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REF: FLAT C, 165 FRIERN BARNET LANE, LONDON, N20 0NN

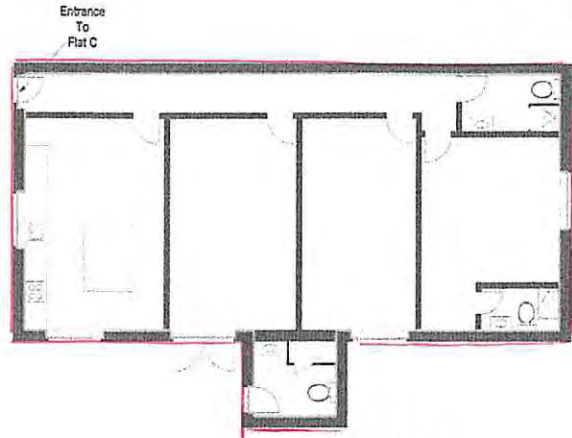
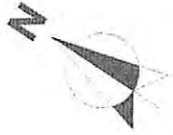
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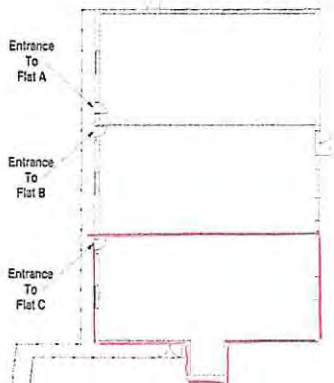
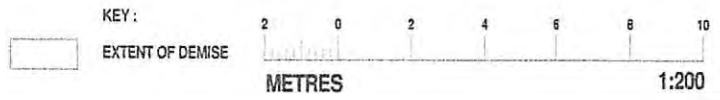
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Ground Floor



SITE VISIT 22/06/13 (PROPOSED PLANS)

SITE: FLATS A, B and C

165 FRIERN BARNET LANE, N20 0NN

KR DESIGNS

21 CONISTON ROAD N10 2BL

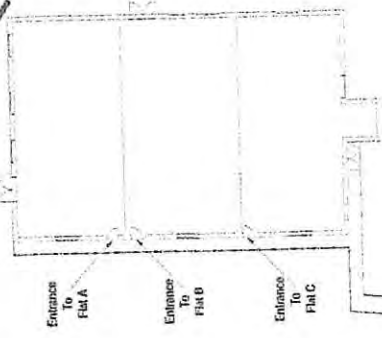
SITE VISIT 22/06/13 (PROPOSED PLANS)

SITE: FLATS A, B and C

165 FRIERN BARNET LANE, N20 0NN

KR DESIGNS

21 CONISTON ROAD N10 2BL



Ground Floor

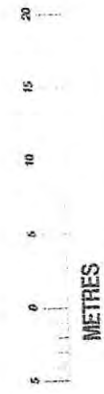
1:200



KEY: EXTENT OF DEMISE



1:500



Act 1835

County And District: Barnet

Property: Flats A, B And C AT 165 FRIERN BARNET LANE, LONDON, N20 0NN

STATUTORY DECLARATION OF [REDACTED]

1. I Athsham Ali of 165 Friern Barnet Lane, London, N20 0NN do solemnly and sincerely declares as follows:-
2. I am the registered freehold owner of what was the out building at 165 Friern Barnet Lane, London, N20 0NN, and is now converted, constructed and adapted to being used as three self contained flats known as flats A, B and C.
3. In August 2013 I instructed builders to start works to install three new kitchens, five shower rooms and other works which were substantially completed in full by the end of October 2015. Thereby creating three new self contained flats known as flats, A, B and C by 31/10/2015.
4. Other works included new lobby areas, stud walls and carpentry. All three flats were rewired and plumbed as three self contained flats and fitted with mains smoke and heat alarms. All three flats, A, B and C were habitable self contained flats by the end of October 2015.
5. In June 2013 architects were instructed by me to draw floor plans of what would be flats A, B and C. On the basis of these plans works were carried out to create flats A, B and C.
6. In latter November 2015 flats B and C were rented on an Assured Shorthold Tenancy within a short period of time. In February 2016 flat A was also rented on an Assured Shorthold Tenancy agreement.
7. All three flats A, B and C have always had mains utility connections and have been insured.

And I make this declaration conscientiously believing the same to be true and pursuant to the Statutory Declarations Act 1835.

Declared by [REDACTED]

Said Athsham [REDACTED]

At [REDACTED]

This [REDACTED]

Before [REDACTED]

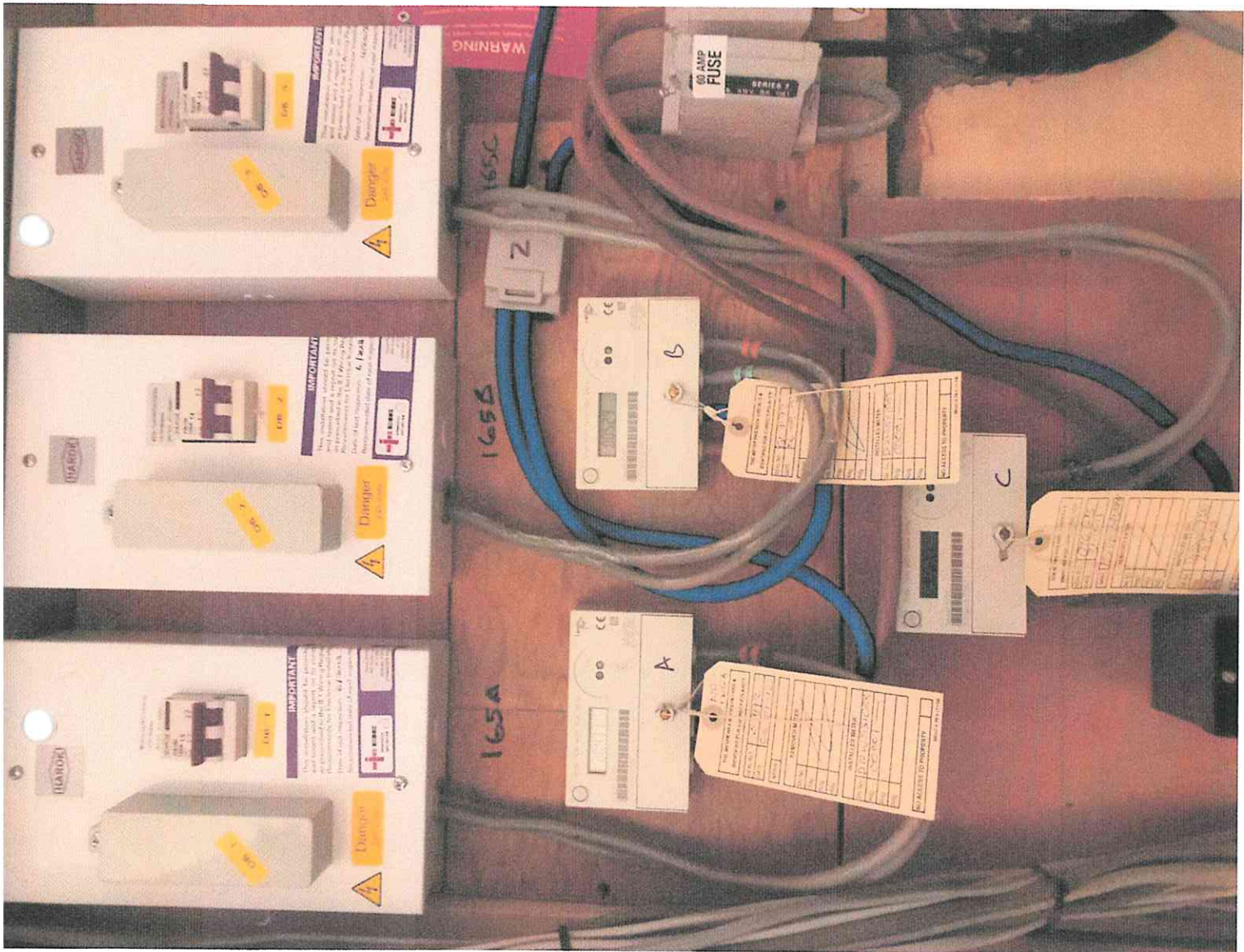
Curwens LLP
1A Friern Park
North Finchley















WARNING
DO NOT TOUCH
THIS EQUIPMENT
UNLESS YOU ARE
A QUALIFIED
TECHNICIAN

WARNING
DO NOT TOUCH
THIS EQUIPMENT
UNLESS YOU ARE
A QUALIFIED
TECHNICIAN

WARNING
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Sales Order Processing
PO Box 5516
Wolverhampton
WV1 9NZ

[REDACTED] Lane

N20 0NN

19.09.2013

THIS IS A NATIONAL GRID GAS PLC QUOTATION FOR SITEWORKS
Valid for 45 days from the date of issue unless previously withdrawn

Dear Sirs,

Site address:

all
165, FLAT C
FRIERN BARNET LANE
LONDON
N20 0NN

Work Type: New Service to an Existing Property

I am pleased to provide you with a Quotation for the work requested at the above site address. This quotation is produced in accordance with our terms and conditions applicable at the date of this quotation. Please refer to the Terms and Conditions enclosed with this quotation.

It may be possible to obtain an alternative quotation from other Gas Transporters or Utility Infrastructure Providers (UIPs) for the provision of this work. If you would like to know more about this please visit our website at www.nationalgrid.com which will explain who the other companies are and how you can obtain a competitive quotation.

If you have placed an order on-line this letter is formal confirmation of the details provided and we will contact you shortly to progress your request. Please note that we may still terminate the contract if we find that any of the assumptions are not correct or, for any of the reasons outlined in the Termination clause of the associated Terms and Conditions.

This quotation pack includes:

1. Acceptance Form
2. Credit Card Form
3. Proforma Invoice (if applicable) OR Terms and Conditions (if applicable)

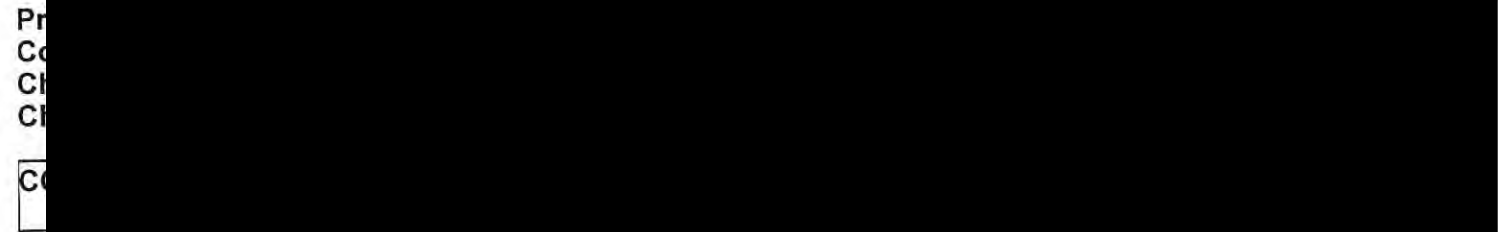
[REDACTED] GB [REDACTED]

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Based on the information you have provided, the following section details the work that we are proposing to do and includes a breakdown of the costs involved. Full Payment of the contract sum (or any initial payment specified in the quotation) is due upon acceptance.

Service Details: (where applicable)
Length of service on the highway:
Length of service on private property: 1
Excavation: I'll dig all holes and refill
Length of new pipe:
New meter size: Standard Property (U6)
Type of meter box: Surface mounted wall box
Location of meter:

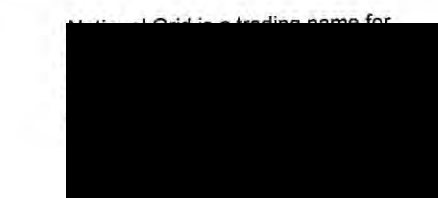


Description of Works/Comments:

We usually commence work within 6 weeks of receipt of your signed acceptance and any required payment. However, please be aware that this lead time may vary due to workload and notices that we are required to give to the Highways Authority. Commencement of work may also be delayed due to technical reasons.

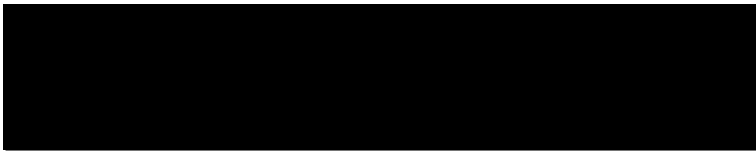
This quotation is valid for 45 calendar days unless the quotation is withdrawn before the end of this period and is produced subject to the assumptions/conditions set out below:

- The owner of the premises at which the works are to be carried out has given their consent.
- In the case of a new connection or alteration of supply, the pipe will not be laid within third party land without the written consent of the land owner.
- The person who gives us access to the premises on the day the works are to be carried out is authorized by you to agree to any variations to the works that may be required.
- In the case of a new connection or alteration of supply, the proposed supply loadings you have declared are correct.
- In the case of a new connection, the work must be for individual premises situated within 23 metres of one of our relevant mains, operating at a pressure equal to or less than 2 barg, with no engineering difficulties or other obstacles present that would result in more than 23m of pipe being laid to the premises boundary.
- That the correct property has been identified using the information you have provided to us.



WC2N 5EH, GB

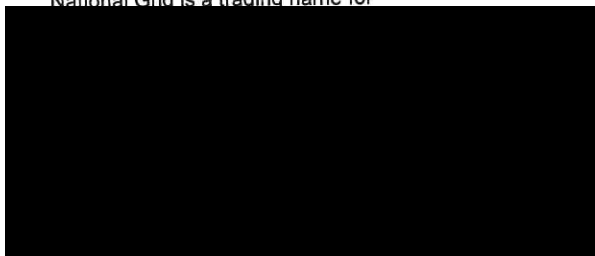




- In the case of a new connection, the work must be for individual premises situated within 23 metres of one of our relevant mains, operating at a pressure equal to or less than 2 barg, with no engineering difficulties or other obstacles present that would result in more than 23m of pipe being laid to the premises boundary.
- That the correct property has been identified using the information you have provided to us.
- All information relating to the requested work has been read and fully understood prior to Acceptance of this quotation.
- Your premises meets the Application Criteria set out in sections 2, 3 or 4 (depending upon the work you have requested) of our 'Gas Distribution Connection Services Charges' document which can be found on the National Grid web site at the following address <http://www.nationalgrid.com/uk/Gas/Charges/statements/> and go to the section 'Connection Charges #Distribution', and select 'Gas Distribution Connection Standard Charges'.

Highway Authority Streetworks Schemes: How this affects your quotation

- When we provide a new gas connection, service disconnection or alter an existing service we usually need to excavate the public street or footpath and this is referred to as "Streetworks". (Please note that Streetworks must only be undertaken by a gas transporter such as National Grid Gas plc or a duly authorised Independent Connections Provider.)
- Highway authorities may operate chargeable permit schemes and/or lane rental schemes. Subject to the terms of our Licence, we reserve the right to pass on to our customers any permit charges and/or lane rental charges (Streetworks Scheme Charges) that we incur in carrying out the work requested by you. We will not charge you where Streetworks Scheme Charges have been incurred because of our failure or default.
- **TMA Permit Schemes** - If the work you are requesting involves excavation in the public street or footpath and the highway authority operates a permit scheme for streetworks, we may require you to pay their permit charge along with the charge we have quoted for our work. If this is the case, we will show the highway authority permit fee separately as an additional item in your quote.
- **NRSA Section 74A Lane Rental Schemes** - If the work you are requesting involves the excavation or occupation of a public street or cycleway that is subject to a highway authority lane rental scheme for street-works, we will contact you to confirm this. If lane rental charges are applicable to your order, we will withdraw any existing quotation and provide you with a corrected quotation which will show our best estimate of the applicable lane rental charge for that job as a separate item. If you accept our quotation, we will require you to pay the lane rental charge along with the quoted charge for the job itself.
- In certain circumstances we may need to make a further adjustment to the above Streetworks Scheme Charges payable either during works or after they have been completed. Please refer to the Payment section of our Terms and Conditions.
- **Value Added Tax (VAT)** - Where VAT applies to the quoted charge for work, VAT is applied to any Streetworks Scheme Charges at the same rate.
- **Requested change to job date** - If you ask us to change an agreed date for work that is subject to a highway authority permit scheme and/or lane rental scheme, we will require you to pay any additional Streetworks Scheme Charges that we reasonably expect to incur at the time of requesting the new date.
- **Incorrect Information** - If we find that more work is necessary than we have quoted for, because we have received incorrect or incomplete information from you, we will pass on to you any additional Streetworks Scheme charges which may apply in relation to the additional work.
- We will not charge you if further Streetworks Scheme Charges are incurred because of our own action, failure or default.



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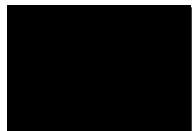
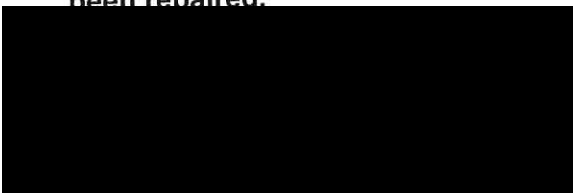
For each of the work types listed, please note the following important points (as applicable):

New Connections:

- You should be aware that National Grid Gas plc is a Gas Transporter and not a licensed Gas Supplier / Shipper. National Grid Gas plc is able to undertake the physical work to provide you with a gas supply, but National Grid Gas plc cannot supply you with gas or provide you with a gas meter. **Please contact your licensed Gas Supplier to arrange for a gas meter to be fitted in conjunction with your agreed installation date .**
- If you have made arrangements for your own excavations to be carried out, then you must excavate the full length of the new service route within your property. Reinstatement of the trench must be to the required standard and include the safe removal of all surplus material.
- If you wish to install a duct to enable the service pipe to be installed at a later date , please contact us to confirm the specification and special requirements relating to the duct.
- You are responsible for ensuring that the excavation and associated works are in compliance with the "Guidance for Groundwork" set out below.

Alterations:

- Following your gas service alteration, we are only permitted to reconnect the internal gas pipework to the gas meter if the distance between the end of the existing internal gas pipework and the position of the new gas meter is no more than twenty metres. If more than twenty metres of internal pipework is required, you must arrange for an appropriately competent Gas Safe Registered Gas Installer to carry out this work for you. **The same applies for jobs under twenty metres where you have not requested National Grid Gas plc to do the reconnection.** For details of installers in your area, please refer to your local telephone directory or check the Gas Safe Register website www.gassaferegister.co.uk
- If you have chosen a new meter housing as part of your alteration request , you may find that your existing gas meter does not fit the new housing , due to the size or age of the existing gas meter. We advise that you contact your Gas Supplier before the works commence to determine whether your gas meter needs to be changed. If it does need to be changed, you should make arrangements with your Gas Supplier before the alteration works or as soon as the alteration works have been completed. If you fail to do so, you may be left without a gas supply until a replacement meter is fitted by your Gas Supplier.
- On rare occasions, National Grid Gas plc may, on carrying out a pre-work gas safety test, identify a leak of gas on your installation. If this happens, we will make the installation safe for you and inform you of what to do next. You may need to contact your Gas Supplier to have a new gas meter fitted or, alternatively, you may require the services of a Gas Safe Registered Gas Installer . **In either of these circumstances you may be left without a gas supply until a replacement gas meter has been installed or the gas escape has been repaired.**



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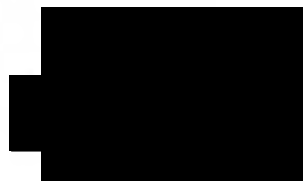
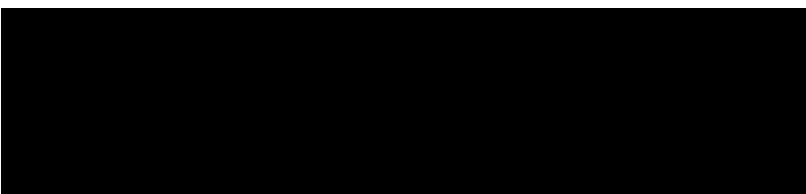


Disconnections:

Please be aware that you will need to arrange for the metering equipment to be removed from the service pipe(s) that require disconnection and render any associated installation pipework safe in accordance with relevant legislation prior to National Grid Gas plc commencing work. Failure to undertake these actions will result in National Grid Gas plc cancelling the planned disconnection work and may result in the costs incurred in attempting to carry out the disconnection being charged to you. To arrange for any metering equipment to be removed, you should contact the relevant Gas Supplier or Meter Asset Manager for the premises where the equipment is installed.

Please ensure that no work is carried out near National Grid Gas plc apparatus until we have confirmed in writing that the site has been cleared of all known live gas apparatus owned by National Grid Gas plc and that the requested services have been disconnected.

In accordance with the Siteworks Terms , liquidated damages may be payable in respect of certain delays. Details of daily liquidated damages amounts and the liquidated damages caps can be viewed on our website www.nationalgrid.com.



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Guidance for Groundwork:

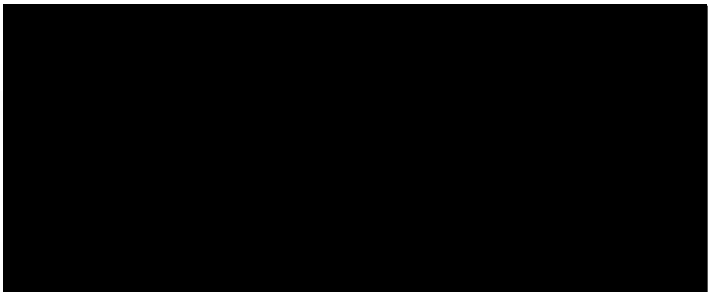
- Underground services, particularly gas and electricity can be dangerous. Damage resulting from excavation, penetration or incorrect reinstatement can lead to injury or even death.
- You will ensure that all relevant health and safety regulations and guidance are complied with including, but not limited to:
 - HSE document HSG 47, "Avoiding Danger from Underground Services"
 - HSE document HSG 185, "Be Safe and Shore"
 - The Pipe Safety Regulations 1996 and Approved Code of Practice and Guidance.The above documents are available from H.M.S.O. outlets.
- Any reasonable advice or guidance given by National Grid Gas plc's personnel will be strictly complied with.

If you accept this quotation, you also accept the assumptions stated in this quotation and any accompanying documentation.

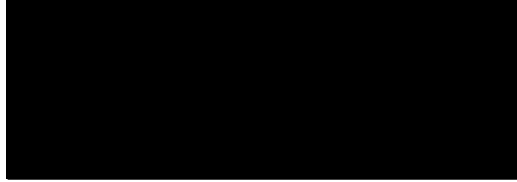
If any of the above assumptions are incorrect, please advise us as soon as possible so we can re-quote for the works and minimise any possible delay to the works being carried out. If, prior to the work commencing or at any time during the works, we find that any stated assumption is incorrect, we will determine whether the quotation should be varied or withdrawn. If we determine that the quotation needs to be amended, we will provide you with a variation to the work quoted, which must be agreed with yourself before work can start or continue. If we cannot agree a variation with you, then we will terminate the contract and you will be charged for any works carried out to date and any additional monies will be refunded.

Customers are advised that we are unable to ensure full reinstatement of specialist surfaces, e.g., mosaic tiles or coloured flagstones. In such cases, customers are advised to engage their own specialist contractor to replace the final surface to their requirements.

Please arrange to relocate or protect growing plants as unfortunately, we are unable to replace them if they are destroyed or damaged.



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Next Steps:

Any amendments to this quotation must be agreed in writing with us, as unauthorised amendments will invalidate the quotation. **Please indicate your acceptance of the quotation by completing the Acceptance Form and returning it to us with the following (as applicable):**

1. Consent Form (if the pipe needs to be installed in Third Party land)
2. Full payment (this can either be by cheque, postal order, BACS or completion of the payment card form).

We will schedule the works when we have received your signed Acceptance Form and the items referred to above.

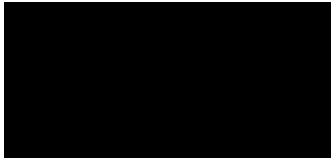
You should note that, by signing the Acceptance Form, you are entering into a legally binding contract with National Grid Gas plc. Please ensure that you have read and understood this quotation and the accompanying documents, including the relevant Terms and Conditions.

We look forward to receiving your signed Acceptance Form, but if you have any queries in the meantime, please do not hesitate to contact us on the above telephone number.

Yours faithfully,



Customer Ordered Sales
Order to Cash, Shared Services
National Grid Gas plc.



East Anglia Network
Sales Order Processing
PO Box 5516
Wolverhampton
WV1 9NZ



ACCEPTANCE FORM

Please return the completed form to the address mentioned in the header above.

Site Address:

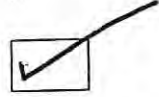
165, FLAT C
FRIERN BARNET LANE
LONDON
N11 0NN

Quotation Date: 19.09.2013

We hereby accept your quotation, Quotation Reference: 31230504 in the

We confirm that we agree to the terms and conditions that apply to the Works.

Please tick the box to confirm that the site is ready for works to commence.



If the site is not ready please indicate the earliest date that the site will be available for work to commence:

On behalf of: Company (if applicable)

AGENCY PLANNING ASSOC.

Job Title (if applicable)

Signed

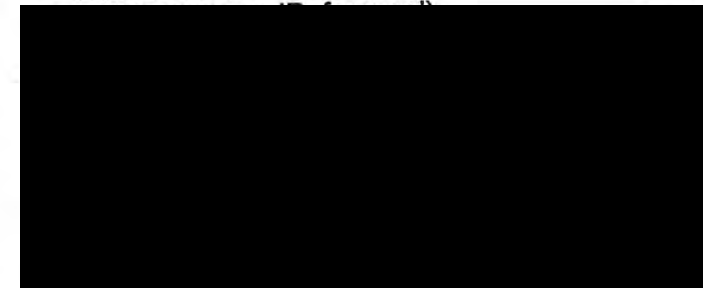
Please Print Name

Date

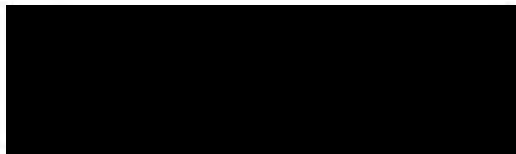
We enclose payment as applicable to the type of work.

We are paying by:

- Cheque or Bankers Draft (made payable to "National Grid Gas plc". If paying by cheque please mark your address and Quotation number on the back of the cheque leaf).
- Bank Transfer to "National Grid Gas plc" referencing Account Number: [Redacted] Please quote the 'Quotation Reference', displayed at the top



(Attached Payment Card Form).



PAYMENT CARD FORM

National Grid Gas plc can now accept Credit / Debit Card payments with the exception of **American Express and Diners Club** cards.

Please complete the following details ensuring all the information you enter is correct otherwise National Grid plc will be unable to process the job or the payment.

Please return your completed form to the postal address above. Alternatively, you can pay by phone using the telephone number above once your signed acceptance form has been received. Due to our compliance with industry recognised standards over the protection of your payment card information, we are unable to process any payment card details received via fax or email. If received they will be deleted without being processed and this may hold up your work request.

For your security, please do not provide your CVV number. We do not require it to process your payment.

Site Address: ali, 165,FLAT C, FRIERN BARNET LANE, LONDON, N20 0NN.

NAME OF THE CARD HOLDER

INITIALS SURNAME

CARD HOLDERS ADDRESS (IF DIFFERENT FROM THE JOB ADDRESS) _____
 POSTCODE _____

TICK THE APPLICABLE BOX

TYPE OF CARD HELD

VISA CARD

MASTERCARD

DELTA

MAESTRO

CREDIT / DEBIT CARD NUMBER

OR

MAESTRO CARD NUMBER

EXPIRY DATE ON CARD

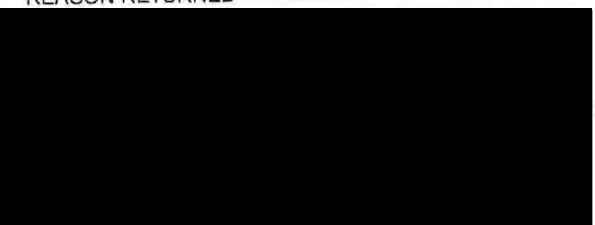
AMOUNT BEING PAID (INC VAT) £

CARD HOLDER'S SIGNATURE _____ DATE _____

FOR INTERNAL USE ONLY

INVOICE NUMBER _____ AUTHORITY NUMBER _____

REASON RETURNED _____



The contract (the "Contract") is made on receipt by National Grid Gas plc ("National Grid") of (i) an acceptance (the "Acceptance") from the customer (the "Customer") of a quotation from National Grid for the installation of a new gas service pipe (the "Quotation and (ii) payment in full for the Works (as defined below). The Contract shall comprise the Quotation, the Acceptance and the following terms and conditions.

1 THE WORKS

1.1 Subject to the terms and conditions set out below, National Grid shall carry out the following as set out in the Quotation and (if applicable) as varied in accordance with clauses 6.1 and 7.2 below (the "Works):-

- (a) design, install, test, commission and connect to National Grid's gas network a service pipe suitable for the to the premises specified in the Quotation (the "Premises") and;
- (b) Supply and fit a meter box (other than a built-in cavity meter box) at the Premises; and
- (c) the permanent reinstatement of drives, paths and other surfaces disturbed during the Works; and
- (d) carry out any other works included in the Quotation; and
- (e) supply all necessary materials in respect of the above.

2 EXCLUSIONS

2.1 The following are not included in the Works, unless the Quotation expressly states otherwise:-

- (a) the fitting of a built-in cavity meter box, which must be carried out by the Customer prior to commencement of the Works if the Customer has indicated to National Grid that the Customer wishes to have a built-in cavity meter box;
- (b) the supply or fitting of the meter installation;
- (c) the matching of any permanent reinstatement of drives, paths and other surfaces to the existing surface, colour or materials;
- (d) the reinstatement of fences, walls, landscaping, drainage or special surface finishes of any kind;
- (e) any work (including cross bonding) on the outlet side of the meter; and
- (f) the making good of plasterwork, cosmetic surfaces, decorative finishes and the like other than damage caused by negligent or defective workmanship of National Grid which shall be made good by National Grid at no additional cost to the Customer.

3 LIABILITIES

3.1 Notwithstanding any other provision in this Contract, National Grid accepts all liability if something National Grid does negligently causes death or personal injury, or physical damage to property.

3.2 For the avoidance of doubt nothing contained within these terms and conditions affects the Customer's statutory rights.

3.3 In respect of all other loss or damage suffered by the Customer under this Contract, where the cause of the loss or damage is the fault of National Grid, National Grid's liability shall, subject to clause 3.4, be limited to an amount not exceeding the amount payable by the Customer under clause 7.1 less any amount paid by National Grid to the Customer in accordance with the compensation scheme relating to its Standards of Service as may apply from time to time.

3.4 Subject to clause 3.1, under no circumstances does National Grid accept liability for business loss (which includes without limitation loss of contracts, loss of profits, loss of revenue, or loss of anticipated savings in expenditure) as a result of either National Grid's breach of the Contract or National Grid's negligence or otherwise.

4 TIME SCALES

4.1 National Grid shall:-

- (a) advise the Customer, following (i) receipt of the Acceptance or (ii) any site visit (if deemed necessary by National Grid) or (iii) the acceptance of the Customer of any variation in accordance with clause 6.1 below (whichever is the later), of the proposed commencement date of the Works;
- (b) carry out the Works on National Grid's normal working days between the hours of 08.00 and 17.00;
- (c) give the Customer at least 2 days prior notice of any amended commencement date of the Works; and
- (d) having commenced the Works, complete the Works without undue delay unless delayed or prevented from doing so by events or circumstances beyond its control when it will be entitled as appropriate to either reasonable additional time or to terminate the Contract, and in the event that National Grid terminates the Contract pursuant to this clause 4.1.4 National Grid shall refund the Customer all payments made by the Customer under this Contract.

5 INFORMATION AND ACCESS

5.1 The Customer shall:-

- (a) provide accurate information in its request for a quotation and in the Acceptance;
- (b) obtain any necessary consents for the service pipe to cross land or property not belonging to the Customer (other than public highways). National Grid will on request provide without charge an acceptable standard form of consent. In carrying out the Works, National Grid shall be entitled to rely upon the Customer's confirmation that such consents have been obtained;
- (c) provide access as necessary to the Premises and third party property for the Works; and
- (d) ensure that any built-in cavity meter box has been fully installed prior to commencement of the Works if the Customer has indicated to National Grid that the Customer wishes to have a built-in cavity meter box.

5.2 National Grid will assume:

- (a) that the service pipe will not cross third party land (other than a public highway);
- (b) that the service pipe can follow, without any obstruction and without crossing bridges, tunnels or other such similar civil engineering works the shortest direct route from the Premises to an appropriate main immediately adjacent to those Premises.
- (c) that, unless the Customer indicates to the contrary, the Premises does not form part of multi-storey property;

- (d) that the Works do not form part of a request for an increased load;
- (e) in the event that the Customer indicates to National Grid that it will carry out excavation works itself prior to National Grid arriving at the Premises, that such excavations works will be carried out in accordance with the Quotation; and
- (f) the location of the termination of the service pipe as requested by the Customer complies with all relevant laws and regulations.

5.3 Upon arrival at the Premises, National Grid shall carry out an inspection to confirm, so far as practicable, that the assumptions set out in clause 5.2 and the information provided by the Customer are correct before carrying out the Works. In the event that the information or any one or more of the assumptions are not correct, and the Customer did not draw this to National Grid's attention at the time of submitting the Acceptance, then National Grid shall be entitled to terminate the Contract immediately and will refund the Customer any part of the payment made which has not been reasonably incurred by National Grid in relation to the Works at the time of termination.

5.4 In the event that the Customer fails to comply with any part of clauses 5.1(b) to 5.1(d), then National Grid shall be entitled to terminate the Contract immediately and will refund the Customer any part of the payment made which has not been reasonably incurred by National Grid in relation to the Works at the time of termination.

6 VARIATIONS

6.1 In the event that, following a site visit (if deemed necessary by National Grid) or an inspection pursuant to clause 5.3, National Grid deems that variations are required to the Works and/or the price of the Works as set out in the Quotation, such variations shall be deemed to be Additional Work and the provisions of clause 7.2 shall apply.

7 PAYMENT

7.1 The Customer shall make payment (including VAT when applicable) in full with the Acceptance.

7.2 In the event that additional work is necessary to complete the Works (#Additional Work#) either due to:

- (a) an event which is not reasonably foreseeable; or
- (b) the Customer altering the requirements that it originally set out in its request for a quotation or in the Acceptance; or
- (c) incorrect or incomplete information provided by the Customer, then National Grid shall be entitled to make additional charges ("Additional Charges") to the Customer in respect of the Additional Work. National Grid shall explain to the Customer the purpose and content of the Additional Works. The Additional Charges shall be agreed with the Customer in advance of the Additional Work being carried out, and shall be the additional cost to National Grid (plus VAT where applicable) incurred as a result of carrying out the Additional Work. Payment for the Additional Charges must be made by the Customer within 30 days of the date of the invoice. In the event that the Customer fails to agree to the Additional Charges, National Grid shall not be obliged to carry out the Additional Work, nor complete the Works, and the Customer shall be deemed to have terminated the Contract and the provisions of clause 8.1 below shall apply.

7.3 If National Grid incurs a charge under section 74A of the New Roads and Street Works Act 1991 (Lane Rental Charge) that is higher than the amount included in the quotation National Grid is entitled to charge the Customer for the excess providing it has:

- (a) Used reasonable endeavours to avoid or minimise that extra charge, and
- (b) Notified the Customer as soon as reasonably practicable (and in any case not more than 10 Working Days) after becoming aware that a Lane Rental Charge higher than the estimated charge in the Quotation has been or will be incurred.

7.4 If the actual Lane Rental Charge paid by National Grid is less than the estimated amount paid by the Customer, National Grid will refund the excess.

8 TERMINATION

8.1 The Customer may terminate this Contract at any time by giving at least one full working day's notice but must pay to National Grid all costs (including VAT when applicable) reasonably incurred by National Grid directly and foreseeable up to or as a result of the Customer's termination except where the Contract is terminated pursuant to National Grid's breach of the Contract.

National Grid may terminate the Contract:

- (a) immediately if the information given by the Customer is incorrect and significantly affects the Quotation. National Grid will refund to the Customer any part of the payment made which has not been expended or committed in relation to the Works at the time of termination.
- (b) by giving five (5) working days written notice if the works are not completed within 120 calendar days from the date of the quotation where the delay is not due to the fault or default of National Grid. Where National Grid terminates under this clause 8.2(b) it will refund any part of the payment made which was not reasonably incurred at the time of termination.

8.3 Where a Quotation has been provided by National Grid through its web portal over the internet, then at any time up to two working days after Acceptance by the Customer of the Quotation, National Grid may terminate the contract by written notice if any of the following apply:

- (a) the Premises cannot be connected to a relevant gas main belonging to National Grid and operating at a pressure of 2 barg or less, by laying 23m or less of pipe; or
- (b) the Works meet the definition of #SufficientlyComplex# in that there are special engineering difficulties as defined by the Condition 4B charging statement as published by National Grid on its website, at the time the Quotation was given (see <http://www.nationalgrid.com/uk/Gas/Charges/statements/ConnectionCharges#Distribution> section, document #Gas Distribution Connection Standard Charges#; or.
- (c) If National Grid is entitled to recover a contribution towards the cost of laying a the relevant gas main pursuant to the Gas Connections (Charges) Regulations 2002, see <http://www.statutelaw.gov.uk/>

9 USE OF CONTRACTORS

9.1 National Grid is entitled to sub-contract the whole or any part of the Works.

10 WARRANTY

10.1 National Grid warrants that the Works will be fit for purpose and free from defect (except such as arises from user abuse or improper operation) for one year from the completion of the Works.

11 OWNERSHIP OF SERVICE PIPE

11.1 The service pipe shall at all times belong to National Grid.

12 CONFLICT, NOTICES AND JURISDICTION

12.1 In the event of any conflict or ambiguity between the Quotation and these terms and conditions, these terms and conditions shall take precedence.

12.2 Any notice must be served by prepaid post or fax at the relevant National Grid or Customer address shown on the Quotation or Customer contact details are provided at the time of placing Order.

12.3 The Contract is governed by the laws of England and subject to the exclusive jurisdiction of the English Courts where the Works are carried out in England or Wales, and the exclusive jurisdiction of the Scottish Courts where the Works are carried out in Scotland.

If you require this to be printed in a larger font size, please contact us on 0870 903 9999

DOWNPAYMENT INVOICE

Date: 23.09.2013
Sales Order Ref. [REDACTED]

PAID SUBJECT TO CLEARANCE

Description	PI
New Service to an Existing Property Standard rated output VAT: 20% For Work at: 165 FLAT C, FRIERN BARNET LANE, LONDON, N20 0NN.	
Total	
Total value inclusive of VAT	
Total Amount Due:	
Any amount	

Information and services

How can we help?

Our Offices are open 8:30am to 5pm Monday to Thursday and 8:30am to 4:30pm on Friday.

Work Enquiries

If your enquiry is work related please refer to your quotation documents and telephone the published number.

If you have a query about your account please call us. We aim to resolve your problems the first time you call.

Telephone Monitoring

Your call may be monitored or recorded in order to improve our standards of service.

If you wish to write to us:

National Grid plc
Customer Sales Order Team
PO Box 5516
Wolverhampton WV1 9NZ

National Grid Supply the free,24 hour,year round gas emergency service.

**Smell gas? Call free
0800 111 999***

*all calls are recorded and may be monitored

Consumer Direct

We realise that you may not always be happy with the way we deal with your complaint. If this is the case and you remain unsatisfied with the outcome, you can get in touch with Consumer Direct, an independent consumer organisation.

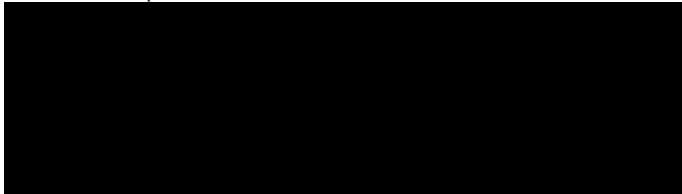
Consumer Direct will be able to advise you of your rights and what you can do to settle your complaint. However, they will expect that you first come to National Grid for help in resolving any problems.

You can contact them in the following ways:

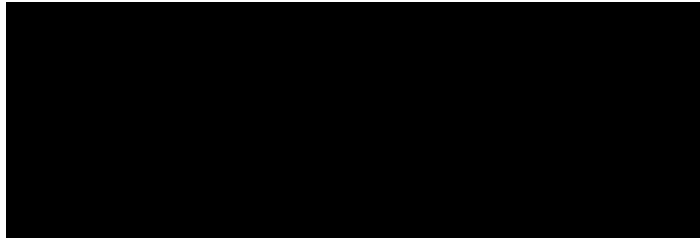
Consumer Helpline: 0845 404 0506

Typetalk for consumers with hearing difficulties: 08451 281384

Website: www.consumerdirect.gov.uk



East Anglia Network
Sales Order Processing
PO Box 5516
Wolverhampton
WV1 9NZ



Site address:
165 Flat C
FRIERN BARNET LANE
London
N20 0NN

We're now planning your work

Thank you for accepting your quotation. We're now planning your work and will be in touch to agree a start date within the next 4 weeks. Within this time, part of our preparation might involve sending a surveyor to your property (if they need to meet you on site, they'll contact you to agree a date that works for you). If we're working on public land we'll also need permission from the Highways Authority to dig in the road. Just so you know it can take 6-8 weeks from the date of your acceptance to complete the work at your property.

It will be a big help to us if you let us know our Quotation Reference number when you call or write to us (it's at the top of this letter).

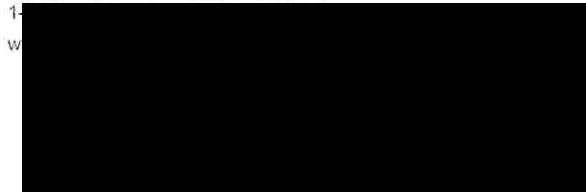
A Customer Information Sheet is attached to all letters to help you track the progress of your request and provide you with any other relevant information.

Get an answer online at: www.nationalgrid.com/uk/Gas/Connections/GasServices/FAQ/
Find out what we do by watching "Getting You Connected (UK Gas)" on YouTube.

**Customer Ordered Sales Team,
Order to Cash, Shared Services**
(On behalf of National Grid Gas plc)

Securing our energy supply for future generations.





Customer Information Sheet

Request Received Date: 19.09.2013
Quotation Produced Date: 19.09.2013
Acceptance Received Date: 23.09.2013
Planned Commencement Date:
Planned Substantial Completion Date:
Planned Final Completion Date:
Actual Substantial Completion Date:
Actual Final Completion Date:

Description of Works/Comments:

This Quotation has been produced for National Grid to lay a new gas service from our gas mains pipe to the new meter position as per the instructions provided by your application.
 MAINS L/PKTMR*0511024465 E527066 N193162

	Site Address	MPRN (where applicable)
1	165,Flat C, FRIERN BARNET LANE	9332146208

Securing our energy supply for future generations.



East Anglia Network
Sales Order Processing
PO Box 5516
Wolverhampton
WV1 9NZ

Site address:
165 Flat C
FRIERN BARNET LANE
London
N20 0NN

We've arranged a date to start your work

We're pleased to let you know that we've booked your work in. The date we'll start work at your property is in the Customer Information Sheet attached to this letter. Just so you know if we're working on public land, we'll need to agree this date with the Highways Authority for permission to dig in the road. We'll need access to your property and in some situations we need to agree changes that may be required whilst we're working (this could be someone liaising with us on your behalf). If you can make sure someone is available during our works, we can complete your work smoothly avoiding unnecessary delays.

We normally have to delay work when we're unable to access the property and this can add to the cost of the work (e.g. permit charges). To help you make sure the site is ready for us to start work, we've provided a checklist for you. These are the top 5 reasons why work may not be able to go ahead on the appointment day:

1. Scaffolding/Skip/Obstruction on site, in path of the pipes
2. Trench and/or ducting not dug or ready.
3. Site not ready - e.g. wall for meter not built.
4. No access - nobody on site when we arrive.
5. No one available to agree changes.

By working together we can ensure the work proceeds as planned and if you have a question do get in touch. Just so you know, if you're unable to make the date we've booked for you or the site isn't ready on the day, the next available date may be up to 6-8 weeks after you get in touch. You'll need to let us know 15 working days before the start date to avoid site visit charges. (There's more information in our Terms and Conditions). It will be a big help if you let us know our Quotation Reference if you call or write to us (it's at the top of this letter).

Get an answer online at: www.nationalgrid.com/uk/Gas/Connections/GasServices/FAQ/
Find out what we do by watching "Getting You Connected (UK Gas)" on YouTube.

**Customer Ordered Sales Team,
Order to Cash, Shared Services**
(On behalf of National Grid Gas plc)

Securing our energy supply for future generations.

Customer Reference:
Our Quotation Reference: 31230504

Customer Information Sheet

Request Received Date: 19.09.2013
Quotation Produced Date: 19.09.2013
Acceptance Received Date: 23.09.2013
Planned Commencement Date: 06.11.2013
Planned Substantial Completion Date: 07.11.2013
Planned Final Completion Date: 12.11.2013
Actual Substantial Completion Date:
Actual Final Completion Date:

Description of Works/Comments:

This Quotation has been produced for National Grid to lay a new gas service from our gas mains pipe to the new meter position as per the instructions provided by your application.
MAINS L/PKTMR*0511024465 E527066 N193162

	Site Address	MPRN (where applicable)
1	165,Flat C, FRIERN BARNET LANE	9332146208

Securing our energy supply for future generations.



NAPIT Electrical Certificate Installation/Modification

Requirements for Electrical Installations – BS 7671 [IEE Wiring Regulations 17th Edition]

NA/EC 112588

Can be used for new installations, additions or alterations. Please complete all the unshaded areas.

Page 1 of 3

1 Details of the installation

Owner/Occupier
 Address 165C R/O. 165.
 Fiern Barnet Lane.
 Postcode N20 0NN

Installation (if different from owner/occupier)
 Address
 Postcode

2 Extent and limitations of the installation (note 5)

Installation is New Addition Alteration Records available Yes No Date of original installation

Extent of electrical installation covered by this report
 full electrical installation
 Comments

This inspection has been carried out in accordance with BS 7671: 2009 (IEE Wiring Regulations), amended to 2015 (date)

Details of departures from BS:7671 (Regulations 120.3, 120.4) See page(s)

Comments on the existing installation (in the case of alteration or addition) See page(s)

(For additions or alterations) cables concealed within trunking and conduits, or cables or conduits concealed under floors, in roof spaces and generally within the fabric of the building or underground may not have been inspected.

3 Next inspection (note 7)

We recommend that this installation is further inspected and tested after an interval of not more than 12 months/years, or on change of occupancy.

DECLARATION: For the Design, Construction & the Inspection and Testing of

Company name DB Electrical
 Inspector name Mr D Daly
 Company address 483 Green Lane
 Postcode N15 4BS London

Sign
 Position
 Date 15/10/2013
 NAPIT Membership No. 7691-a

4 Supply characteristics and earthing arrangements

Supply systems TN-S TN-C-S TT Number & type of live conductors No. of phases 2 No. of wires

Nature of Supply Parameters (by enquiry or by measurement)
 Nominal voltage, U₀ 230 v Nominal frequency, f 50 Hz Phase sequence
 Prospective fault current, I_{pf} (note 6) 1.7 kA External loop impedance, Z_e 2.0 Ω
 Supply Protective Device Characteristics BS 88 Type II Nominal Current Rating 60 A Max Demand 40 kVA/Amps

Means of Earthing Distributor's facility Installation earth electrode

Details of Installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc)
 Location Electrode resistance to earth Ω

Main Protective Conductors	Material	Csa (mm ²)	Verified	Water Csa(mm ²)	Gas Csa(mm ²)	Oil Csa(mm ²)
Earthing Conductor	COPPER	16	<input checked="" type="checkbox"/>	10	10	<input checked="" type="checkbox"/>
Protective Bonding Conductor	COPPER	10	<input checked="" type="checkbox"/>			Csa(mm ²)

Main Switch or Circuit Breaker
 BS 60947-3 Type Supply conductor COPPER Csa(mm²) 10 Verified
 Location Main/Cap No. of Poles Two Current rating 240/100 Voltage rating 290
 Fuse or Trip Setting 100 A Voltage rating 240

Rated residual operating current I_{Δn} = mA measured operating time of ms (at I_{Δn})
 (applicable only where an RCD is suitable and is used as a main circuit-breaker)



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Page 2 of 3

5 Inspector to record their observations in the 1st column below during the 'first fix' visual check and any omissions or corrected non-conformances, recorded by the Electrical Inspector in the 2nd column below, during the final inspection.

= Optional 1st Fix

1st Fix		2nd Fix		Schedule of Inspections
Inspected	Rectified	Inspected	Rectified	
✓		✓		Installation Design Specification is available for the Installer and the Inspector
✓		✓		Earthing Conductor is present, securely connected and a warning label fitted
✓		✓		Earthing Conductor of the correct size
✓		✓		Protective Bonding Conductors correctly sized
✓		✓		Protective Bonding Conductors securely connected and a warning label fitted
✓		✓		Consumer Unit position accessible and where specified on the design
✓		✓		Correct Circuit Protection Devices fitted and identified for each circuit
✓		✓		Correct Cable type and size used, allowing for external influences and volt drop
✓		✓		Cable run in 'safe' zones and adequately protected
✓		✓		Cables securely fastened or in appropriate wiring systems
✓		✓		All Cable cores correctly identified at joints and in accessories
✓		✓		All cable joints correctly terminated, secure and accessible
✓		✓		Modifications to the Building Fabric appropriate and safe (Structure)
✓		✓		Modifications to the Building Fabric appropriate and safe (Fire)
✓		✓		All Accessories correctly placed as appropriate
✓		✓		Appropriate Supplementary Bonding present and adequately sized
✓		✓		Supplementary Bonding securely connected and a warning label fitted if required
		✓		Additional protection provided by RCD where required
		✓		All Accessories have environmental protection appropriate for external influences
		✓		All covers replaced, Accessories secure and neatly aligned
✓		✓		The number of points and their location agree with the original design
		✓		Circuit details correct on the installation schedule
		✓		Periodic Label, RCD label and other Safety Labels fitted

Schedule of Test

✓	External earth loop impedance, Z_e	✓	Insulation Resistance between Live conductors
✓	Installation earth electrode	✓	Insulation Resistance between Live conductors & earth
✓	Prospective fault current I_{pf}	✓	Polarity (prior to energisation)
✓	Continuity of Earth Conductors	✓	Polarity (after energisation) including phase sequence
✓	Continuity of Circuit Protective Conductors	✓	Earth fault loop impedance
✓	Continuity of Protective Bonding Conductors	✓	RCDs / RCBOs including discrimination
N/A	Volt drop verified	✓	Functional testing of devices

The section is not Satisfactory (X), Not Checked (N/C) or Not Applicable (N/A)

Observations (see 'below')

Inspector: [Redacted] Dely For additional report see page(s)

Inspector: [Redacted] Dely For additional report see page(s)

SCHEDULE(S)

The attached Schedule(s) are part of this document and this Report is valid only when they are attached to it.

✓ Schedule of Test Results are attached.



NAPIT Electrical Test Sheet

Requirements for Electrical Installations – BS 7671 [IEE Wiring Regulations 17th Edition]
Can be used for new installations, additions or alterations
Please complete all the unshaded areas.

This sheet forms part of Certificate Number

NA/EC **112588**

Page **3** of **3**

6 Owner/Occupier **165C R10 165 Fiona Barrett Lane** Address Postcode **N20 0N**

Complete in every case

Location of distribution board **Main Cup**
 Distribution board designation **DB3**
 Number of ways **6W**

Complete only if the distribution board is not connected directly to the origin of the installation

Supply to distribution board is from **Isolator**
 No. of phases **One** Nominal Voltage **230** V
 Overcurrent protective device for the distribution circuit: Type **60947-3** Rating **100** A RCD No of Poles **Two** $I_{\Delta n}$ **30** mA
 Associated RCD (if any): BS (EN) **61009-3**

Characteristics at this distribution board

Z_e **2.0** Ω Operating times of At $I_{\Delta n}$ **24.2** ms
 I_{pf} **1.7** kA associated RCD (if any) at 5 $I_{\Delta n}$ **15.2** ms

Test instrument serial number

Earth fault loop imped. **Fluke** RCD **Fluke**
 Insulation resistance **1** Other **1**
 Continuity **1** Other **1**

CIRCUIT DETAILS TEST RESULTS

Circuit No. and phase	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa		Maximum disconnection time (BS:7671) (s)	Overcurrent protective devices				RCD operating current $I_{\Delta n}$ (mA)	BS7671 Max. permitted value Z_s Other Ω	Circuit impedance Ω			Insulation resistance (Record lower reading)			RCD testing					
					Live (mm ²)	OPC (mm ²)		BS EN Number	Type No.	Rating (A)	Short circuit capacity (kA)			Ring final circuits only (measured end to end)	Figure 8 check (✓)	All circuits to be completed using R1 R2, or R2, not both	Date of test (Dead)	Live / Live (M Ω)	Live / Earth (M Ω)	Polarity (✓)	Maximum measured Z_s (Ω)	Date of test (Live)	at $I_{\Delta n}$ ms	at 5 $I_{\Delta n}$ ms	
														r_1	r_n	r_2	R_1+R_2	R_2							
2	Socket	2	A	8	2.5	1.5	.4	60898	B	32	6	30	1.15	0.40	0.34	0.40	0.80	15/4	500	500	✓	0.45	15/10	24.2	15.1
3	Light	2	A	5	1.5	1.0	5	60898	B	6	6	30	3.82	✓	✓	✓	0.96	15/4	500	500	✓	0.47	15/10	24.2	15.1
4	Light	2	A	4	1.5	1.0	5	60898	B	6	6	30	3.82	✓	✓	✓	0.96	15/4	500	500	✓	1.27	15/10	24.2	15.1
6	Boiler	2	A	2	2.5	1.5	5	60898	B	16	6	30	2.30	✓	✓	✓	0.40	15/4	500	500	✓	0.40	15/10	24.2	15.1

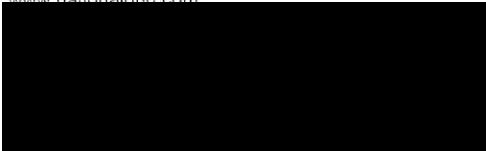
Wiring Types: **1** PVC/PVC **2** Single insulated in conduit or trunking **3** Mineral Insulated **4** Xlpe/Swa **5** BS:7629-1 (FP200) **6** Other

8 Comments on installation **Wired to Current IEE Regs**

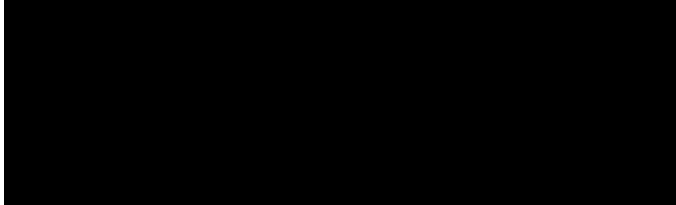
Tested by: Name (capital letters) **Mr D DALY** Signature **[Redacted]** Position **INSPECTOR** Date(s) **15/10/13**

See attached sheets page(s) **3** of **3**

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East Anglia Network
Sales Order Processing
PO Box 5516
Wolverhampton
WV1 9NZ



08 November 2015

Site address:

165 Flat C
FRIERN BARNET LANE
London
N20 0NN

We've completed your pipe work

We've completed the pipe work at your property. If we haven't already, we'll come back within 5 working days to make good any excavations outside of your property boundary and within your property boundary where this was requested as part of your quotation. We'll also make sure the site has been cleared of our boards, barriers and equipment.

If you have any heavy plant / equipment on site, for your safety and to avoid charges for damaging the pipe, please contact us as soon as convenient on our Plant Protection hotline 0800 688 588 so we can talk to you about this.

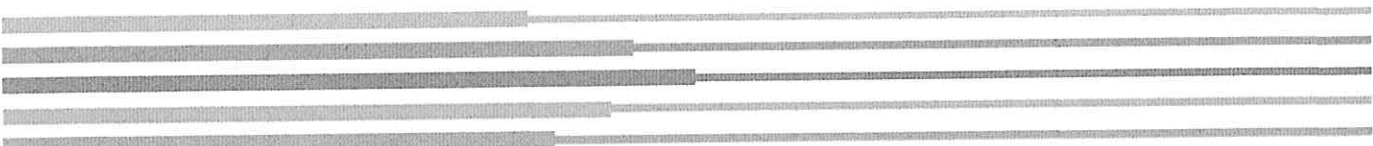
It will be a big help to us if you let us know our Quotation Reference number when you call or write to us (it's at the top of this letter).

A Customer Information Sheet is attached to all letters to help you track the progress of your request and provide you with related information.

Get an answer online at: www.nationalgrid.com/uk/Gas/Connections/GasServices/FAQ/
Find out what we do by watching "Getting You Connected (UK Gas)" on YouTube.

**Customer Ordered Sales Team,
Order to Cash, Shared Services**
(On behalf of National Grid Gas plc)

Securing our energy supply for future generations.



Customer Information Sheet

Request Received Date: 19.09.2013
Quotation Produced Date: 19.09.2013
Acceptance Received Date: 23.09.2013
Planned Commencement Date: 06.11.2013
Planned Substantial Completion Date: 07.11.2013
Planned Final Completion Date: 12.11.2013
Actual Substantial Completion Date: 07.11.2013
Actual Final Completion Date: 08.11.2013

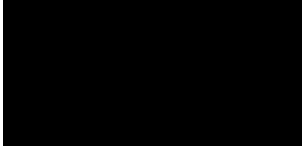
Description of Works/Comments:

This Quotation has been produced for National Grid to lay a new gas service from our gas mains pipe to the new meter position as per the instructions provided by your application.
MAINS L/PKTMR*0511024465 E527066 N193162

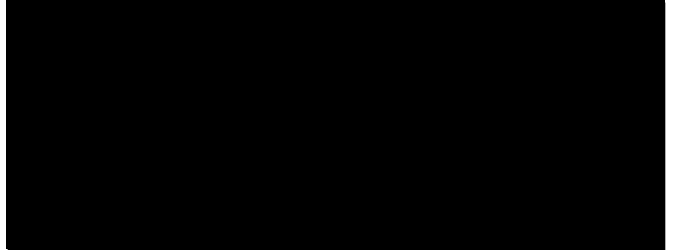
	Site Address	MPRN (where applicable)
1	165,Flat C, FRIERN BARNET LANE	9332146208

Securing our energy supply for future generations.





East Anglia Network
Sales Order Processing
PO Box 5516
Wolverhampton
WV1 9NZ



Site address:
165 Flat C
FRIERN BARNET LANE
London
N20 0NN

Final Completion Acknowledgement: 31230504

We are pleased to confirm that Final Completion of the requested work was achieved on the date overleaf. Please refer to the safety advice in your Substantial Completion letter if you intend to conduct operations of any gas apparatus. All costs incurred by National Grid Gas for repair of direct or consequential interference damage to the gas plant will be fully charged to yourselves.

Get an answer online at: www.nationalgrid.com/uk/Gas/Connections/GasServices/FAQ/
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1	165,Flat C, FRIERN BARNET LANE	9332146208

Securing our energy supply for future generations.



Customer Checklist

Customer Name 165 C
Date 17/02/14
Smart Energy Expert ID 141569
Smart Energy Expert Name John Colquhoun

Service Order Number 4005979089

Your Smart Energy Expert has left this checklist to help you understand the work that has been carried out during this visit. They will also talk you through what has been done and any energy efficiency improvements that may be of benefit to you. It is important to note that the work carried out today is not a comprehensive safety inspection of your Gas and/or Electrical installation. If you do require a more extensive test please contact us on 0800 975 5555.

Visit type Install Meter Exchange Meter Repair Remove Other*

Safety checks Completed on all visits

Meter install satisfactory?	Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/> N/A <input type="checkbox"/>	Initial & final tightness test satisfactory?	Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/> N/A <input type="checkbox"/>
Appliance/system controls re-set as found	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Residual smell of gas explained?	Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/> N/A <input type="checkbox"/>
Appliance visual inspection satisfactory?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Polarity is correct?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Safety warning/advice notice left/explained?	Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/> N/A <input type="checkbox"/>	All equipment sealed and spare terminals blanked?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

Whilst the importance of regular servicing cannot be overstated, a Carbon Monoxide Alarm acts as a second line of defence 24 hours a day should an unforeseen event occur. You can purchase a Carbon Monoxide Alarm by calling **0800 294 4430**.

Meter Readings Completed on exchange/remove and install meter visits

Removed Electric meter reading 1	<input type="text"/>	New Electric meter reading 1	<input type="text"/>
Removed Electric meter reading 2	<input type="text"/>	New Electric meter reading 2	<input type="text"/>
Removed Gas meter reading	<input type="text"/>	New Gas meter reading	<u>99998</u>

Operation Completed on Install, exchange and repair visits


Smart operation explained?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Customer aware of vend outlets?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
In Home Display operation explained?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Waste removed?	Yes <input checked="" type="checkbox"/> No* <input type="checkbox"/> N/A <input type="checkbox"/>
Welcome booklet left with the customer	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Energy Efficiency advice given?	Yes <input type="checkbox"/> No* <input checked="" type="checkbox"/>
Pre-payment operation advised?	Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		

Comments:
Location position of socket tested for polarity

Work description Completed on all visits

*Reasons for any No/Other responses should be identified here

Gas Install

Energy Expert Signature 

Customer Signature Unavailable

Next appointment

IF YOU THINK YOU CAN SMELL GAS

Turn off the supply at the control valve, Open doors and windows. Do NOT use naked flames. Do NOT turn electrical switches on or off. Do NOT smoke. Immediately contact the Gas emergency service. The telephone number is **0800 111 999**. Do NOT reopen the supply until the remedial action has been taken by a competent person to prevent gas escaping again.

Serial No

JB46538

Ignite

Heating & Gas

LANDLORD/HOMEOWNER GAS SAFETY RECORD

This record can be used to document the outcomes of the checks and tests required by The Gas Safety (Installation and Use) Regulations.

Some of the outcomes are as a result of visual inspection only and are recorded where appropriate.

Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed.

Registered Business/engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.



Gas Safe is a registered trade mark of HSE and is used under licence

Details of Registered Business

Gas Safe Register No 307110

Registered Engineer's Name PRITESH PATEL

Gas Safe Register Licence Number 3429414

Business IGNITE HEATING & GAS LIMITED

Address 334-336 GOSWELL ROAD

LONDON

Postcode EC1V 7RP

Contact No 07958711719

Details of Site

Name (Mr/Mrs/Miss/Ms)

Address 165C FLYERBARNET LANE

LONDON

Postcode N20 0NN

Contact No

Details of Landlord/Homeowner (or agent where appropriate)

Name (Mr/Mrs/Miss/Ms)

Address

Postcode

Contact No

Number of Appliances tested: 002

select as appropriate and relevant

Outcome of gas installation pipework visual inspection? Pass / Fail / NA

Outcome of gas supply pipework visual inspection? Pass / Fail / NA

Is the Emergency Control Valve access satisfactory? Pass / Fail

Outcome of gas tightness test? Pass / Fail / NA

Is the Protective Equipotential bonding satisfactory? Pass / Fail

Record issued by: Signature

Print Name PRITESH PATEL

Received by: Signature

Tenant/Landlord/Homeowner/Agent

Date appliance(s)/flue(s) checked 07/09/15

Appliance Details

	Location of	Type	Manufacturer	Model	Owned by Landlord /Homeowner Yes/No	Inspected Yes/No	Type of flue
1	KITCHEN	BLR	VAILLANT	ECO TEC PRO 24	YES	YES	RS
2	KITCHEN	CKR	WHIRLPOOL	HOB	YES	YES	FL
3							
4							

Inspection Details

	Operating pressure in mbar and/or heat input kW/h or Btu/h	Operation of safety device(s) Pass/Fail/NA	Ventilation satisfactory Yes/No	Visual condition of flue and termination Pass/Fail/NA	Flue operation checks Pass/Fail/NA	Combustion analyser reading (if applicable)	Serviced Yes/No	SAFE TO USE Yes/No
1	24kW	PASS	YES	PASS	PASS	0.0002	YES	YES
2	9kW	PASS	YES	NA	NA	NA	N.O	YES
3								
4								

Any Defects Identified

	GIUSP classification eg. NCS, AR, ID	Warning/Advice Record insert form serial No*
1		
2		
3		
4		

Remedial Action Taken

numbering should correspond to defects above.

1	
2	
3	
4	

Details of Work carried out

* Refer to separate Warning/Advice Notice

ATTENTION

Next safety check due by:

31/09/16

HOUSING ACT 1988 AS AMENDED BY THE HOUSING ACT 1996

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

TENANCY PARTICULARS

Date: 23RD NOV

Landlord Full Name

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 23RD NOVEMBER 2015

The end date of the tenancy is 22ND NOVEMBER 2016

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

R [REDACTED] per calendar Month

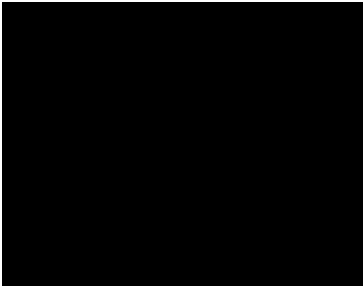
F [REDACTED] 23/11/2015 then every 23RD

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

Deposit -

The [REDACTED] 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 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.

