



Date 10 December 2019  
This is not a tax invoice

Your bill

The details

1 of 4

### Any questions?

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

Call 0345 052 0000

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

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



014468  
S20070-PK12976/1 36900

165a Friern Barnet 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

### Before this bill ▶

Balance on last bill - 01 Sep 2019

Your payment on 10 Sep 2019 - thanks

### On this bill ▶

[Redacted]

[Redacted]

Please pay now

### Each day at a glance

#### Electricity

#### You used

.1 kWh on this bill

.1 kWh this time last year

Electricity average for last year is based on actual reads.

### Want to switch your tariff?

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

Or call us on 0345 052 0000

If you sign up to Fix Online we'll contact you to offer a free smart meter installation, if you're eligible. You can only sign up for this tariff at [eonenergy.com](http://eonenergy.com). We'll tell you if you could save money again on every bill. We may withdraw our fixed price tariffs from sale at any time without warning, so savings shown above may no longer be available. Savings are calculated by comparing the personal projection above with 12 months on our cheapest tariff for you. Calculations are based on your estimated use. Includes VAT at 5%. Remember - if you switch tariffs, your terms and conditions may change significantly. E.ON EnergyPlan prices may change at any time. More information about your tariff can be found in the 'About your tariff' section. Remember - it might be worth thinking about switching your tariff or supplier. Ofgem has a Confidence Code for online price comparison sites to make sure you get accurate and unbiased comparisons. You can find it at

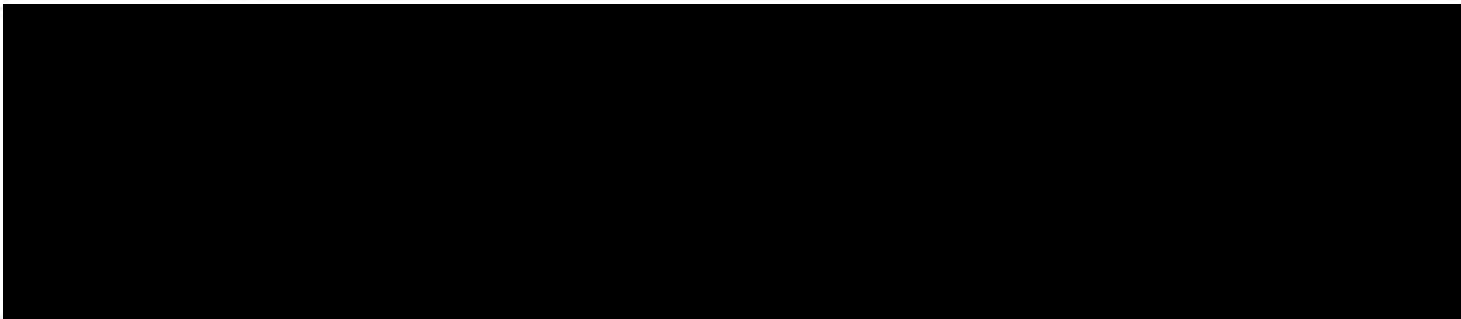


## How to pay



### The E.ON Energy app

Our app is an easy way to pay your bill. You can also send us meter readings, view your bills and get free energy saving tips. Our app is available for both Apple and Android phones. Visit [eonenergy.com/smartphoneapp](http://eonenergy.com/smartphoneapp) for more details.



### By post

Make cheques payable to 'E.ON' and write your account number, **0144 1752 6160** on the back.

Post cheques with this slip below 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.



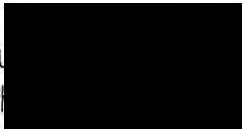
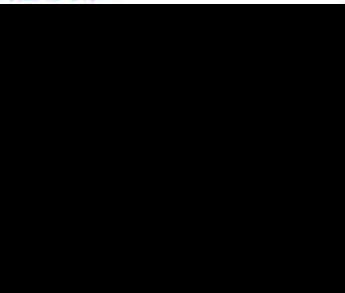
J219CS01AUFMAA000000621400100136900



165 FRIERN BARNET LANE  
LONDON  
N20 0NN



# You haven't paid your gas bill



the gas you've used. If you don't get in touch, we may have to contact you and we may add charges to your account.



165 FRIERN BARNET LANE  
N20 0NN

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

0333 202 9802\*  
Mon to Fri 9am to 5pm

Textphone  
18001 0800 072 8626



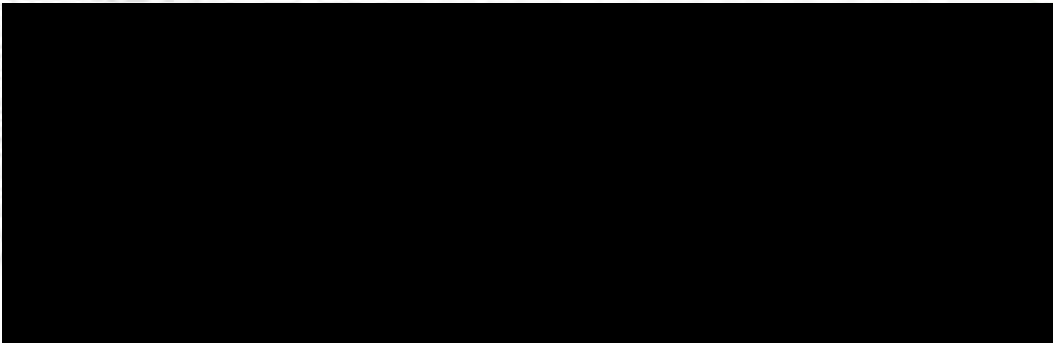
Letter reference  
CMN/DCL/LET1

27<sup>th</sup> December 2019

M229CS028M0

D899CS01E8D

Page 1 of 2 / 0006214 / 0012929

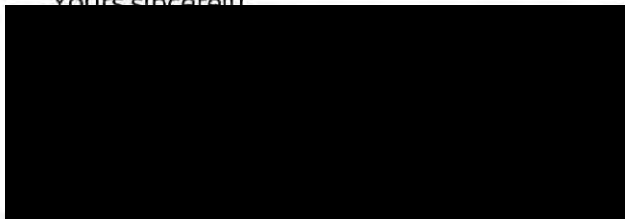


## If you're worried you can't pay everything you owe in one go

Call us on 0333 202 9524\* to talk about other ways to pay, including payment plans. We want to help find the best option for you.

If you've paid in the last few days, there's no need to do anything.

Yours sincerely,



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

PTO >

Printed

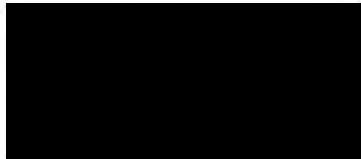


000024 369



tvlicensing.co.uk

N20 0NN

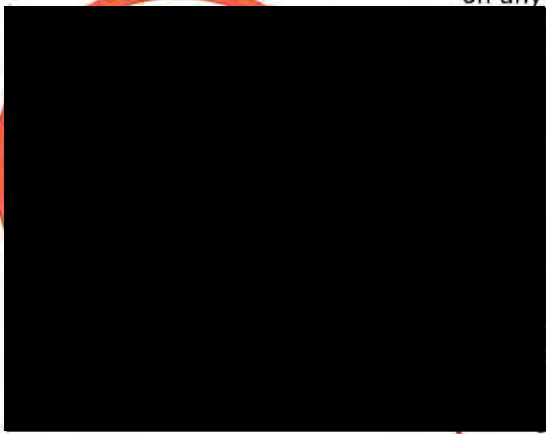


## Officers have now been authorised to visit N20 0NN.

Dear Sir/Madam,

Your TV Licence expired on 31 July 2019. We've written to you several times since then, but our records show that your address is still unlicensed. Officers have now been authorised to investigate your property.

As you know, it is against the law to watch or record live TV programmes on any channel, or download or watch BBC programmes on iPlayer, without a licence covered by a licence – no matter what device\* you use. If Officers find evidence that you watch, record or download TV illegally, you risk a fine of up to £1,000 plus any legal costs and/or compensation you may be ordered to pay.



### Stop this investigation now

As the occupier, it is your responsibility to make sure this address is properly covered. Please do one of the following immediately:

#### Get a licence:

Visit [tvlicensing.co.uk/pay](http://tvlicensing.co.uk/pay) to set up a Direct Debit, or to pay by debit or credit card.

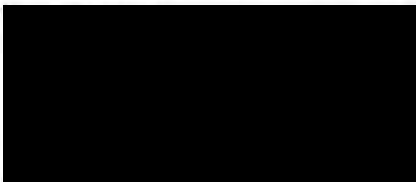
Call **0300 790 6064** to set up a Direct Debit, or to pay by debit or credit card.

#### Move your licence from your old address:

- Visit [tvlicensing.co.uk/moving](http://tvlicensing.co.uk/moving)
- Call **0300 790 6064**.

If you don't need a licence, please visit [tvlicensing.co.uk/noTV](http://tvlicensing.co.uk/noTV) and we will update our records. We may visit to confirm this.

If you've just bought a TV Licence, thank you. Our records will now be updated.



\*This includes TVs, desktop computers, laptops, mobile phones, tablets, games consoles, digital boxes or DVD/VHS recorders.

Please do not write below this line.

34350033111

**ASSURED SHORTHOLD  
TENANCY AGREEMENT**

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



**HOUSING ACT 1988 AS AMENDED BY THE HOUSING ACT 1996**

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

**TENANCY PARTICULARS**

Date: **15<sup>TH</sup> FEBRUARY 2020**  
Landlord Full Name **ATHSHAM ALI**

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 [REDACTED]  
The start date of the tenancy is [REDACTED] 20

The end date of the tenancy is **14<sup>TH</sup> FEBRUARY 2021**

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

Rent is [REDACTED] per calendar Month

First rent payment date **15/02/2020** then every **15<sup>TH</sup>**

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

**Deposit -**

The tenant [REDACTED] by 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 [REDACTED] and at the tenants expense any damage by the tenant to the property of the landlord, 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.

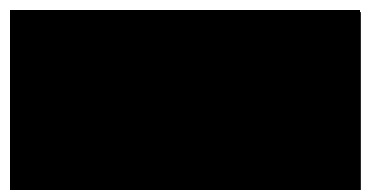
## **3 TENANT'S OBLIGATIONS**

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

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

### 3.9 Notice to Repair

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

### 3.10 Costs

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

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

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

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

3.11.2 at the expiration or sooner determination of the Term:

- (a) to deliver up to the Landlord the Premises, and the items set out in the Inventory, free from rubbish and in such order,

condition, and state as shall be consistent with the due performance of the obligations of the Tenant contained in this agreement;

(b) not to remove any of the items listed in the Inventory from the Premises and to leave them in the several rooms and places as described in the Inventory or as found at the commencement of the Term; and

(c) To deliver to the Landlord all keys for the Premises on expiry of the Term and to pay all reasonable charges incurred by the Landlord in securing the Premises against re-entry where the keys are not returned.

## 4 LANDLORD'S AGREEMENTS

The Landlord agrees with the Tenant as follows:

### 4.1 Quiet Enjoyment

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

## 5 MUTUAL AGREEMENTS

5.1.1 On the signing of this Agreement, the Tenant shall pay to the Landlord the Deposit as security for the Landlord in respect of:

(a) Any rent or other payments due from the Tenant which remain unpaid;

(b) Any damage to the Premises or the items listed in the Inventory for which the Tenant may be liable;

(c) Any unpaid accounts for council tax, gas, electricity, fuel oil, or water consumed by the Tenant in the Premises, and any unpaid telephone charges;

(d) Any other breach by the Tenant of the Tenant's agreements and obligations under this agreement;

(e) Any sum repayable by the Landlord to the Local Authority where housing benefits have been paid directly to the Landlord;

(f) Any costs, expenses, charges, or other monies payable by the Tenant to the Landlord under this agreement; and

(g) any reasonable costs incurred by the Landlord due to any cheque of the Tenant which does not clear, or in respect of any reasonable costs incurred by the Landlord by reason of any letter

being sent to the Tenant due to rent arrears, or any other breach of the Tenant's obligations under this agreement.

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

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

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

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

## 5.2 Interest

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

## 5.3 Recovery of Possession

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

- (a) The Rent is outstanding for 14 days after becoming due whether formally demanded or not; or
- (b) There is a breach by the Tenant of any obligation or other term of this agreement; or
- (c) the grounds for possession in the Housing Act 1988 Schedule 2, Part I grounds 2 or 8, or any of the grounds in Part II of that Schedule other than grounds 9 or 16 apply (the said grounds are set out at schedule 3 to this agreement); or
- (d) the Tenant becomes bankrupt, has an administration order made in respect of his assets, has a receiver appointed, makes an arrangement for the benefit of his creditors, or has any distress or execution levied on his goods.
- (e) The landlord hereby gives prior notice to the tenant(s) that the landlord will require the let property for there own use after the fixed period has expired and possession may be required under ground 1 within the section 8 notice.

## **SPECIAL CONDITIONS**

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

### **5.4 Suspension of Rent**

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

## 5.5 Notices

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

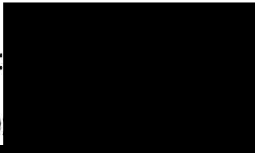


of this agreement by virtue of the Contracts (Rights of Third Parties) Act 1999.

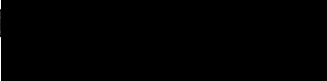

**TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, BEFORE YOU SIGN IT YOU SHOULD CONSIDER TAKING ADVICE FROM A SOLICITOR, CITIZENS ADVICE OR A HOUSING ADVICE CENTRE.**

Additional provision if any:

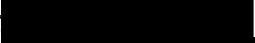
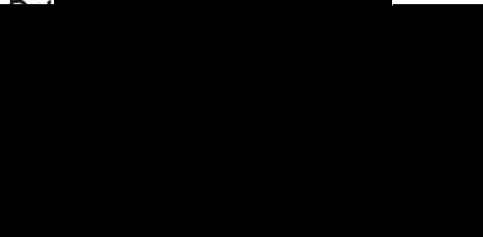
1. NOT TO DRY ANY CLOTHES WITHIN THE FLAT, AND TO USE THE DRYER PROVIDED TO DRY CLOTHES.
2. NOT TO TAMPER IN ANY WAY WITH FIRE ALARM OR SMOKE DETECTORS.

[1] Signed by the Tenants:  .....

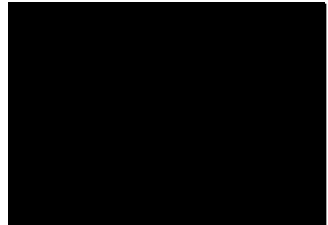
Date 15<sup>TH</sup> FEBRUARY 20

Full name(s)  

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

Name   
Address 

Date 15-2-20 .....



[REDACTED]  
165 FRIERN BARNET LANE  
LONDON  
N20 0NN

T

# Hello, here's your energy bill

Covering: 23 Nov 2019 to 20 Feb 2020

Bill date: 21 Feb 2020

Customer number: [REDACTED]

Your bill is estimated

Your previous balance on 23 Nov 2019

Total energy costs (including VAT)

You've paid us

Your new balance on 20 Feb 2020



Be sure when your meter reading is due?

You can set reminders in the app

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

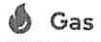
Need help with your bill?

Visit our website for FAQs. You could also live chat on the website with one of our advisors or through the British Gas app.

## Your account in detail

Your previous balance on 23 Nov 2019

Total energy costs



Gas

Gas meter number: G4A50181921301

23 Nov 2019 - 20 Feb 2020

23 Nov 2019 - 20 Feb 2020

Gas VAT at 5.00%

Total gas costs (including VAT)

Total energy costs (including VAT)

Your payments

3 Jan 2020

Bank account payment

Total payments - Thank you

Your new balance on 20 Feb 2020

## Contacts

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

Visit: [britishgas.co.uk/priority-service-register](http://britishgas.co.uk/priority-service-register)

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

Or write to:

Complaints Management Team,  
PO Box 226, Rotherham S98 1PB

If your complaint remains unresolved, visit: [ombudsman-services.org/energy](http://ombudsman-services.org/energy)  
T: 0330 440 1624

Smell gas?

T: 0800 111 999

Electrical emergency or power cut?

T: 105

Your gas pipeline delivery network  
visit: [energynetworks.org](http://energynetworks.org)



Independent advice through Citizens Advice:

[citizensadvice.org.uk/energy](http://citizensadvice.org.uk/energy)  
T: 0345 404 0506



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

## Ways to Pay



Pay online  
[britishgas.co.uk/makeapayment](http://britishgas.co.uk/makeapayment)  
or use the  
British Gas app



AMEX not accepted



If you are having trouble paying your bill, visit:  
[britishgas.co.uk/payhelp](http://britishgas.co.uk/payhelp)

payzone

Visit [payzone.co.uk/consumers](http://payzone.co.uk/consumers) to find your nearest Payzone outlet.



**Post Office or bank:** Bring the enclosed payment slip and pay by card, cash or with a cheque (made payable to Post Office Ltd).



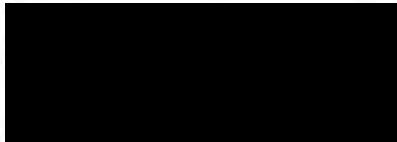
**Automated phone payment:**  
T: 0333 202 9524



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

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

British Gas is a trading name of British Gas Trading Limited. Registered in England and Wales (No. 03078711). Registered Office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD. British Gas is a mandatory FIT Licensee. VAT Registered Number 6849667 62. Bill date and tax point 21st February 2020. [britishgas.co.uk](http://britishgas.co.uk)



369

London  
N20 0NN



tvlicensing.co.uk

Unlicensed property



**Please act now.**

Dear Sir/Madam,

According to our database this address is still not covered by a TV Licence. That means it's against the law to watch or record live TV programmes on any channel, or to download or watch BBC programmes on iPlayer at this address. This applies to any device you may use.

**What to do if you need a TV Licence**

Please do one of the following:



**Buy a licence**   
 You can either pay  or spread the cost with a Direct Debit.  
 Go to [tvlicensing.co.uk/pay](https://www.tvlicensing.co.uk/pay)

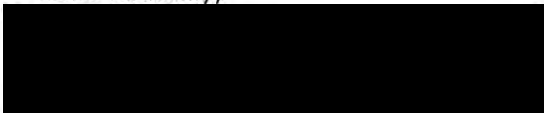
You can also move your licence from an old address to this one. Visit [tvlicensing.co.uk/moving](https://www.tvlicensing.co.uk/moving)  
 Or call our 24/7 automated phone service on **0300 790 6097**.

If a TV Licence isn't needed at this address, or if the property isn't currently occupied, please let us know and we'll update our records. Visit [tvlicensing.co.uk/noTV](https://www.tvlicensing.co.uk/noTV)

For more information and other ways to contact us, please turn over.

If you've recently bought or moved a licence, thank you. Our records will be updated.

Yours faithfully,



Jackie Garswood  
Customer Service Manager

Please do not write below this line.



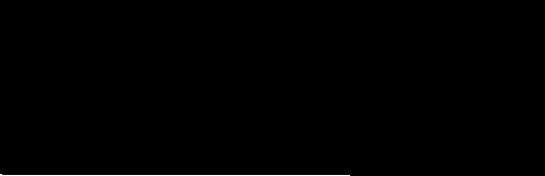
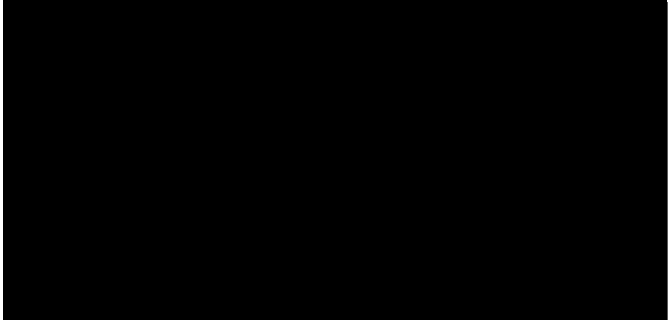


ANE

N20 ONN

T

# Hello, here's your energy bill



Your previous balance on 21 Feb 2020

Total energy costs (including VAT)

You've paid us

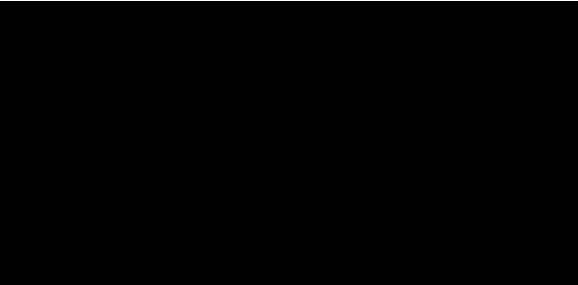
Your new balance on 16 May 2020



Affected by Covid-19? We can help. Visit [britishgas.co.uk/payhelp](https://britishgas.co.uk/payhelp)



\*\*\*\*\*  
BRIT/G/G



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

Have you got a question about your bill?

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

## Your account in detail

Your previous balance on 21 Feb 2020

### Total energy costs



Gas

Gas meter number: G4A50181921301

21 Feb 2020 - 31 Mar 2020

1 Apr 2020 - 16 May 2020

21 Feb 2020 - 16 May 2020 Total Gas costs  
Gas VAT at 5.00%

Total gas costs (including VAT)

Total energy costs (including VAT)

### Your payments

30 Mar 2020

Bank account payment

Total payments - Thank you

Your new balance on 16 May 2020

Good news, you're using less gas  
than last year:

To see where your energy is from and  
for helpful energy saving tips visit:  
[britishgas.co.uk/fuelmix](http://britishgas.co.uk/fuelmix)

# Property Owners Select Renewal Schedule

---

Your insurance policy is renewed from 5th June 2020.

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: 26/SP/18864548/06

Agreement Number: Not Applicable

Account Number: 26/46118

Insurance Adviser: Amicable Insurance Service

The Insured: 

Postal Address: 165 FRIERN BARNET LANE  
LONDON  
N20 0NN



| 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  |

Clauses applicable to the whole policy (please refer to the Clause Details for full wordings)

Z/1726/1 General Exclusions - Cyber Event

---

## Property Damage All Risks Section

Insured

### Property at Premises A

(Declared values shown in brackets)

#### Item Description

1. Buildings - occupied as residential

2. Contents



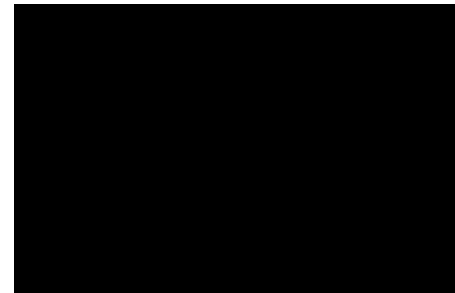


**Excess Details**

Excess Type

Subsidence, Ground heave or Landslip:

Any other Damage:



**Property at Premises B**

(Declared values shown in brackets)

Item Description

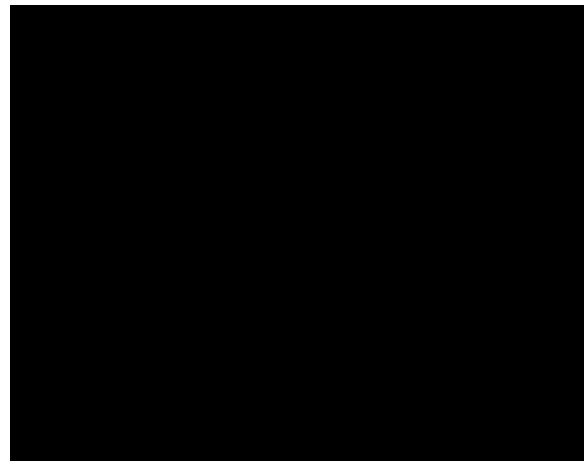
1. Buildings - occupied as residential

**Excess Details**

Excess Type

Subsidence, Ground heave or Landslip:

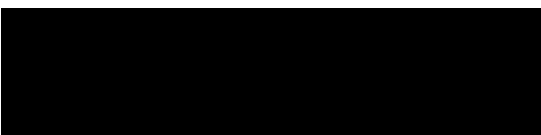
Any other Damage:



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

[REDACTED]

[REDACTED]

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

Z/1704/1 Exclusions - Cyber Event - Property Owners Liability

Z/1705/1 Extensions - Data Protection Act Amendment

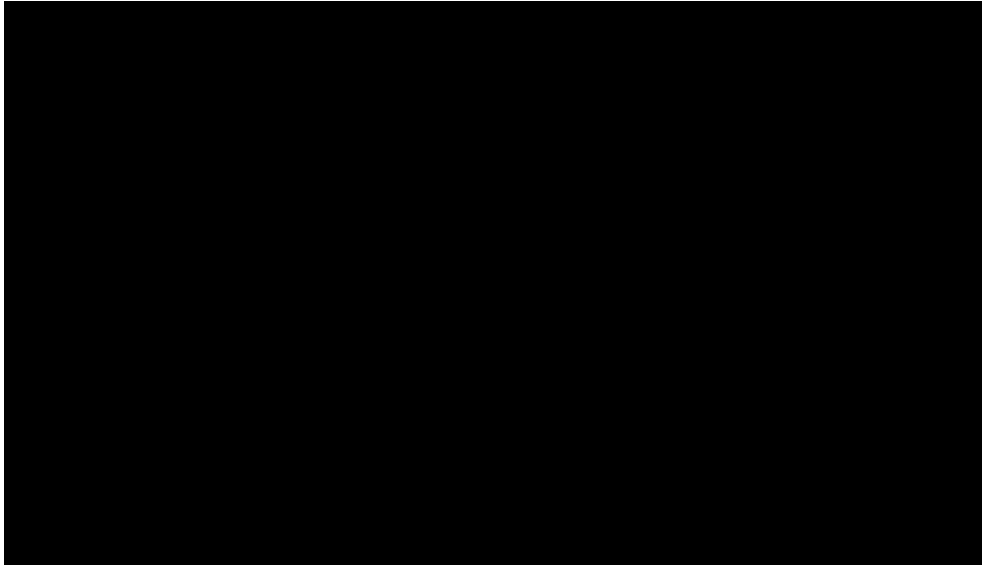
[REDACTED]

**Fidelity Insurance Section**

**Not Insured**

**Commercial Legal Expenses Section**

**Insured**



Not Advised

**Terrorism - Property Damage**

**Not Insured**

**Terrorism - Business Interruption**

**Not Insured**

**Directors & Officers Liability Section**

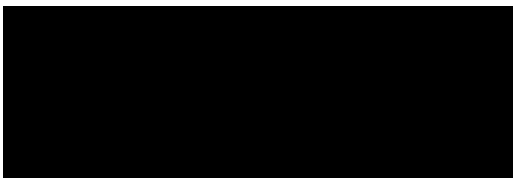
**Not Insured**

**Clause Details**

**Z/1726/1 General Exclusions - Cyber Event**

General Exclusions 4. E.Risks is replaced by the following

4. Cyber Event ( Not applicable to Terrorism, Employers' Liability, Property Owners Liability, Computer, Engineering Machinery Damage, Directors and Officers or Commercial Legal Expenses Sections).



- A. Damage to, loss, destruction, distortion, erasure, corruption, alteration, theft or other dishonest, criminal, fraudulent or unauthorised manipulation of Electronic and digital data from any cause whatsoever (including, but not limited, to Computer attack) or loss of use, reduction in functionality, loss, cost, expense and/or fee of whatsoever nature resulting therefrom, regardless of any other cause or event contributing concurrently or in any other sequence to the loss or damage.
- B. However, in the event that an insured event excluding riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances or civil commotion or malicious persons results from any of the matters described in A. above, this Policy, subject to all its terms, provisions, conditions, exclusions and limitations, will cover a direct physical damage and/or a consequential loss therefrom occurring during the Policy period to property insured by this Policy directly caused by such insured event to the extent covered and not otherwise excluded under this Policy.

For the purposes of this Exclusion

Electronic and digital data means data of any kind including, but not limited to, facts, concepts, or other information in a form useable by computers or other electronic or electromagnetic data processing equipment. Electronic and digital data shall also include computer software and all other coded instructions for the processing or manipulation of data on any equipment.

Computer attack means any malicious direction of network traffic, introduction of malicious computer code, or other malicious attack directed at, occurring within, or utilizing the computer system or network of whatsoever nature.

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

This Section does not cover the first £1,000 in 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 mortgage lenders (ref.20022556109)

#### **Z/1704/1 Exclusions - Cyber Event - Property Owners Liability**

This Section does not cover any loss, damage, expense or liability howsoever arising out of a Cyber Event.

#### **Definitions**

Cyber Event means

- A. any unauthorised Processing of Data by the Insured
- B. any breach of laws and infringement of regulations pertaining to the maintenance or protection of Data
- C. any Network Security Failure in the Insured's Sphere

Data includes but is not limited to Personal Data, facts, concepts and information, software or other coded instructions in a formalized manner useable for communications, interpretation or processing.

Personal Data means any information relating to an identified or Identifiable Natural Person.

An Identifiable Natural Person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.

Processing means any operation or set of operations which is performed on data or on sets of data, whether or not by automated means, such as collection, recording, organization, structuring, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, restriction, erasure or destruction.

Damage to Data means any loss, destruction or corruption of Data. Any Damage to Data of a Third Party by the Insured is not deemed to be a Cyber Event if there is not any Network Security Failure involved.

Insured's Sphere means any system or device leased, owned, operated, or lost by or which is made available or accessible to the Insured for the purpose of Processing Data.

Network Security failure means any non-physical and technological failure of computer system security or other technological security measures leading to unauthorized access and/or theft of Data, loss of operational control of Data, transmission of virus or malicious code and/or denial of service.

Write-back

This exclusion does not apply to

1. Bodily injury, death or disease to any person
2. Loss of or damage to material property including any consequential financial losses caused by the operation of the Insured's Business
3. Nuisance, trespass, obstruction or interference with any right of way, light, air or water
4. Pollution or Contamination occurring other than in the United States of America or Canada, and caused by a sudden, identifiable, unintended and unexpected incident which takes place in its entirety at a specific time and place during the Period of Insurance

Subject otherwise to the terms, conditions and exclusion of this Policy.

#### **Z/1705/1 Extensions - Data Protection Act Amendment**

Section Extension E is hereby deleted and restated as follows

##### **E. Data Protection Act**

The Insurer will indemnify the Insured and if the Insured so requests any Employee or director or partner of the Insured for damage or distress occurring as a result of an offence under Section 168 of the Data Protection Act 2018 committed during the Period of Insurance within the United Kingdom and arising in connection with the Business provided that the Insured is registered with the Information Commissioner's Office.

The Insurer will not pay for

- A. any damage or distress caused by any deliberate act or omission by the Insured the result of which could reasonably have been expected by the Insured having regard to the nature and circumstances of such act or omission
- B. the payment of fines or penalties
- C. the costs and expenses of replacing reinstating rectifying or erasing blocking or destroying any Data or Personal Data
- D. any damage or distress caused by any act of fraud or dishonesty
- E. liability arising from the recording, processing or provision of Data or Personal Data for reward or to determine the financial status of any person.

For the purposes of this Extension Data includes but is not limited to Personal Data,

Data includes but is not limited to Personal Data, facts, concepts and information, software or other coded instructions in a formalized manner useable for communications, interpretation or processing.

Personal Data means any information relating to an identified or Identifiable Natural Person.

An Identifiable Natural Person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.

[REDACTED] Insurer under this Extension shall not exceed the Limit of Indemnity shown in the Schedule (whichever is the lesser) and such Limit of Indemnity shall be inclusive of the amount of all claimants' costs and expenses and all costs and expenses incurred by the Insurer or with the written consent of the Insurer in connection with the defence of any claim.

Subject otherwise to the terms, conditions and exclusion of this Policy.