insurance.

ding support

box and enter the

above Registration Code.

Annual Rental Income

Not Advised

**Terrorism - Property Damage**

**Not Insured**

**Terrorism - Business Interruption**

**Not Insured**

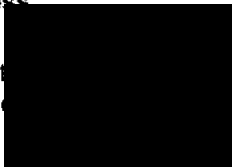
**Directors & Officers Liability Section**

**Not Insured**

---

**Clause Details**

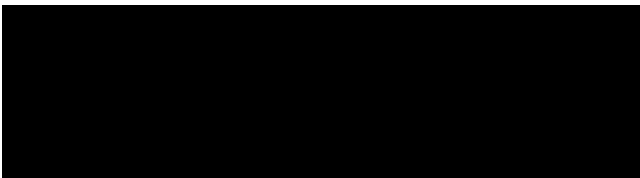
**S/1/1 Escape of water excess**



This Section does not cover the aspect of loss destruction damage or additional expenditure occasioned by or in consequence of water from any tank apparatus or pipe at the Premises specified in the Schedule.

**Z/36/1 Other Interests**

In accordance with details lodged with the Insurer, Birmingham Midshires are interested in the insurance under 3 Alexander Grove, Finchley, London N12 8NU of this Section as mortgage lenders (ref.20022556109)



**This page has been left blank intentionally**



Date 13 June 2017  
This is not a tax invoice

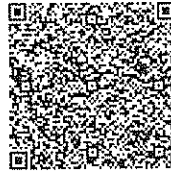
N



97454 015101 0094 E 36900



Scan this using apps from price comparison websites to see if you're on the best deal for you.



**Any questions?**

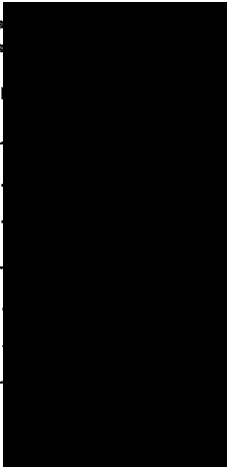
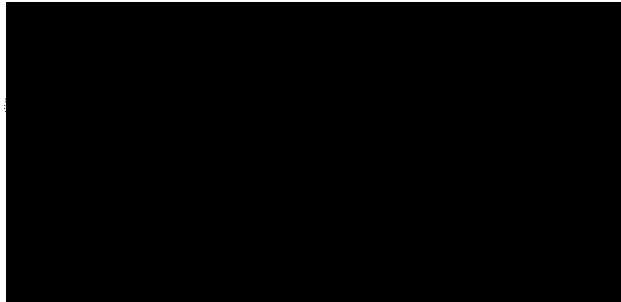
**Go to eonenergy.com**

**Call our UK call centre**  
Mon to Fri 8am to 8pm  
For training purposes, we may call you.

**Your account number**

# Electricity bill - estimated

If your actual readings are different to our estimates, go to [eonenergy.com](#) or call us on 0345 052 0000



**Each day at a glance**

**Electricity**  
You used

**1.8 kWh on this bill**

**1.5 kWh this time last year**

Electricity average for last year is based on actual reads.

**Want to switch your tariff?**  
Go to [eonenergy.com/bestdeal](http://eonenergy.com/bestdeal)  
Or call us on 0345 052 0000



- Pa
- Fix

We'll tell you if you could save money again on every bill. Savings are calculated by comparing the potential projection above with 12 months on our cheapest tariff for you. Electricity calculations 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 your tariff can be found in the 'About your tariff' section. **Remember - it might be worth thinking about switching your tariff or supplier.**



How to pay



At any Payzone outlet  
At any PayPoint outlet  
By cash or cheque at any Post Office.



**By post**

Make cheques out to 'E.ON' and write '0154 9654 6370' (your account number) on the back. Post cheques with this slip to **E.ON, PO Box 123, Nottingham, NG1 6HD**. Please don't send us cash through the post.



**By debit or credit card**

Visit [eonenergy.com/paybill](http://eonenergy.com/paybill) or call us on 0345 052 0000.

**And you can also pay**



At any Payzone outlet



At any PayPoint outlet



By cash or cheque at any Post Office.



tvlicensing.co.uk

165 C  
Friern Barnet Lane  
London  
N20 0NN

Renewal overdue

July 2017

**BEEN AWAY TOO BUSY FORGOT LOST TRACK OF TIME?  
RENEW NOW THEN RELAX KNOWING YOU'RE COVERED.**



tvlicensing.co.uk



0300 790 6129



TV Licensing,  
Darlington DL98 1TL

Your TV Licence  
expired on  
30 June 2017

Dear Mr Rocca,

Your TV Licence expired last month.

We're writing to remind you and let you know how to renew your licence. Choose a way that's quick and easy for you:

- Visit [tvlicensing.co.uk/renew](http://tvlicensing.co.uk/renew)
- Call **0300 790 6129**
- Go to any **PayPoint** with your payment slip
- Or **post us your cheque** with your payment slip

You may not realise that if you are still watching or recording live TV programmes on any channel or device, or downloading or watching BBC programmes on iPlayer, you are breaking the law. To help you renew today, we've enclosed all the information you need, including what your TV Licence covers and how to claim concessions for those who are 75 or over or blind.

If you've recently renewed your licence, thank you. You don't need to reply



# Landlord Gas Safety Record

Cert. No. 140

## 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

Engineer Pritesh Patel  
 Company Ignite Heating & Gas  
 Address 334-336 Goswell Road  
 Islington  
 London  
 Post Code EC1V 7RP  
 Tel No. [Redacted]  
 Gas Safe Reg 307110  
 ID Card No.

### Job Address

Name  
 Address 165 C rear of 165  
 Frien Barnet Lane  
 London  
 Post Code N20 0NN  
 Tel. No

### Customer / Landlord

Name Mr Ash Ali  
 Company  
 Address 165 C rear of 165  
 Frien Barnet Lane  
 London  
 Post Code N20 0NN  
 Tel. No

### Appliance Details

### Inspection Details

Location	Appliance Type	Make	Model	Flue Type	Landlord's Awareness	Appliance Inspected	Operating Pressure (mbar)	Heat input (kW/hr)	High Combustion Reading			Low Combustion Reading			Safety devices correct operation	Ventilation Provision satisfactory	Visual condition of flue and terminals satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
									Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1 Kitchen	Boiler	Vaillant	Eco Tec Plus 837	RS	Yes	Yes	20	NA	NA	NA	NA	NA	NA	Yes	Yes	Yes	Pass	No	Yes	
2 Kitchen	Hob	Whirlpool		FL	Yes	Yes	20	NA	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	No	Yes	
3																				
4																				
5																				

### Defects / Identified

1
2
3
4
5

### Labels and Warning Notice Issued

### CO Alarm(s)

### Smoke Alarm(s)

NA		
NA	CO Alarm(s) fitted	Yes
	CO Alarm(s) tested and Satisfactory	Pass
		Smoke Alarm(s) fitted
		Smoke Alarm(s) tested and Satisfactory
		Pass

Emergency Control Accessible  Gas Tightness Satisfactory

Gas Installation Pipework Visual Inspection Satisfactory

Gas Inlet Working Pressure at the Meter 21 mbars

Number of Appliances Tested 2 Equipotential Bonding

NEXT INSPECTION DUE ON OR BEFORE 14-Aug-2018

### Comments

[Empty comment box]

### Signatures

Issued by: Signed [Redacted]  
 Print Name Pritesh Patel

Received Signed by: [Redacted]  
 Print Name Ash

Date 15-Aug-2017

LONDON  
N20 0NN

T



369

# Your summer gas bill

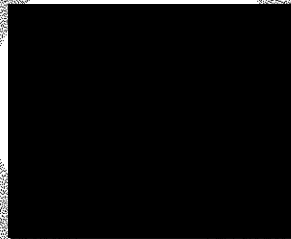
Bill date:  
15 Aug 2017

Bill period:  
25 May 2017 - 14 Aug 2017

1

## What do I owe?

Your summer payment is



Gas tariff: Standard

See step 4 for more details about your account and tariff

## Your gas use this summer was



2

## When do I pay?

Your payment is due by **29th August**

Your payment slip can be found on the last page of this bill

3

## Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

Personal Projection is our estimate of your energy costs (including VAT & other discounts) for the next twelve months

This could be different to what you are currently paying. This could be different to what you are currently paying.

tariff

2019  Fixed

Direct Debit only. Tariffs may have eligibility criteria, limited availability, exit fees and materially different Ts & Cs.

Switching tariffs may involve changing to materially different Ts&Cs.

Find out more at britishgas.co.uk

To pay your bill or to give us your meter reads

[britishgas.co.uk/makeapayment](http://britishgas.co.uk/makeapayment)

[britishgas.co.uk/submitmeterread](http://britishgas.co.uk/submitmeterread)

Call our 24 hour automated line on  
0800 107 0224

7490200017227C000000018290010026100

## Can I save some money?

At British Gas, we want to help you get on top of your energy usage and are happy to provide advice about where to start and the tools you need to make a change. For top tips on saving energy in your home, visit: [britishgas.co.uk/energysaving](http://britishgas.co.uk/energysaving)

### Did you know?

If everybody in a family of four replaced one bath a week with a five-minute shower, a saving of up to £20 a year could be made on the gas bill.

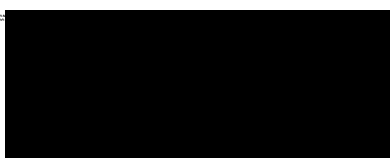
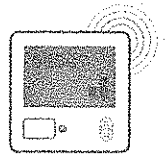
### Did you know?

Doing one less washing machine cycle a week will save £5 of energy a year.

### 1. Be efficient

Manage your energy consumption.

See how your energy use compares with others in your neighbourhood [britishgas.co.uk/compare](http://britishgas.co.uk/compare)



number

#### PayPoint

Take this bill and pay by cash.

#### Bank or by post

Take your payment slip with your payment card, cash or a cheque to the bank. Or send a cheque made payable to 'British Gas Trading Ltd'. Write your customer number on the back and send to:  
British Gas,  
Payment Area 55,  
Camberley,  
GU95 1AB

#### Post office

Take your payment slip with your payment card, cash or a cheque made payable to 'Post Office Ltd'.

Allow 3 working days for payment to clear the bank/Post Office and PayPoint, 5 if you pay by post.

Please don't send cash in the post.



**ASSURED SHORTHOLD  
TENANCY AGREEMENT**

**165 C, 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: 19<sup>TH</sup> [REDACTED]  
Landlord [REDACTED]

Whose address 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 19 OCTOBER 2017

The end date of the tenancy is 18 OCTOBER 2018

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

[REDACTED]  
F [REDACTED]  
F [REDACTED]  
Address of let Premises: [REDACTED], LONDON, N20 0NN

**Deposit -**

The tenant [REDACTED] by the landlord in an agreement to a tenancy a deposit (the deposit) as security against the failure by the tenant (s) to make good on demand 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.

[REDACTED]

## **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.

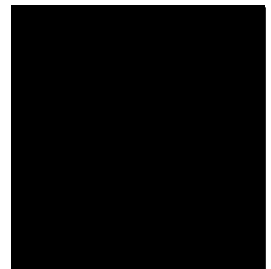
### 3.5 Decoration and Alterations

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.

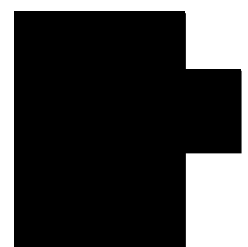
**N.B. Failure to comply with this obligation may lead to the Landlord treating the Premises as abandoned and the tenancy at an end (see clause 5.6.1 below)**

### 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.

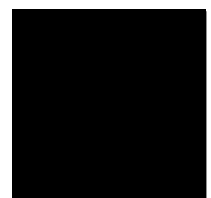
## **5 MUTUAL AGREEMENTS**

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 their 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**. This excludes vacation of the property within the months of December and January.

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 5<sup>th</sup>, 11<sup>th</sup>, 20<sup>th</sup> etc. – if this date is missed, the notice period will then only be taken from the next month on this date.) This excludes vacation of the property within the months of December and January. Notices cannot be accepted within the months of December and January.

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.

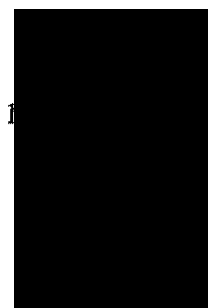
#### 5.4 Suspension of Rent

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 1<sup>st</sup> 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 1<sup>st</sup> 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 

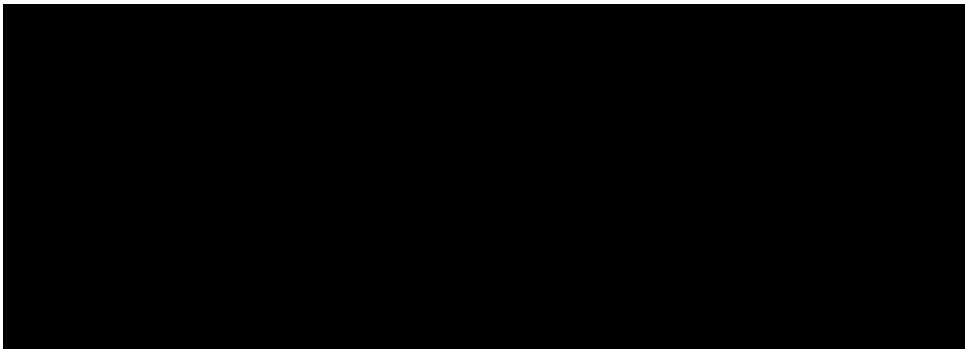
Date 19<sup>TH</sup> OCTOBER

Full name(s) [1] 

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

Name 

Date: 



529 000

165 FRIERN BARNET LANE  
LONDON  
N20 0NN

T



369

# Your autumn gas bill

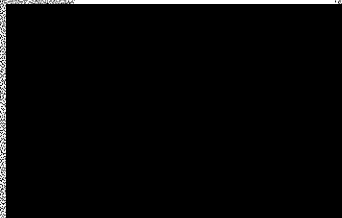
Bill date:  
23 Nov 2017

Bill period:  
15 Aug 2017 - 22 Nov 2017

1

## What do I owe?

Your autumn payment is



Gas tariff: Standard

See step 4 for more details about your account and tariff

Your estimated gas use this autumn was



2

## When do I pay?

Your payment is due by **7th December**

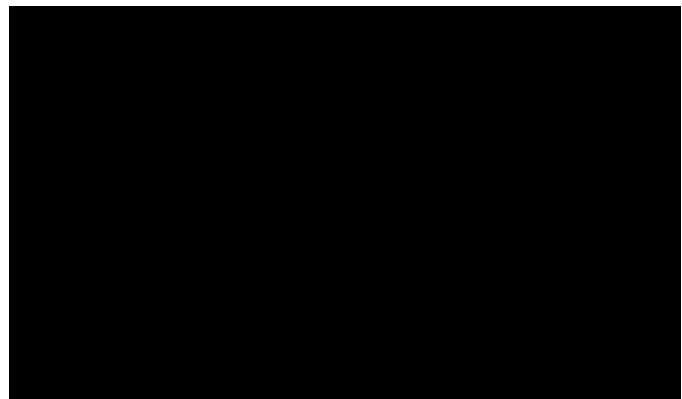
Your payment slip can be found on the last page of this bill

3

## Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

Personal Projection is our estimate of your energy costs (including VAT & other discounts) for the next twelve months and is based on previous actual consumption. This could be affected by future tariff, price or consumption changes.



To pay your bill or to give us your meter reads

[britishgas.co.uk/makeapayment](http://britishgas.co.uk/makeapayment)  
[britishgas.co.uk/submitmeterread](http://britishgas.co.uk/submitmeterread)

Call our 24 hour automated line on  
0800 107 0224

5

## Can I save some money?

At British Gas, we want to help you get on top of your energy usage and are happy to provide advice about where to start and the tools you need to make a change. For top tips on saving energy in your home, visit: [britishgas.co.uk/energysaving](http://britishgas.co.uk/energysaving)

### Did you know?

If everybody in a family of four replaced one bath a week with a five-minute shower, a saving of up to £20 a year could be made on the gas bill.

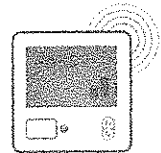
### Did you know?

Doing one less washing machine cycle a week will save £5 of energy a year.

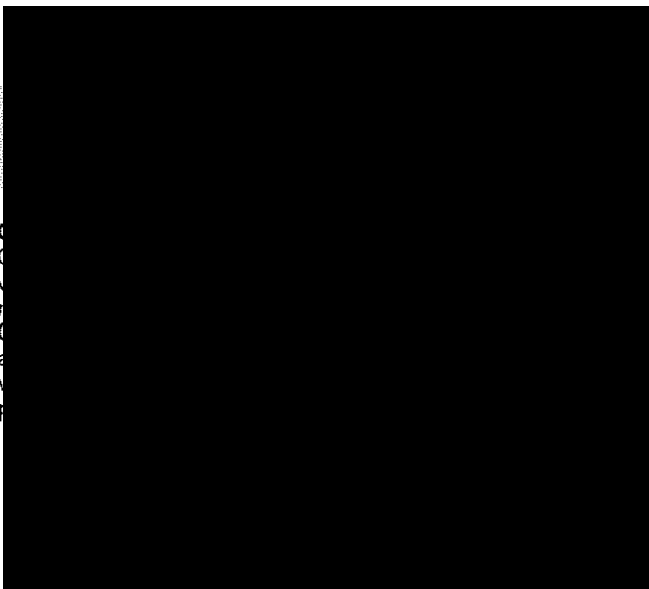
### 1. Be efficient

Manage your energy consumption.

See how your energy use compares with others in your neighbourhood [britishgas.co.uk/compare](http://britishgas.co.uk/compare)



6



#### PayPoint

Take this bill and pay by cash.

#### Bank or by post

Take your payment slip with your payment card, cash or a cheque to the bank. Or send a cheque made payable to 'British Gas Trading Ltd'. Write your customer number on the back and send to:  
British Gas,  
Payment Area 55,  
Camberley,  
GU95 1AB

#### Post office

Take your payment slip with your payment card, cash or a cheque made payable to 'Post Office Ltd'.

Allow 3 working days for payment to clear the bank/Post Office and PayPoint, 5 if you pay by post.

Please don't send cash in the post.



Date 12 December 2017

This is not a tax invoice

Your bill

The details

1 of 4

Scan this using  
from price com  
websites to see  
on the best dea



003403

8412-PK10203/1 36900

10001 Fern Barrow Lane  
London  
N20 0NN

# Electricity bill - estimated

If your actual readings are different to our estimates, go to [eonenergy.com/readings](http://eonenergy.com/readings) or call us on 0345 052 0000

Each day at a glance

Electricity

You used

Electricity

Balance on last bill - 01 Sep 2017

Your payment on 19 Sep 2017 - thanks

**On this bill ▶ £58.28**

Electricity charges - see back for info

**Please pay now**

Want to switch your tariff?

Go to [eonenergy.com/bestdeal](http://eonenergy.com/bestdeal)

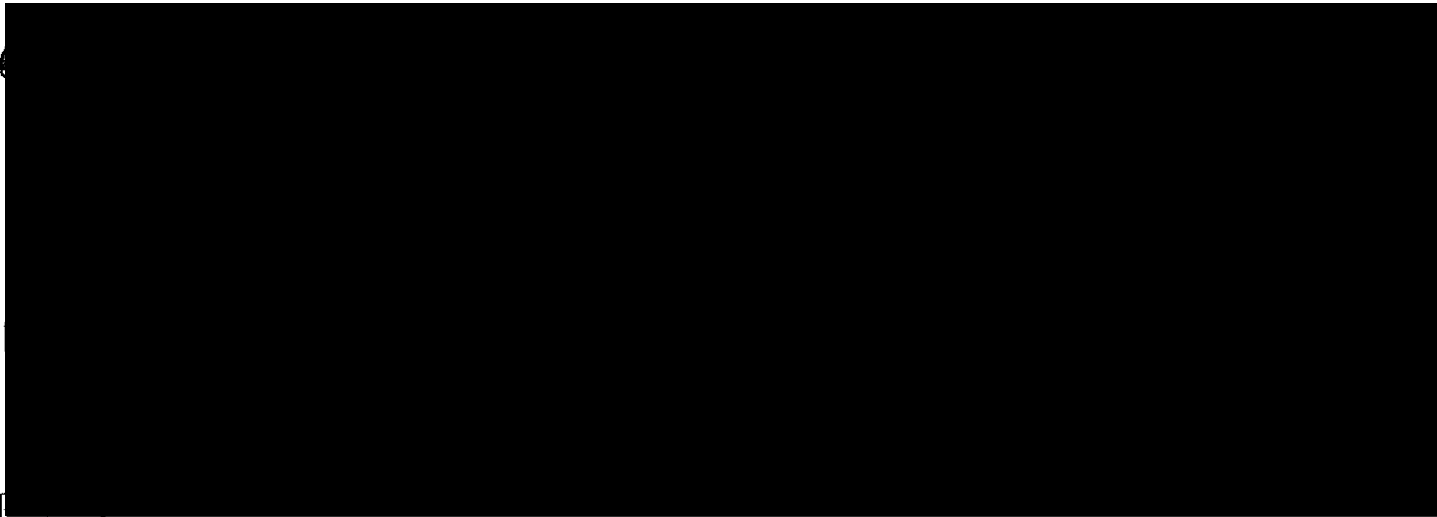
Or call us on 0345 052 0000

Go Online can only be signed up to by customers who have not been signed up to Go Online in the last 12 months. We may withdraw our services at any time. Savings are calculated by comparing the personal projected savings against the current tariff. 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 your tariff can be found in the 'About your tariff' section. **Remember - It might be worth thinking about switching your tariff or supplier.**





## How to pay

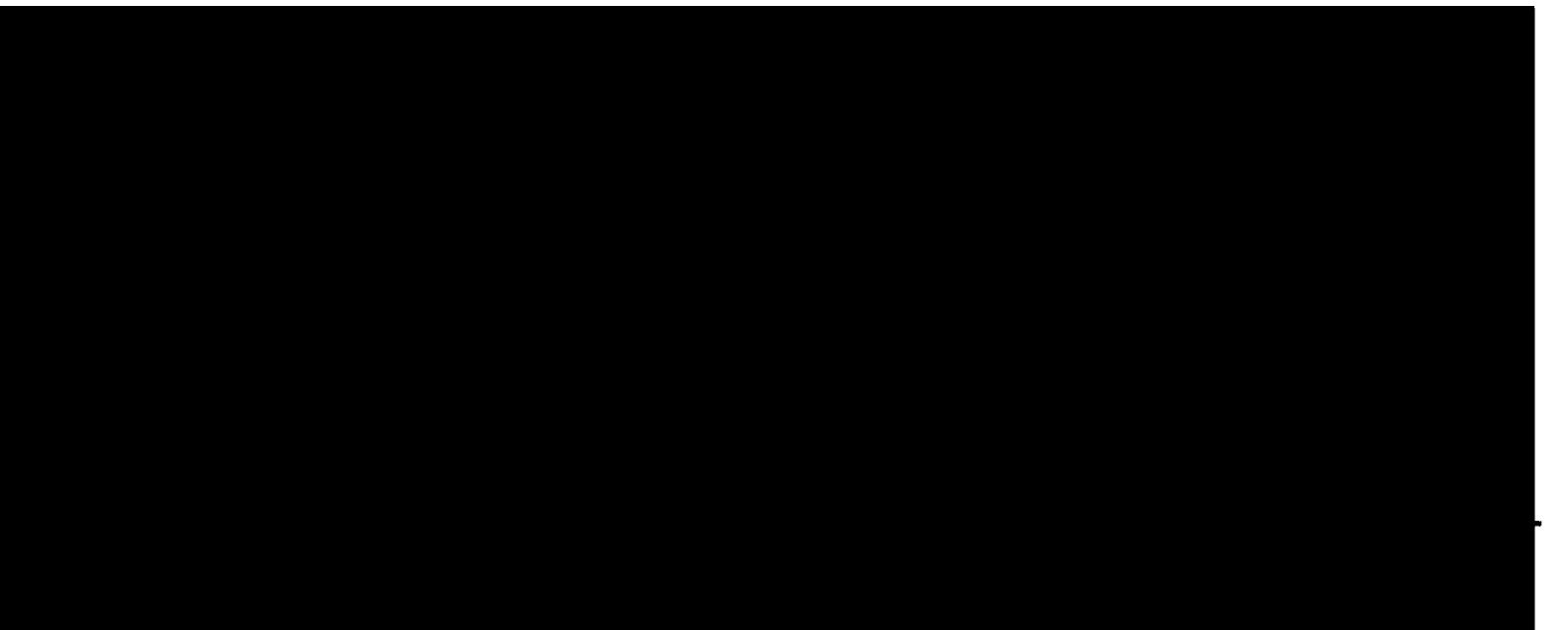


Visit [eonenergy.com/paybill](http://eonenergy.com/paybill) or call us on 0345 052 0000.

### And you can also pay



- At any Payzone outlet
- At any PayPoint outlet
- By cash or cheque at any Post Office.



287 000

BARNET LANE

LONDON  
N20 0NN

T



369

## Your winter gas bill

Your customer number:  
85 10 07 53 10 95

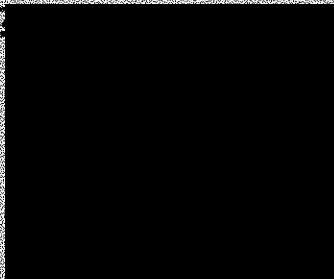
Bill date:  
24 Feb 2018

Bill period:  
23 Nov 2017 - 23 Feb 2018

1

### What do I owe?

Your winter  
payment is



Gas tariff: Standard

2

### When do I pay?

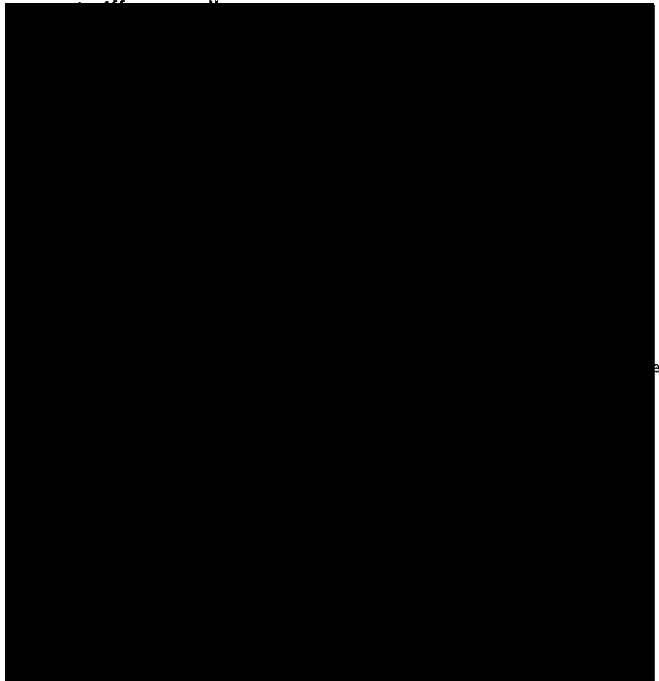
Your payment is due by **12th March**

Your payment slip can be found on the last page of this bill

3

### Could you pay less?

Remember - it might be worth thinking about switching your



See step 4 for more details about your account and tariff

### Your estimated gas use this



To pay your bill or to give us your meter reads

[britishgas.co.uk/makeapayment](http://britishgas.co.uk/makeapayment)  
[britishgas.co.uk/submitmeterread](http://britishgas.co.uk/submitmeterread)

Call our 24 hour automated line on  
0800 107 0224

5

## Can I save some money?

At British Gas, we want to help you get on top of your energy usage and are happy to provide advice about where to start and the tools you need to make a change. For top tips on saving energy in your home, visit: [britishgas.co.uk/energysaving](http://britishgas.co.uk/energysaving)

### Did you know?

If everybody in a family of four replaced one bath a week with a five-minute shower, a saving of up to £20 a year could be made on the gas bill.

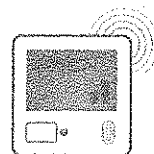
### Did you know?

Doing one less washing machine cycle a week will save £5 of energy a year.

### 1. Be efficient

Manage your energy consumption.

See how your energy use compares with others in your neighbourhood [britishgas.co.uk/compare](http://britishgas.co.uk/compare)



6

## How can I pay?

Enter number

### PayPoint

Take this bill and pay by cash.

### Bank or by post

Take your payment slip with your payment card, cash or a cheque to the bank. Or send a cheque made payable to 'British Gas Trading Ltd'. Write your customer number on the back and send to:  
British Gas,  
Payment Area 55,  
Camberley,  
GU95 1AB

### Post office

Take your payment slip with your payment card, cash or a cheque made payable to 'Post Office Ltd'.

Allow 3 working days for payment to clear the bank/Post Office and PayPoint, 5 if you pay by post.

Please don't send cash in the post.

# Property Owners Select Renewal Schedule

Your insurance policy is renewed from 5th June 2018.

Please note that the premium, terms and conditions of your policy have been based on the details you have given us. If there have been any alterations to those details it is important that you tell us about them so that your cover remains operative. If you have any doubts about what you should tell us, please contact your insurance adviser.

Policy Number: 

Agreement Number: 

Amicable Insurance Service

  
N20 0NN

Effective Date: 05/06/2018

Renewal Date: 05/06/2019 at 12.00 hrs

Business Description: PROPERTY OWNERS

The Premises:	Premises Address(es)	Postcode
A	3 ALEXANDER GROVE FINCHLEY LONDON	N12 8NU
B	FLATS A B AND C 165 FRIERN BARNET LANE WHETSTONE LONDON	N20 0NN

## Property Damage All Risks Section

**Insured**

### Property at Premises A

(Declared values shown in brackets)

#### Item Description

1. Buildings - occupied as residential
2. Contents

#### Excess Details

Excess Type

Subsidence, Ground heave or Landslip:

Any other Damage:

**Property at Premises B**

**(Declared values shown in brackets)**

Item Description

1. Buildings - occupied as residential

**Excess Details**

Excess Type

Subsidence, Ground heave or Landslip:

Any other Damage:

**Clauses applicable to this Section (please refer to the Clause wordings)**

S/1/1 Escape of water excess

Z/36/1 Other Interests

**Specified All Risks Section**

**Not Insured**

**Engineering Machinery Damage Section**

**Not Insured**

**Computer Section**

**Not Insured**

**Money Section**

**Not Insured**

**Goods in Transit Section**

**Not Insured**

**Employers' Liability Section**

**Not Insured**

**Property Owners Liability Section**

**Insured**

**Fidelity Insurance Section**

**Not Insured**

**Commercial Legal Expenses Section**

**Insured**

Annual Rental Income

**Not Advised**

**Terrorism - Property Damage**

**Not Insured**

**Terrorism - Business Interruption**

**Not Insured**

**Directors & Officers Liability Section**

**Not Insured**

---

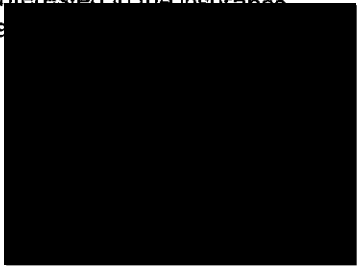
**Clause Details**

**S/1/1 Escape of water excess**

This Section does not cover the first [REDACTED] respect of loss destruction damage or additional expenditure occasioned by or in consequence of escape of water from any tank apparatus or pipe at the Premises specified in the Schedule.

**Z/36/1 Other Interests**

In accordance with details lodged with the Insurer, Birmingham Midshires are interested in the insurance under 3 Alexander Grove, Finchley, London N12 8NU of this Section as mortgagor



## Client News - Notification of changes to your policy

### PROPERTY OWNERS SELECT

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 scope of policy cover has been enhanced, and you will automatically benefit from the addition of a number of new extensions and covers, which have been included free of charge. These are detailed below. We have also taken the opportunity to make a number of minor changes to the Policy that simply clarify the cover provided, which are not detailed below.

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 by section is shown below.

#### Property Damage Section

##### Unoccupied

Unoccupied definition has been amended as follows:

- Any building or part of any building that is unfurnished, untenanted, empty or no longer in active use for a period exceeding 30 consecutive days or 60 days in respect of any building solely used for residential purposes. Previously 30 days in respect of residential properties.

#### Residential Property - Rent and Alternative Accommodation

- The limit has been increased from 20% to 30% of the Buildings Declared Value

schedule or £500 whichever is the  
er is the policy excess detailed in your

ded:

Insured or £25,000 whichever is the



## **Property Damage and Loss of Rent Section Conditions**

### **Additional Claims Conditions**

In the case of Damage by riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances, malicious persons or theft, the number of days to notify us of a claim has increased from 7 days to 28 days.

### **Subrogation**

The following is added:

The Insurer shall not enforce any rights against

Paragraph c. any managing agent acting on behalf of the Insured but excluding Damage due to Managing agent's gross negligence or wilful misconduct.

### **Employers' Liability Section**

The following new cover enhancement is added:

- Employee Relate Accident Benefits

### **Property Owners' Liability Section**

The following new cover enhancement is added:

- Environmental Clean Up Costs

**The following new optional sections are available for selection under this Policy. Please note the new sections available are subject to terms and conditions detailed in the policy wording:**

**Engineering Machinery Damage Section** providing insurance following:

- Sudden and unforeseen damage to machinery and Plant insured under this section
- loss destruction or damage to Own Surrounding Property following explosion of Pressure Plant insured under this section
- loss of rent resulting from loss damage or destruction insured under this section other than as a result of Explosion.

**Computer Insurance Section** providing insurance following:

- any loss or damage to computer equipment insured under this section
- loss or damage of data carry materials
- recompilation of computer media, including software and data as a result of Corruption
- the additional expenditure the business incurs as a result of an accident that interrupts the operations carried out by the Computer Equipment
- recompilation of data and additional expenditure incurred by the business following virus or hacking

## 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.

## 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 benefit from the changes outlined below. As these represent a summary of the key changes please read this guidance in conjunction with your Policy Wording and Schedule. If you have any questions about the changes, please refer these to your insurance adviser.

### **Section Conditions**

For all policy sections that include an Additional Claims Condition wording under the Section Conditions, the number of days to notify us of a claim for Damage (or to provide us with full details of Business Interruption caused) by riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances, malicious persons or theft has increased from 7 days to 28 days.

### **Terrorism Section**

Cover is being extended free of charge to include loss or damage caused by Cyber Terrorism. Money and Data losses are excluded.

We have also taken this opportunity to update some of the definitions within the wording in order to make them clearer. In addition, the definitions are now shown in alphabetical order to make it easier for you to refer to them.

### **General Data Protection Regulations**

We have updated the Policy Introduction section and replaced our Data Protection statement with a Fair Processing Notice reflecting the changes in legislation for the processing of personal data.

**This page has been left blank intentionally**



Date 12 June 2018  
This is not a tax invoice

Your bill

The details

1 of 4

0345 052 0000

Any questions?  
 Go to [eonenergy.com/FAQ](http://eonenergy.com/FAQ)

004929  
[Redacted]

K10210/1 36900

Scan this using apps from price comparison websites to see if you're on the best deal for you.



N20 0NN



# Electricity bill - estimated

If your actual readings are different to our estimates, go to [eonenergy.com/readings](http://eonenergy.com/readings) or call us on 0345 052 0000

[Redacted]

Each day at a glance

[Redacted]

Want to switch your tariff?  
Go to [eonenergy.com/bestdeal](http://eonenergy.com/bestdeal)  
Or call us on 0345 052 0000

[Redacted]

We may withdraw our fixed price tariffs from sale at any time without warning, so savings shown above may no longer be available. Calculations are based on estimated use. Includes VAT at 5%. Remember - if you switch tariffs, your terms and conditions may change significantly. E.ON prices may change at any time. More information about your tariff can be found in the 'About your tariff' section. Remember - it's worth thinking about switching your tariff or supplier.





Date 12 June 2018

Your bill

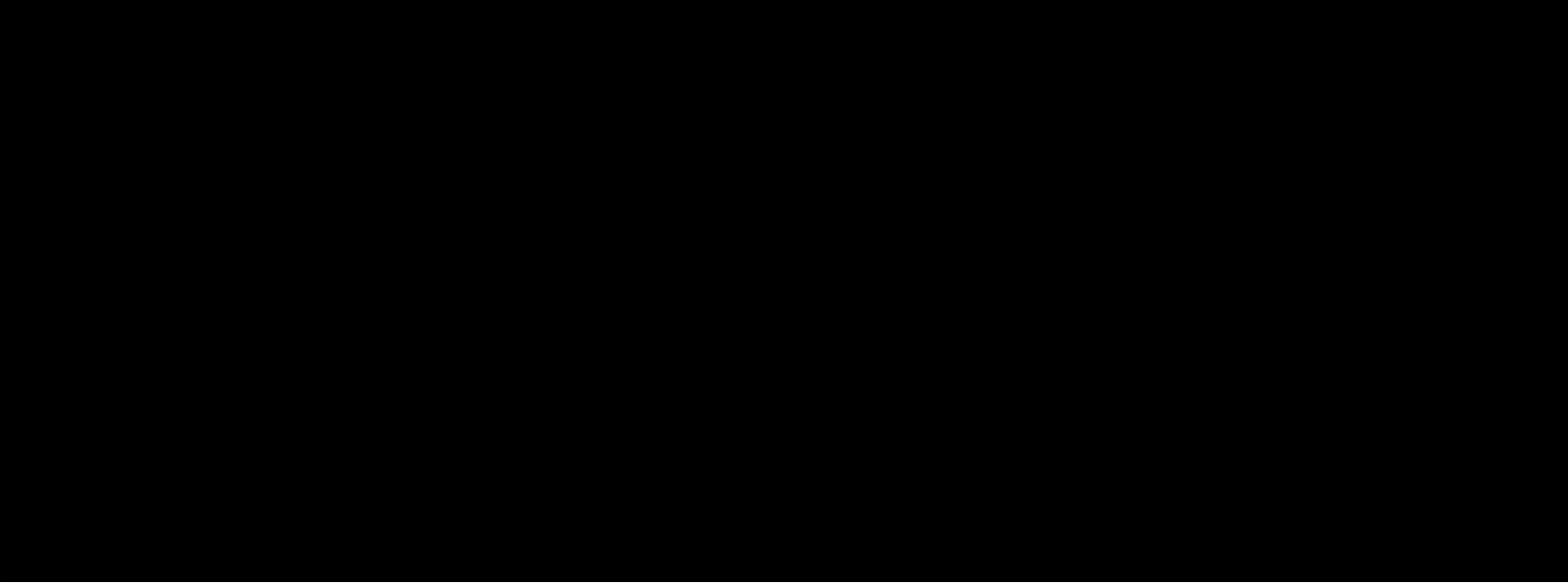
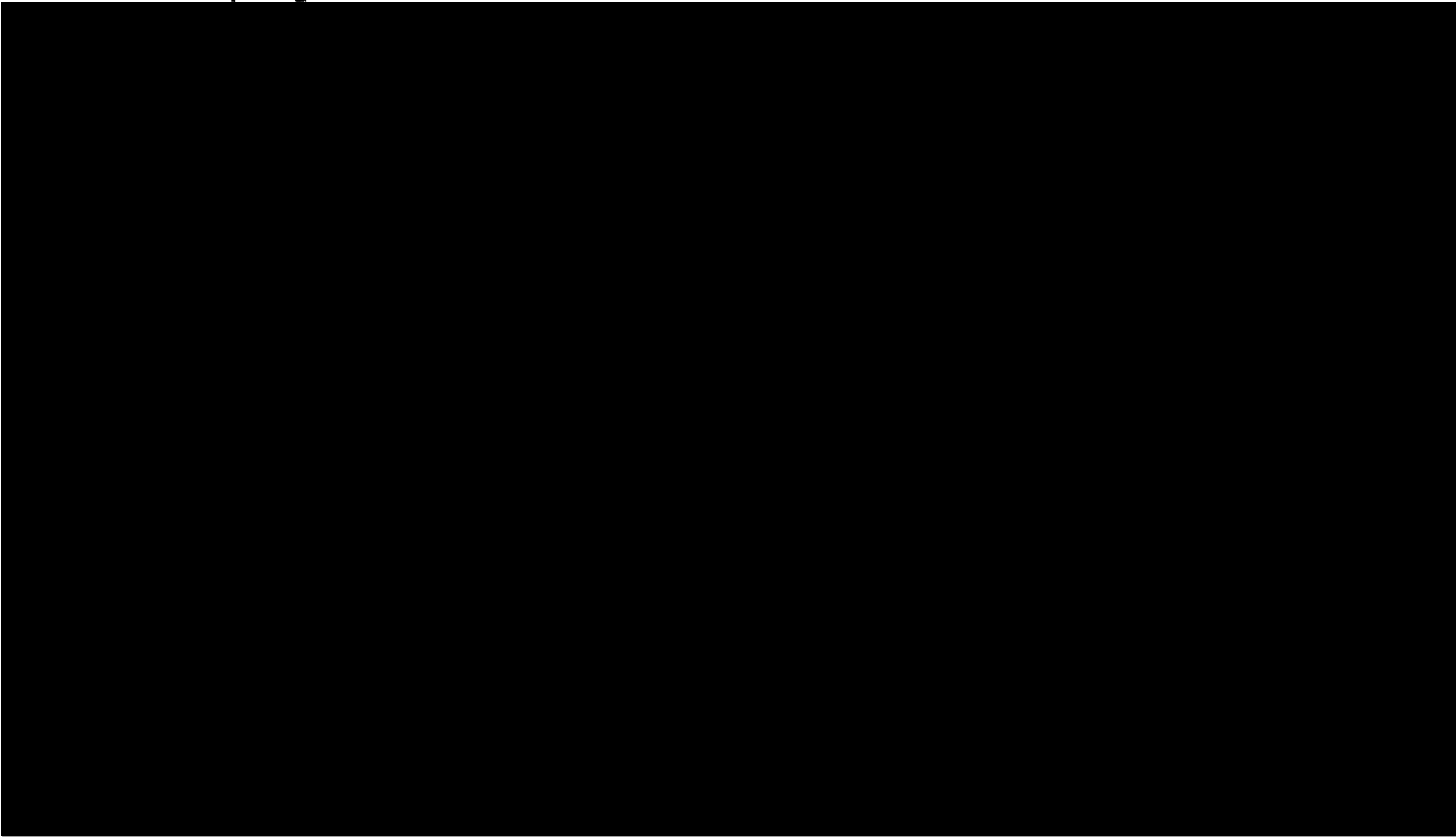
The details

3 of 4

02796511014499



## How to pay



# Landlord Gas Safety Record

Cert. No. 294

## 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
<b>Engineer</b> Pritesh Patel <b>Company</b> Ignite Heating & Gas <b>Address</b> 334-336 Goswell Road Islington London LONDON Post Code EC2M 7PP Tel No [REDACTED] Gas [REDACTED] ID Card No. [REDACTED]	<b>Name</b> <b>Address</b> 165 C rear of 165 Frien Barnet Lane London <b>Post Code</b> N20 0NN <b>Tel. No</b>	<b>Name</b> Mr Ash Ali <b>Company</b> <b>Address</b> 3 Alexandra Grove London <b>Post Code</b> N12 8NU <b>Tel. No</b>

Appliance Details				Inspection Details																	
No.	Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Impaired	Operating Pressure (bar)	Heat Input (MJ/h)	High Temperature Flue Gas			Low Temperature Flue Gas			Safety devices / correct operation	Ventilation Provision satisfactory	Visual condition of Gas and Installation satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Kitchen	Boiler	Vaillant	Eco Tec Plus B37	RS	Yes	No	20	36.3	0.001	NA	NA	0.0003	NA	NA	Yes	Yes	Yes	Pass	Yes	Yes
2	Kitchen	Hob	Whirlpool		FL	Yes	Yes	20	5.7	NA	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	No	Yes
3																					
4																					
5																					
6																					

Defects Identified	Labels and Warning Notice Issued	CO Alarms	Smoke Alarms
1			
2		CO Alarm(s) fitted	Smoke Alarm(s) fitted
3			
4		CO Alarm(s) tested and Satisfactory	Smoke Alarm(s) tested and Satisfactory
5			
6			

Emergency Control Accessible Yes    Gas Tightness Satisfactory Yes

Gas Installation Pipework Visual Inspection Satisfactory Yes

Number of Appliances Tested 1    Equipotential Bonding Yes

**NEXT INSPECTION DUE ON OR BEFORE 14-Aug-2019**

Signatures	Received	Signed	Date
Issued by: Signed [REDACTED]  Print Name [REDACTED]	Received by: [REDACTED]  Print Name [REDACTED]	Signed [REDACTED]	Date 14-Aug-2018



Date 4 September 2018  
This is not a tax invoice

Any questions?

Go to [eonenergy.com/FAQ](http://eonenergy.com/FAQ)  
Call our UK call centres 0345 052 0000  
Mon to Fri 8am to 8pm at [redacted]  
For training purposes, we may rec [redacted]  
Your account number [redacted]

Scan this using apps from price comparison websites to see if you're on the best deal for you.



002338  
[redacted] 619565-PK8789/1 36900

10001 Fern Barnet Lane  
London  
N20 0NN

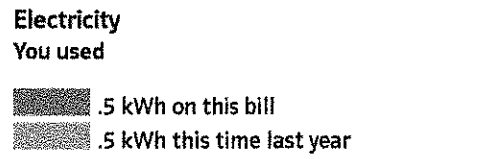


# Electricity bill - estimated

If your actual readings are different to our estimates, go to [eonenergy.com](http://eonenergy.com) or call us on 0345 052 0000

<b>Before this bill ▶</b>
Balance on last bill - 12 Jun 2018
Your payment on 20 Jun 2018 - thanks
<b>On this bill ▶</b>
Electricity charges - see back for info
VAT at 5% on £29.73

### Each day at a glance



Electricity average for last year is based on estimated reads.

**Please pay now**

**Want to switch your tariff?**  
Go to [eonenergy.com/bestdeal](http://eonenergy.com/bestdeal)  
Or call us on 0345 052 0000

### Could you pay less?

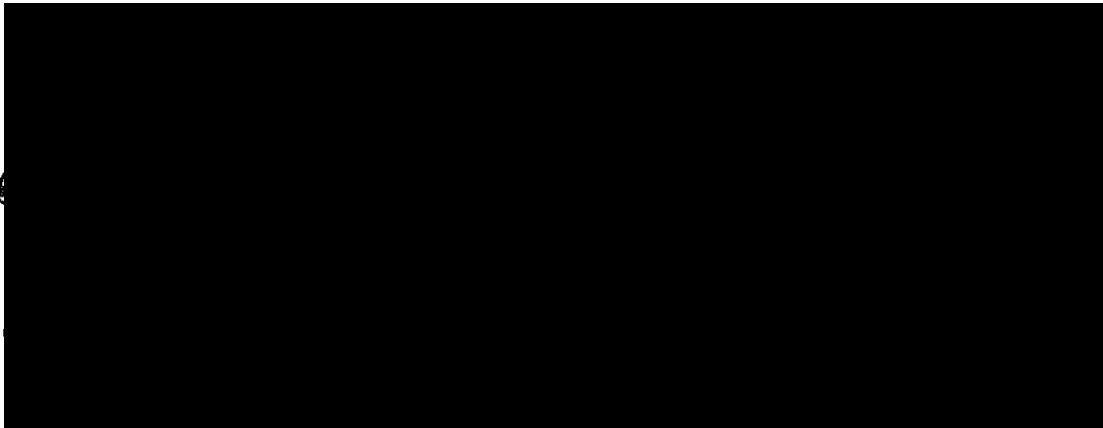


If you switch to E.ON Smart Saver, you agree to be contacted about having an E.ON smart meter fitted, unless you already have one. We'll tell you if you could save money again on every bill. We may withdraw our fixed price tariffs from sale at any time without warning, so savings shown above may no longer 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 your tariff can be found in the 'About your tariff' section. Remember - it might be worth thinking about switching your tariff or supplier.





H



**By post**

Make cheques out to 'E.ON' and write '0154 9654 6370' (your account number) on the back. Post cheques with this slip to **E.ON, PO Box 123, Nottingham, NG1 6HD**. Please don't send us cash through the post.



**By debit or credit card**

Visit [eonenergy.com/paybill](http://eonenergy.com/paybill) or call us on 0345 052 0000.

**And you can also pay**



At any Payzone outlet



At any PayPoint outlet



By cash or cheque at any Post Office.



**ASSURED SHORTHOLD  
TENANCY AGREEMENT**

**165 C, 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: 19<sup>TH</sup> OCTOBER 2018  
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 19<sup>TH</sup> OCTOBER 2018

The end date of the tenancy is 18 OCTOBER 2019

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

Rent: [REDACTED] per [REDACTED] Calendar Month

First rent payment date 19/10/2018 then every 19<sup>TH</sup> OCTOBER

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

**Deposit -**

The tenant [REDACTED] pay the landlord in an agreement to a tenancy a deposit (the deposit) [REDACTED] security 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.



## 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

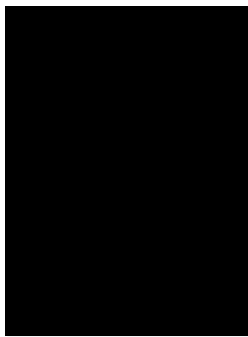
The Tenant agrees with the Landlord as follows:

### 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.

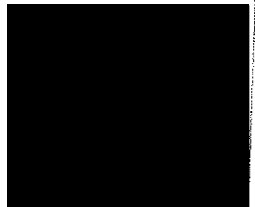
3.7.10 Not to engage any contractor or otherwise incur expenditure on behalf of the Landlord (except in case of emergency) without the prior written approval of the Landlord.

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 given 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 their 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**. This excludes vacation of the property within the months of December and January.

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 5<sup>th</sup>, 11<sup>th</sup>, 20<sup>th</sup> etc. – if this date is missed, the notice period will then only be taken from the next month on this date.) This excludes vacation of the property within the months of December and January. Notices cannot be accepted within the months of December and January.

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.

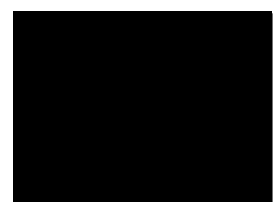
#### 5.4 Suspension of Rent

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 1<sup>st</sup> 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 1<sup>st</sup> 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)

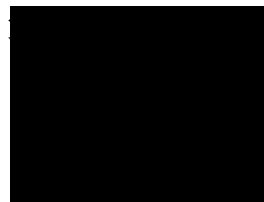
The tenant(s) hereby grant specific consent to the landlord and or landlords agent to have access to the tenant(s) housing benefit application or award.

#### 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 Tenant

Date 19<sup>TH</sup> OCTOBER 2018

Full name(s) [

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

Name

Date: 19 OCTOBER 2018

Date 19/10/2018