



Date 4 December 2018

This is not a tax invoice

Your bill

The details

1 of 4

Any questions?

Go to eonenergy.com/FAQ

Call our UK call centres 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 can get on the best deal for



009336

S21924-PK10972/1 36900

1000 Fern Barret Lane
London
N20 0NN



Electricity bill - estimated

If your actual readings are different to our estimates, go to eonenergy.com/readings or call us on 0345 052 0000

Each day at a glance

Electricity

Electricity average for last year is based on estimated reads.

Want to switch your tariff?

Go to eonenergy.com/bestdeal

Or call us on 0345 052 0000

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

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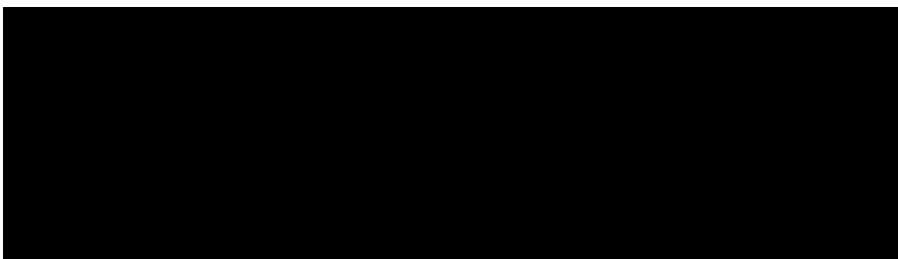


165 FRIERN BARNET LANE
LONDON
N20 0NN



Forgotten to pay your bill?

Hello Mr Rocker



paid. If

e is

- Pay in cash by taking your payment slip to your local post office
- Send a cheque (payable to British Gas Trading Ltd) to:
British Gas, Payment Area 55, Camberley GU95 1AB.

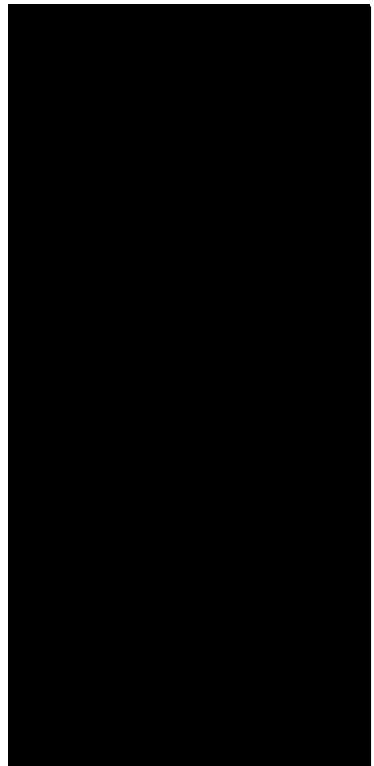
Remember to write your customer reference number on the back of the cheque.

If you have questions about your bill call us on 0333 202 9802*. Or if you've paid in the last few days, then you don't need to do anything.

Managing Director, Customer Operations

*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.

British Gas is the 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. britishgas.co.uk



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



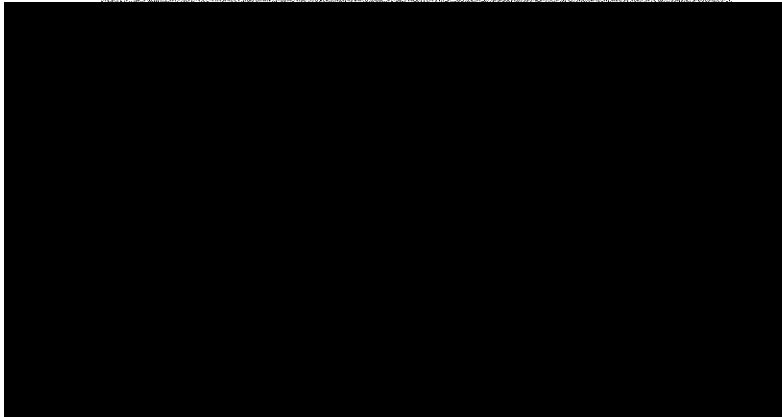
369 D/0675



Keeping you informed of price changes

Hello Mr Rocker

We want to make sure you're always kept up to date on any changes that are happening so that we can help you to budget. The energy regulator, Ofgem, has increased the price cap based on a number of factors including the cost of supplying gas to your home and government policies. So, we're writing to let you know that prices are going up on 1st April. This cap affects all energy suppliers. If you've recently switched your tariff you can ignore this letter.



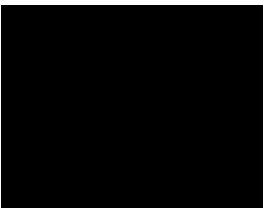
Prices include VAT and are rounded to make it easier for you to compare prices. The prices you'll see on your bills and statements will be different because we show them without VAT. britishgas.co.uk/calculatingbills

The regulator will review the cap again in 6 months' time. We want to make sure that you are paying a fair price for your energy, so to protect yourself from price increases, fix your tariff to guarantee the rates you'll pay.

Switch to HomeEnergy Secure Mar 2021 tariff by:

- ✦ Going online at britishgas.co.uk/switchmytariff ✦ Returning the signed coupon in the prepaid envelope
- ✦ Texting YES and your account number to 88544 ✦ Calling us on 0333 009 5775*

The HomeEnergy Secure Mar 2021 tariff was cheapest for you at the time we sent this letter. We regularly change our tariffs, so to ensure this is the right deal for you, don't forget to check online to see our latest tariffs. Continue reading to find out more about your new standing charge and unit rate along with other information that you might find useful.



Sarwjit Samra, Managing Director

* 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



851007531095

I'd like to sign up for HomeEnergy Secure Mar 2021

By signing and returning this coupon you agree to sign up for a new fixed term tariff with British Gas for the supply of gas on your current payment method. Remember, our tariffs change regularly. Go online to check that this tariff remains the right deal for you.

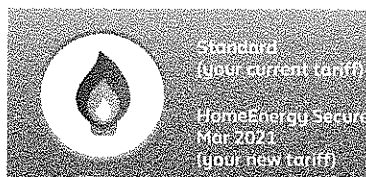
Return the coupon in the envelope enclosed by 8th March 2019 and, once we receive it, we'll move you to your new tariff within 21 days.



Signature

✂ Detach and post in envelope provided

HomeEnergy Secure Mar 2021 Information



About our energy tariff

Supplier

Tariff name

Tariff type†

Payment method

Unit rate

Standing charge

Tariff ends on

Price guaranteed until

Exit fees

Prices include VAT and are rounded to make it easier for you to compare prices. The prices you'll see on your bills and statements will be different because we show them without VAT. britishgas.co.uk/calculatingbills.

These prices apply to customers using mains gas and to customers using piped propane in Llanfyllin, Llanwrtyd Wells and Stornoway.

†The price is fixed until your tariff ends unless the government or regulator does something that changes it.

(Full tariff terms are on the next page)

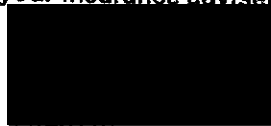
Property Owners Select Renewal Schedule



Your insurance policy is renewed from 5th June 2019.

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

Policy Number:



Agreement Number: Not Applicable

Account Number:



Insurance Adviser: Amicable Insurance Service

The Insured:

Postal Address: 165 FRIERN BARNET LANE

Business Description: PROPERTY OWNERS

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

Property Damage All Risks Section

Insured

Property at Premises A

(Declared values shown in brackets)

Item Description

1. Buildings - occupied as residential

2. Contents

Excess Details

Excess Type

Excess Amount

Property at Premises B

(Declared values shown in brackets)

Item B.1.1

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

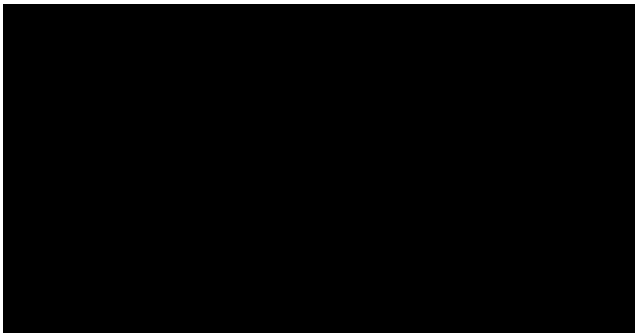
Not Insured

Employers' Liability Section

Not Insured

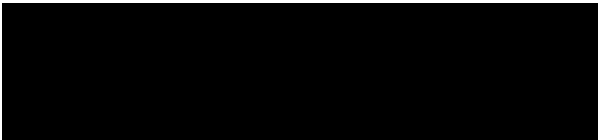
Property Owners Liability Section

Insured



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

Z/1623/1 Data Protection Legislation

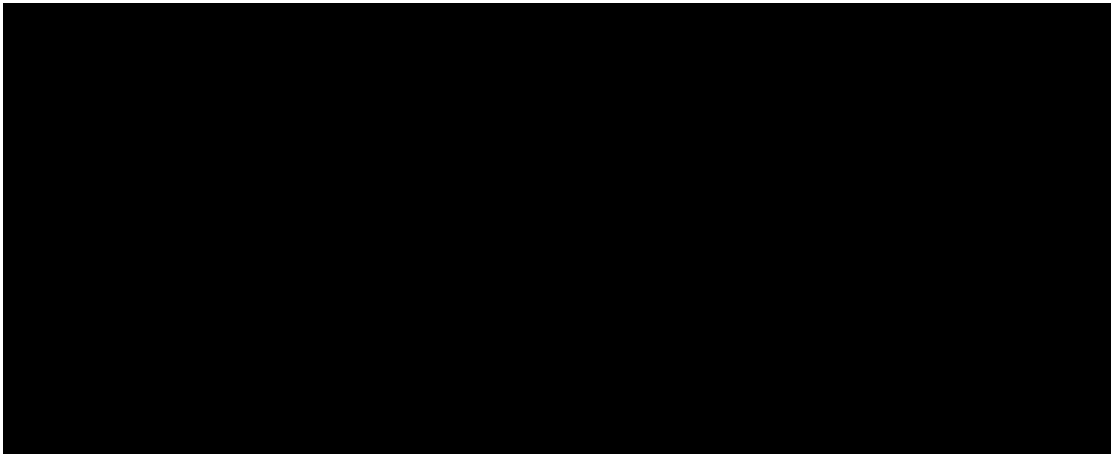


Fidelity Insurance Section

Not Insured

Commercial Legal Expenses Section

Insured



Access to Allianz Legal Online website www.allianzlegal.co.uk providing support in producing legal paperwork. Click on the "register now" box and enter the above Registration Code.

Annual Rental Income

Not Advised

Terrorism - Property Damage

Not Insured

Terrorism - Business Interruption

Not Insured

Directors & Officers Liability Section

Not Insured

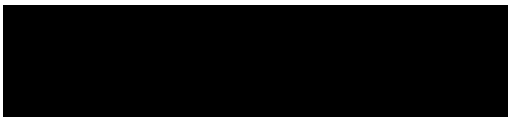
Clause Details

S/1/1 Escape of water excess

This Section does not cover the 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/1623/1 Data Protection Legislation

Extension E is deleted in its entirety and replaced with the below:

The Insurer will indemnify the Insured and if the Insured so requests any Employee or director or partner of the Insured as a result of an offence under Sections 13 of the Data Protection Act 1998 or any subsequent overriding legislation committed during the Period of Insurance within the United Kingdom and arising in connection with the Business provided that the Insured is a registered user in accordance with the terms of the Data Protection Act 1998 or any subsequent overriding legislation.

The Insurer will not pay for

- A. any claim or incident that could give rise to a claim 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 of 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 claim or incident that could give rise to a claim 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

Data and Personal Data shall have the meaning defined in the Data Protection Act 1998 or any subsequent overriding legislation

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Landlord Gas Safety Record

Cert. No. 466

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

Ignite Heating & Gas

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

Appliance Details				Inspection Details																		
Location	Appliance Type	Make	Model	Flue Type	Level of Appliance	Appliance Inspected	Operating Pressure (bar)	Heat Input (kW)	High Carbon Reading	Low Carbon Reading	Flue Correct operation	Flue Pressure Satisfactory	Visual condition of flue and terminal satisfactory	Flue Performance test	Flue Services	Appliance safe to use						
									Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %								
1	Kitchen	Boiler	Vaillant	Eco Tec Plus 837	RS	Yes	Yes	20	36.2	0.001	NA	NA	0.0002	NA	NA	Yes	Yes	Yes	Pass	No	Yes	
2	Kitchen	Hob	Whirlpool		FL	Yes	Yes	20	5.3	NA	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	No	Yes	
3																						
4																						
5																						
6																						

Labels and warning notice issued	CO Alarm(s) fitted	Flue Pressure Satisfactory	Visual condition of flue and terminal satisfactory	Flue Performance test	Flue Services	Appliance safe to use
1	NA					
2	NA					
3	CO Alarm(s) fitted	Yes	Smoke Alarm(s) fitted			Yes
4	CO Alarm(s) tested and Satisfactory	Pass	Smoke Alarm(s) tested and Satisfactory			Pass
5						
6						

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes

Gas Installation Pipework Visual Inspection Satisfactory Yes

Number of Appliances Tested 2 Equipotential Bonding Yes

NEXT INSPECTION DUE ON OR BEFORE 14-Aug-2020

Signatures		Received		Date
Issued by:	Signed	Signed		14-Aug-2019
Print Name	Pritesh Patel	Print Name		



Date 1 September 2019
This is not a tax invoice

Any questions?



Scan this using apps from price comparison websites to see if you can get on the best deal for you



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12844-PK8544/I 36900

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N20 0NN



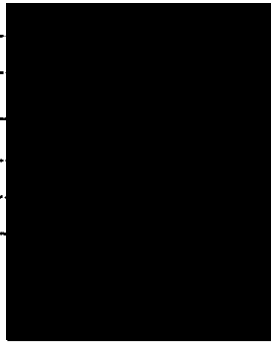
Electricity bill - estimated



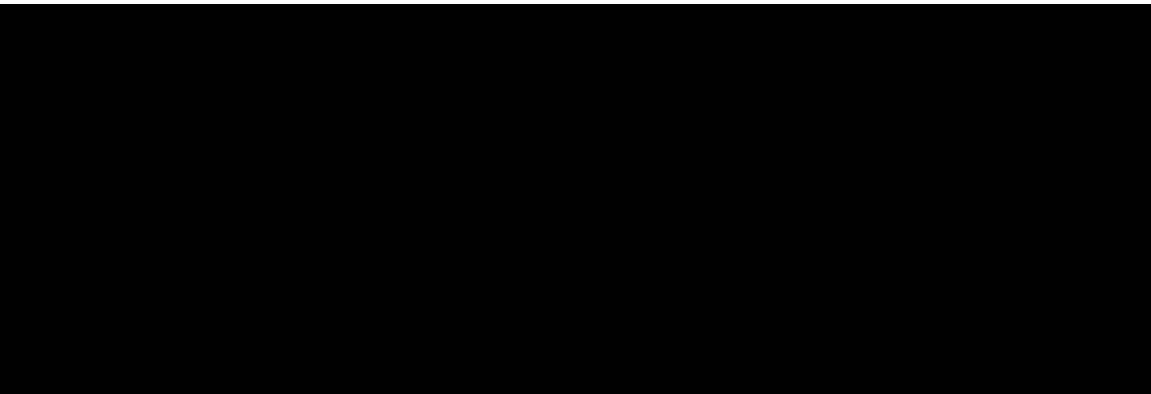
energy.com/readings or call us on 0345 052 0000

Each day at a glance

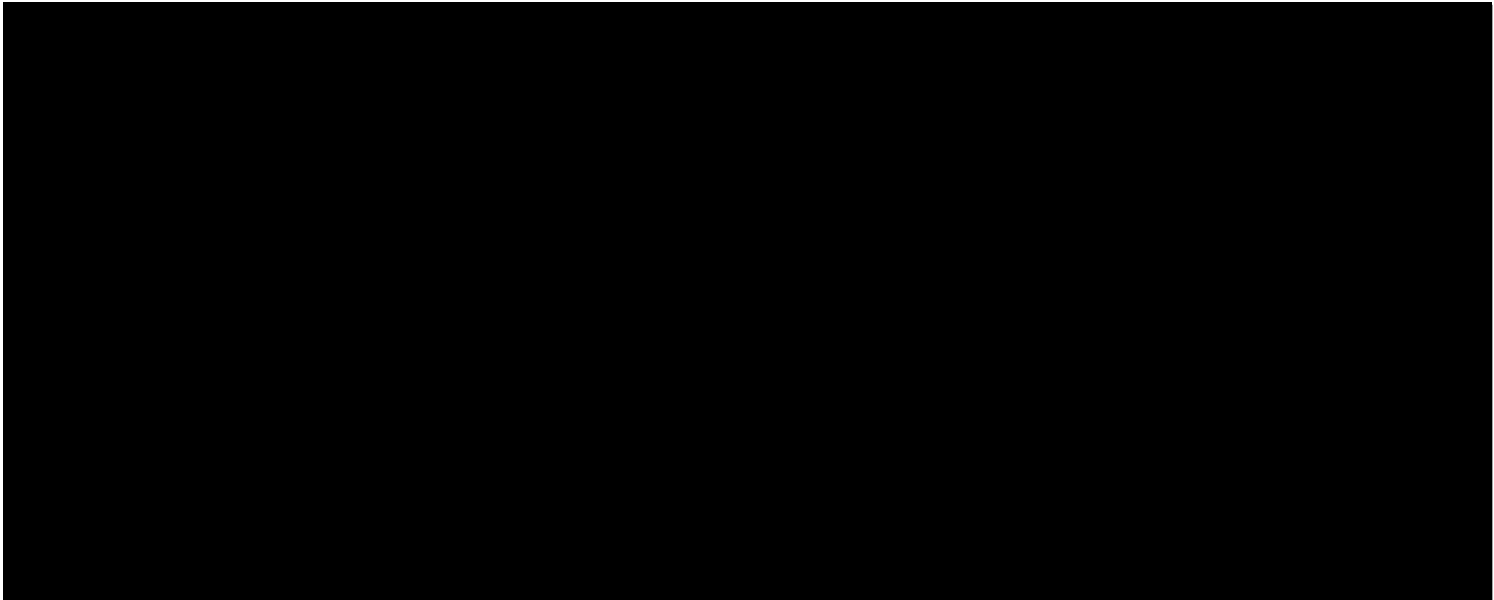
Electricity	Estimated
[Redacted]	



Want to switch your tariff?
 Go to eonenergy.com/bestdeal
 Or call us on 0345 052 0000



...only sign up for this tariff at ... tariffs from sale at any time ... 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



Make cheques payable to 'E.ON' and write your account number, **0154 9654 6370** 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 or call us on 0345 052 0000.

And you can also pay



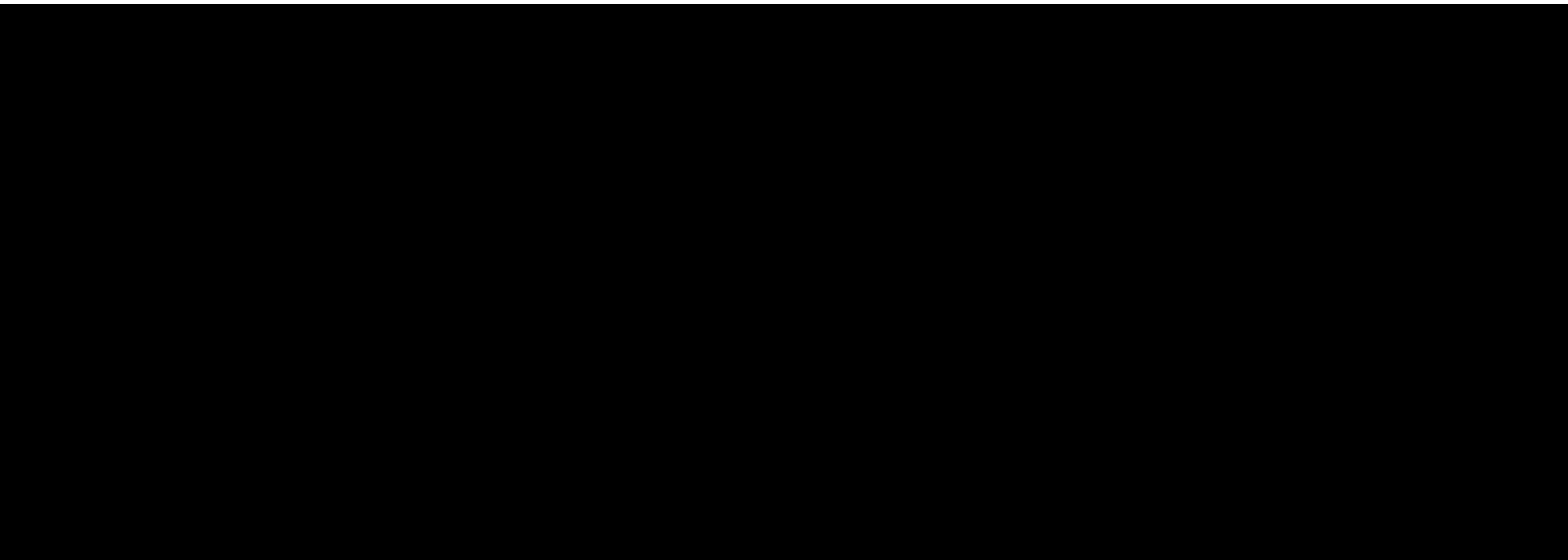
At any Payzone outlet



At any PayPoint outlet



By cash or cheque at any Post Office.



THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996.

"ASSURED SHORTHOLD TENANCY AGREEMENT"

DATE: 19/10/2019

LANDLORD(S): [REDACTED] LONDON N20 0NN

Note: Under Section 48 Landlord and Tenant Act 1987, notices can be served on the Landlords Agent at the above address.

TENANT(S): [REDACTED]

PROPERTY: 165 C, FRIERN BARNET LANE LONDON N20 0NN

CONTENTS: The fixture and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory.

TERM: 12 Months From: 19th OCTOBER 2019 To: 18th OCTOBER 2020

RENT: [REDACTED] (subject as provided in the letting provisions) clear of all deductions month of the first year.. Payment to be (in advance) by equal monthly payments on the 19th of each month.

DEPOSIT: The Deposit [REDACTED] by the Tenant to the Landlord or Agent.

OCCUPANCY: The property [REDACTED] occupation of the above named Tenant/s not exceeding 1 person in all.

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the term at the Rent payable as above
2. This Agreement is subject to and the Tenants agrees to be bound by the General Tenancy Conditions printed overleaf with the amendments and additions to the same (if any) set out under the heading "Special Tenancy Conditions" overleaf

3. THE DEPOSIT

- (a) The Tenant agrees to pay to the Landlord or Agent the Deposit on the signing of this Agreement.
- (b) The Deposit paid by the Tenant is held as security for the performance of the Tenant's promises and agreements under the Agreement and to compensate the Landlord for any breach by the Tenant of the matters set out in this Agreement.
- (c) During the Tenancy the Deposit is held by The landlord or Agent as Stakeholder which means that no deduction can be made from the Deposit without the written consent of both the Landlord and the Tenant. The deposit will be protected in a scheme.
- (d) Any interest earned will belong to the landlord or agent.
- (e) The Deposit has been taken for the following purposes:
 - 3(e)(1) Any damage, or compensation for damage, to the Property its fixtures and fittings or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each and any such item at the commencement of the tenancy, insured risks and repairs that are the responsibility of the Landlord.
 - 3(e)(2) The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the Tenant's obligations under the Tenancy agreement, including those relating to the cleaning of the Property, its fixtures and fittings.
 - 3(e)(3) Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the property for which the tenant is liable.
 - 3(e)(4) Any rent or other money due or payable by the Tenant under the Tenancy Agreement of which the Tenant has been made aware and which remains unpaid after the end of the Tenancy.
 - 3(e)(6) It is agreed that any abortive charges resulting from the Tenant not keeping to the agreed check out time will be deducted from the deposit.
- (f) The holding and use of the Deposit shall be separate from any other rights and remedies of the Landlord under this Agreement, whether expressly set out in this Agreement or implied as part of the Agreement.
- (g) If there is more than one Tenant, the Landlord or the Agent may, with the written consent of the Tenant, return the Deposit by cheque to any one Tenant at his last known address.
- (h) If the amount of monies that the Landlord or the Agent is entitled to deduct from the Deposit exceeds the amount held as the Deposit, the Landlord or the Agent may require the Tenant to pay that additional sum to the Landlord or the Agent within 14 days of the Tenant receiving that request in writing.
- (i) The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this Agreement on the ground that the Landlord, or the Agent, holds the Deposit or any part of it.

At the end of the Tenancy

- (k) The Landlord/Agent must tell the tenant as soon as is practicable if they propose to make any deductions from the Deposit.
- (l) If there is no dispute the landlord or Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the Tenancy Agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and the Tenant agreeing the allocation of the Deposit and returning the Tenancy Deposit Refund form (found at the end of this agreement).
- (m) The Tenant should try to inform the Agent in writing if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Agent as due from the Deposit within 25 working days after the termination or earlier ending of the Tenancy and the Tenant vacating the Property. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of TDS and if the ICE is later asked to resolve any dispute may refuse to adjudicate in the matter.
- (n) If, after 15 working days following notification of a dispute to the landlord or Agent and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will (subject to clause 2(o) below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication.
- (o) The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by clauses 3(k) to 3(n) above.

4. The Tenant agrees with the Landlord:

- 4.1 To pay the Rent on the day and in the manner specified with no deductions.
- 4.2 The Tenant shall not be entitled to withhold the payment or any instalment or part of any instalment of the Rent or any other amounts payable under this Agreement in lieu of works not undertaken by the Landlord or on the ground that the Landlord or Landlords Agent has the Deposit in his possession
- 4.3 To pay promptly to the authorities to whom they are due, council tax and outgoings' (including gas water electric light and telephone (if any) relating to the property) including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water gas, electricity and telephone if the same is disconnected. Further, to pay to the Landlord any liability that may be incurred as a result of the Tenants default or ceasing to occupy the Premises as the Tenants sole or main residence. The Tenant agrees not to change utility suppliers (ie gas, electricity, water) without gaining authorisation to do so from the Landlord or Landlords Agent

- 4.4 To procure at all times during the Tenancy hereby created a current valid television receiving licence in respect of any television set in the Property whether belonging to the Landlord or Tenant.
- 4.5 To maintain and operate "white goods" and electrical gas and other appliances and to pay for the replacement of any parts or appliances which have become defective through negligence or mis-operation by the Tenant
- 4.6 Not to carry out any redecoration of the premises or any part thereof without previous consent in writing of the Landlord or Landlord's agent and in case of any breach of this stipulation the tenant shall be responsible for the entire cost of redecoration at the expiration or sooner determination of the tenancy.
- 4.7 Not to leave the Property vacant for more than 28 consecutive days and to properly secure all locks and bolts to the doors windows and other openings when leaving the Property unattended.
- 4.8 To keep the furniture and effects specified in the inventory or forming part of the contents together with the interior of the Premises clean and in the same repair, order and preservation as at the commencement of the tenancy (fair wear and tear excepted).
- 4.9 To ensure the Premises are adequately ventilated at all times and prevent all problems and damage caused by mould or condensation
- 4.10 To immediately pay the Landlord the value of replacement of any furniture or effects lost damaged or destroyed or at the option of the Landlord replace immediately any furniture or effects lost damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property.
- 4.11 To yield up the Property and Contents at the expiration or sooner determination of the tenancy in the same clean state or condition as they shall be in at the commencement of the tenancy.
- 4.12 To pay the cost of cleaning services (of the same standard to that carried out prior to the commencement of the tenancy) that may reasonably be required.
- 4.13 To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy, or compensate the Landlord for any additional costs incurred by not doing so.
- 4.14 That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' notice (unless in the case of an emergency) enter the Property for the purpose of viewing inspecting its condition and state of repair for the purpose of repair or repainting.
- 4.15 To allow the Landlord or Landlords Agents to enter the Premises to comply with any lawful requirement of any statutory body even if that restricts the Tenants enjoyment of the Premises
- 4.16 Not to assign or sublet part with possession of the property or let any other person live at the property.
- 4.17 To make adequate provisions to insure their own belongings. The Tenant agrees to obtain insurance that the landlord or his agent deem to be sufficient to protect the Landlords fixtures and fittings against accidental damage caused by the Tenant/s and their visitors to a minimum level of £2500.00. The ingoing inventory will be used as a mechanism in which to compare and assess any damage at the end of tenancy. The Tenant agrees and accepts that the insurance held by the Landlord does not cover the Tenant's belongings, and Tenants are responsible for taking out contents insurance to protect their own contents and valuables.

- 4.18 To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so.
- 4.19 Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property.
- 4.20 Not to do or permit or suffer to be done in or on the Property any act which may be a nuisance, cause damage or annoyance to the Landlord or the occupiers of the neighbouring premises or which may void any insurance of the Property or cause the premiums to increase.
- 4.21 Not to keep any animals or birds or other living creature on the Property without the Landlord's written consent such consent if granted to be revocable at any time on reasonable grounds by the Landlord.
- 4.22 To keep the drains gutters and pipes of the premises clear the chimneys swept and to keep the gardens (if any) in good order the grass cut, hedges trimmed and the borders free of weeds and not to remove any trees or plants.
- 4.23 To replace all broken glass in doors and windows damaged during the Tenancy.
- 4.24 Not to place or exhibit any notice or notice board whatsoever on any part of the premises.
- 4.25 Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without prior consent of the Landlord.
- 4.26 Not to use the Property for any illegal or immoral purposes.
- 4.27 Within seven days of receipt thereof to send the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property form part) given made or issued under or by virtue of any statute regulation order direction or bye-law by any competent authority.
- 4.28 To make good or pay to make good all damage occasioned to the Property or to any part of the Building through breach of the Tenants obligation or through any improper use or the negligence of the Tenant including stopping of bursting, overflowing or leakage of any of the said taps, baths, washbasin, water closets, cisterns, heaters, pipe fittings or apparatus due to the negligence of the Tenant
- 4.29 To give notice to the Landlord or Landlords Agent in the event of disinfection or fumigation being required in consequence of the occurrence or any infectious or contagious illness or infestation of rats mice fleas insect and that like on the Property and if caused by the Tenants negligence to bear the costs of any remedial action taken
- 4.30 To pay and compensate the Landlord fully for any reasonable costs expense loss or damage incurred or suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this agreement and to indemnify the Landlord from and against all action claims and liabilities in that respect.
- 4.31 To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property or which may give rise to a claim under the insurance of the Property.
- 4.32 In the event that the Landlord or Landlords Agent gives to the Tenant written notice of any failure to carry out repairs (which the tenant is required to do under this agreement) the Tenant agrees to carry out such repairs within one months of receiving such notice or immediately in the case of an emergency failing which the Landlord or Agent shall be entitled to enter the premises to perform these works at the cost of which is payable by the tenant to the Landlord or Agent upon written demand
- 4.33 Not to pull down, alter or add to or in any way interfere with the constructions or arrangement of the premises and not glue stick or otherwise fix anything whatsoever to the exterior or interior of the Property without the Landlords written consent.
- 4.34 To take all responsible precautions to prevent damage by frost or condensation.

- 4.35 Where the Landlords interest is derived from another lease ("the Head Lease") then it is agreed that the Tenant will observe the restrictions in the Head Lease applicable to the Property. (A copy of the Head Lease, if applicable, is attached). To pay the Landlord or Landlords Agent all claim damages costs and expenses in anyway caused by any breach of this obligation
- 4.36 In order to comply with the Gas Safety Regulations, it is necessary:
- (a) that the ventilators provided for this purpose in the Property should not be blocked.
 - (b) that the brown or sooty build up on any gas appliances should be reported immediately to the Landlord/Landlords Agent.
- 4.37 To ensure that the smoke alarm(s) (if any) installed in the Premises are kept free from obstruction and in good working order and that if such smoke alarm is battery operated that the battery is replaced as and when necessary to ensure that the smoke alarm is fully operational at all times
- 4.38 To pay to the Landlord or the Agent the sum of £25.00 for any dishonoured cheques. This will also apply to standing orders which are processed and returned.
- 4.39 To compensate to the value of £35.00 plus Vat, if the Tenant or the Tenant's agent appointed by him shall not keep a mutual appointment made by the Landlord (or his agent).
- 4.40 To compensate to the value of £30.00 plus Vat if the Tenant is in arrears of any rent for more than 14 days. This charge will further be incurred and payable every 14 days for the period that any rent is overdue, for the purpose to cover Administration charges for chasing the late payment.
- 4.41 To pay to the Landlord on demand all reasonable legal and other costs and disbursements and VAT where appropriate incurred by the Landlord in enforcing or attempting to enforce the provisions of this Agreement where the Tenant is in default including recovering rent or other monies payable or recovering possession of the Premises
- 4.42 To hand over to the Landlord or his agent by 12 noon on the last day of the Tenancy whether on expiration or sooner determination all keys and/or alarm codes and in the event of the tenants failure to comply with this obligation that the Landlord shall have the right to change all locks to the Premises at the Tenants expense
- 4.43 In the event that the Tenant loses misplaces or otherwise damages keys or any one of them the Tenant shall notify the Landlord or Landlords Agent as soon as practicably possible and agrees not to make or have made any duplicate keys to the Premises nor replace nor add any new locks to the Premises without the previous written consent of the Landlord or the Agents and the Tenant undertakes that two full sets of keys to the new locks shall at all times be provided at the Tenants expense to the Landlord or the Agent
- 4.44 In the event of the Tenant vacating the Property prior to the expiration of the Term, the Tenant shall be responsible to compensate the Landlord any sums already paid to the agent or is liable to pay the Agent as a form of commission for the remainder of the Term stated in this agreement. This amount may fluctuate depending on individual circumstances but will never exceed 12% of the remaining rent until the end of the Term. Should this payment not be received by the Landlord prior to the expiry of the Term, the Tenant agrees that the Landlord may deduct the said amount from the Deposit without further notice.
- 4.45 Within the last two months of the Tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers
- 4.46 The Tenant expressly consents that the Landlord or Landlords Agent may communicate or otherwise disclose to any service provider the Tenants relevant details including any forwarding address for the purpose of changing utility provider and finalising utility provider accounts in accordance with this tenancy agreement
- 4.47 The tenant agrees not to smoke or allow any guests to smoke in the property. In case of breach of this stipulation the tenant shall be responsible for the entire cost of redecoration at the time of or sooner determination of the tenancy

5. The Landlord agrees with the Tenant that:

- 5.1 Provided the Tenant shall pay the Rent and perform the agreements on his part already referred to, the Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord.
- 5.2 The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk, which the landlord has insured.
- 5.3 The Landlord will keep in repair and proper working order throughout the tenancy the installations contained in the premises for the supply of water gas and electricity and for the use thereof including the said furniture and fixtures central heating installations and other electrical equipment PROVIDED that the Tenant shall indemnify the Landlord in respect of the cost of repairs to such installations resulting from the misuse of the same by the Tenant or the Tenant's invited guests.
- 6. By obtaining a court order, the Landlord may re-enter the Property and immediately thereupon the Tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord if the Tenant has not complied with any obligation in the Agreement or should the Rent be in arrears by more than fourteen days whether formally demanded or not.
- 7. The Landlord agrees to carry out any repairing obligations as required by Section 11 of the Landlord Tenant Act 1985 (see note 5)

8. Service of notices

- 8.1 The Tenant agrees that any notices given under or in connection with this agreement which are required to be given in writing may be served on the Tenant during the Tenancy either by being left at the property or by being sent to the Tenant at the Property by first class post. Notices shall be taken to be received the day after being left at the Property or the day after posting.
- 8.3 Any notice given under section 8 (notice of proceedings for possession) or section 21 (recovery of possession on expiry or termination of assured shorthold tenancy) of the Housing Act 1988 must always be given to the Tenant in hard copy in accordance with clause 8.1 above.

9. The parties agree:

- 9.1 Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable, that is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only main home.
- 9.2 Notice is hereby given that possession might be recovered under Ground 2, Schedule 2 of the Housing Act 1988 if applicable. That is that the mortgagee is claiming possession.
- 9.3 Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provision of the Housing Acts. Such notices(s) shall be sufficiently served if served in accordance with section 196 of the Law of Property Act 1925 (see note 6)
- 9.4 On the signing of this tenancy and after a period of no less than four months either party to the contract may terminate at the end of six months or any time thereafter by serving two months written notice from the rent due date **subject to clause 4.44 being satisfied.**

10 Special Tenancy Conditions

- 10.1 The Tenant agrees that no keys to the property will be passed to or used by a third party.
- 10.2 The Tenant agrees that clothes are not to be dried in the flat, they must only be dried provided to prevent damp and condensation damage

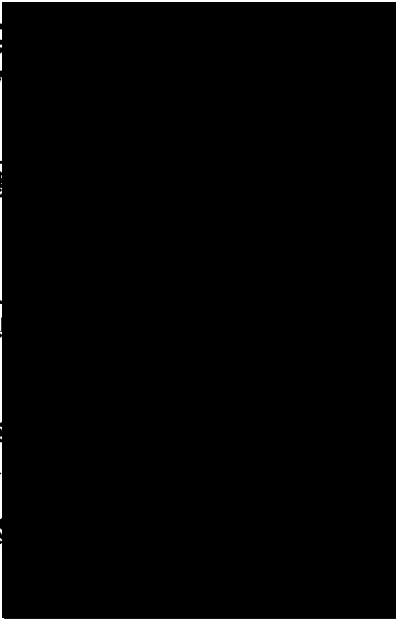
- 10.3 The mains fire alarm, carbon monoxide sensors and control panel are not to be tampered with and must remain on at all times.
- 10.4 Access to the loft is prohibited by the Tenant at all times throughout the tenancy and must remain sealed at all times.

By signing this document, I am confirming that you have read and understood every part of this document and agree to be bound by it.

SIGNED:
Mr Aths

SIGNED:
Mr Anto

Witness
SIGNED:
NAME:
ADDRESS:



FLAT C
165 FRIERN BARNET LANE
LONDON
N20 0NN

Your gas meter readings used for this bill have been estimated. Submit meter readings and only pay for the energy you use at britishgas.co.uk/submitmeterread

T

Your autumn gas bill

Bill date:
23 Nov 2019

Bill period:
20 Aug 2019 - 22 Nov 2019

1 What do I owe?

Your autumn payment is

Gas tariff: Standard

See step 4 for more details about your account and tariff

2 When do I pay?

Your payment is due by **9th December**

[I want to change how I pay See step 6](#)

3 Could you pay less?

To pay your bill or to give us your meter reads
britishgas.co.uk/makeapayment
britishgas.co.uk/submitmeterread
Call our 24 hour automated line on
0333 202 9524

I'd like more detail

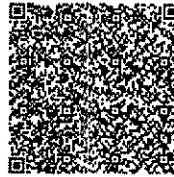
About your tariff

This information will help you to compare your current tariff with others available.

Your gas tariff

Tariff name	Standard
Payment method	Cash/Cheque
Tariff ends on	No end date
Exit fee (if you cancel this tariff before end date)	Not applicable
Annual usage (based on your estimated use in the last 12 months)	12939.91 kWh

To help you find a better deal, you'll need your energy data. Just scan this QR code to download it to your smart phone or tablet. If you don't have a QR code reader, you can download one from the App Store or Google Play.



What you paid – thank you

Bank account payment 18 October 2019
Total payments

Your gas use in detail

Meter number: G4450193081301

20 Aug 2019 - estimated meter reading
30 Sep 2019 - estimated meter reading
Estimated units used over 42 days
(Unit calorific value for this period 39.1)

Gas units converted into kWh

Cost of gas (11.10p/kWh x 1,000)

Your estimated meter readings.

Gas 04783

How we calculate your gas cost?

Gas is a natural product. One unit does not always produce exactly the same amount of energy. In order to price energy from gas consistently, we convert your units used into kiloWatt hours of energy, using the following formula:

- a. metric units used See detail m³
- b. x calorific value See detail
- c. x volume correction 1.0226400
- d. = kWh conversion 3.6
- e. = kWh See detail

Adjustments after VAT

Late Payment Charge - 10 Oct 19

Your previous balance

Your payments

Total to pay

Can I save some money?

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

Did you know?

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

Did you know?

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

1. Change

Submit meter reads online at britishgas.co.uk/meteread

Giving us your meter reads means you only pay for the energy you use.



Where's my energy from?

To help customers understand where their energy comes from we provide our customers with information about the mix of fuels we use to generate their electricity and the impact it has on the environment.

Energy Source	British Gas	UK Average
Coal	4%	5%
Natural Gas	29%	41%
Nuclear	9%	19%
Renewables	56%	33%
Other fuels	2%	2%

/2019

inactive wastes: 0.0006 g/kWh

Where can I get some help?

Your gas meter p
reference number

Eastern Price Area
Morrison Data Services read your meter

britishgas.co.uk

To manage your account, pay your bill and submit your meter readings visit:
britishgas.co.uk/login

Call our 24 hour automated line on
0333 202 9524

Write to:
British Gas
PO BOX 227
Rotherham
S98 1PB

For account questions please have your meter reading handy.

Know your rights

It's easy to get free, independent advice so that you 'Know your rights' as an energy consumer. You might want to get a better deal, find out how to make a complaint, get advice about the quality of your electricity or gas supply, or ask for help if you're struggling to pay your bills. To 'Know your rights' visit
citizensadvice.org.uk/energy for up to date information.

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

Emergency

Smell gas?

0800 111 999

(24 hours a day)

To find the name and address of the company responsible for the gas pipeline delivery network to your home, please call:
08701 600 229

Mon-Fri 8am – 9pm,
excluding Bank Holidays

If you are unhappy with our service

Visit britishgas.co.uk/energycomplaints or write to
Complaints Management Team, PO Box 226, Rotherham S98 1PB.

If you'd prefer to write to us:

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

If you need independent advice

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

We aim to resolve complaints as quickly as possible

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

The Ombudsman is there to help sort out disputes between energy suppliers and their customers. It's free to use their services and they're totally independent – they don't take sides and their decisions are based only on the information they have. You can call them on 0330 440 1624, go online at ombudsman-services.org/energy or write to Ombudsman Services: Energy, PO Box 966, Warrington, WA4 9DF

You don't have to accept their decision, but if you do, we'll act on what they say. That might mean saying sorry, explaining what's gone wrong, fixing the problem or paying you compensation.

British Gas is a signatory to the Smart Metering Installation Code of Practice (SMICoP) which has been approved by Ofgem. British Gas is the trading name of British Gas Trading Limited. Registered in England and Wales (No. 03078711). Registered Office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GQ. British Gas is a mandatory FIT Licensee. britishgas.co.uk VAT Registered Number 684 9667 62. Bill date and tax point 23 November 2019.





Date 10 December 2019
This is not a tax invoice

Any questions?

Go to eonenergy.com/help

Call [redacted]

Monday For the

You [redacted]

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



001084
N [redacted] S13618-PK7753/J 36900



London
N20 0NN



Electricity bill - estimated

If your actual readings are different to our estimates, go to eonenergy.com/readings or call us on 0345 052 0000

Before this bill ▶

[redacted]

On this bill ▶

Electricity charges - see back for info

[redacted]

Fac [redacted]

Ele [redacted]

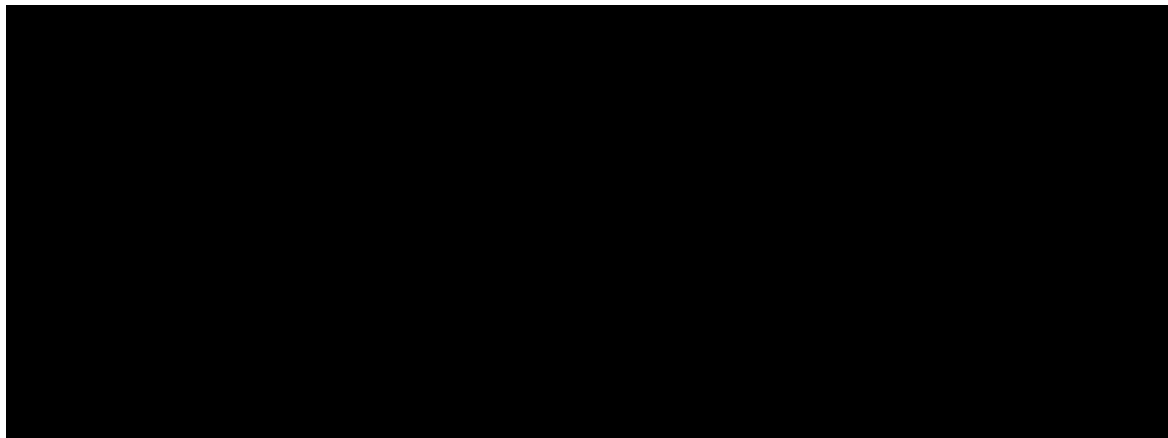
You [redacted]

[redacted]

[redacted]

Electr [redacted]

Want to switch your tariff?
Go to eonenergy.com/bestdeal
Or call us on 0345 052 0000

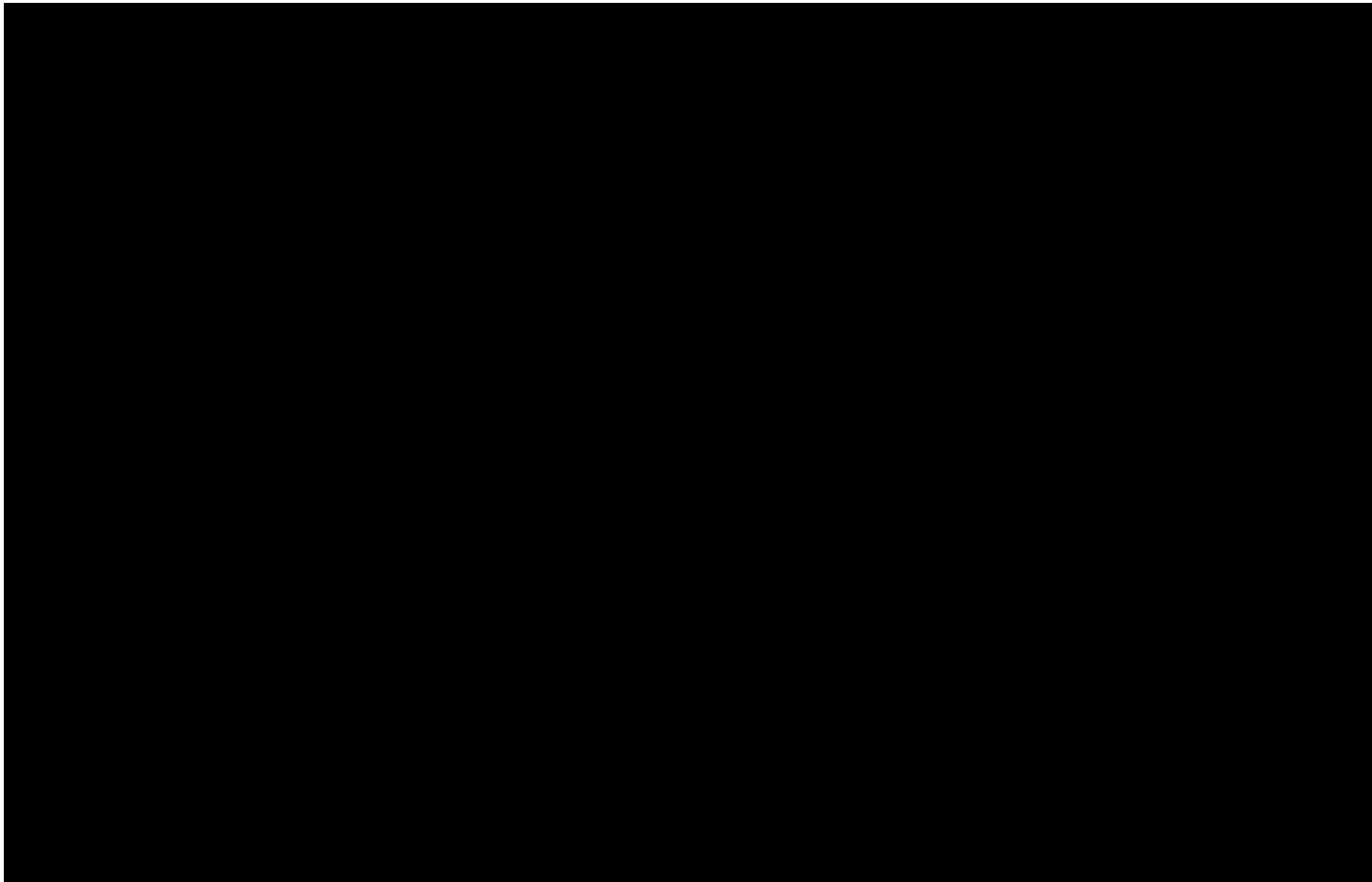


sign up for this tariff at
from sale at any time
personal projection above
Remember - if you switch

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 ofgem.gov.uk



5



By post

Make cheques payable to 'E.ON' and write your account number, **0154 9654 6370** 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 or call us on 0345 052 0000.

And you can also pay



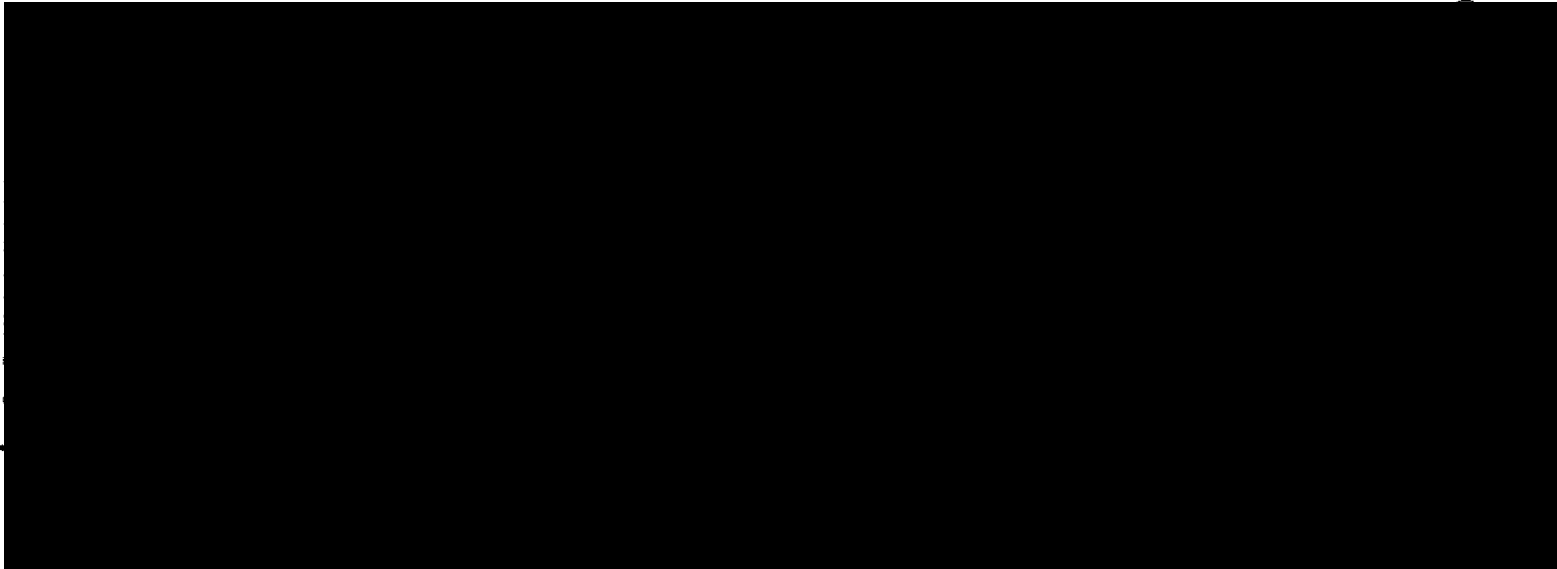
At any Payzone outlet



At any PayPoint outlet



By cash or cheque at any Post Office.

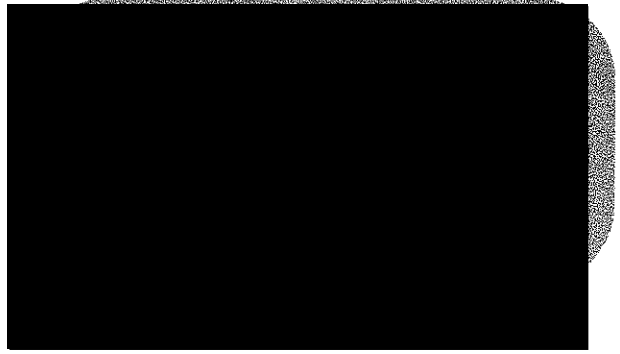
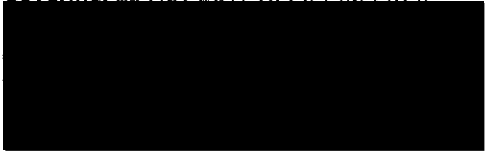


[REDACTED]
FLAT C
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Covering: 23 Nov 2019 to 20 Feb 2020

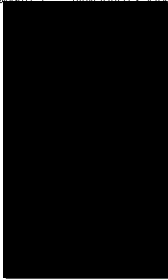


Your previous balance
on 23 Nov 2019

Total energy costs
(including VAT)

You've paid us

Your new balance on
20 Feb 2020



Not sure when your meter reading is due?
You can set reminders on our 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

Have you got a question about your bill?

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

Your account in detail

Your previous balance on 23 Nov 2019

Total energy costs



Gas

Gas meter number: G4A5
23 Nov 2019 - 20 Feb 2020

You're using more gas compared to

23 Nov 2019 - 20 Feb 2020 Total Gas costs
Gas VAT at 5.00%

Total gas costs (including VAT)

Total energy costs (including VAT)

Your payments

21 Dec 2019 Bank account payment

Total payments - Track You

Your new balance on 20 Feb 2020

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

Contacts

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

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

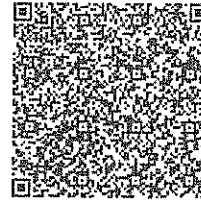
Please let us know if you're unhappy with our service at: britishgas.co.uk/energycomplaints

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

Small gas?
T: 0800 111 999

Electrical
emergency or
power cut?
T: 195

Independent advice through Citizens
Advice:
citizensadvice.org.uk/energy




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


OR USE THE
British Gas app


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

payzone

Visit 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.

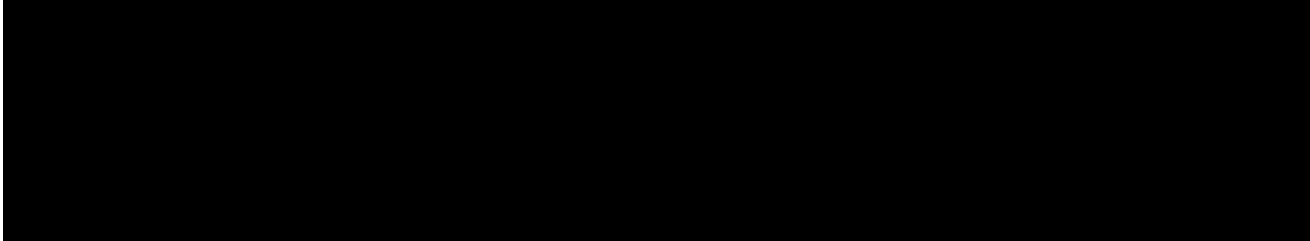
We may record calls to help improve our service to you. Call charges to 03 numbers will cost you no more than 01 or 02 numbers, please check with your phone provider.

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

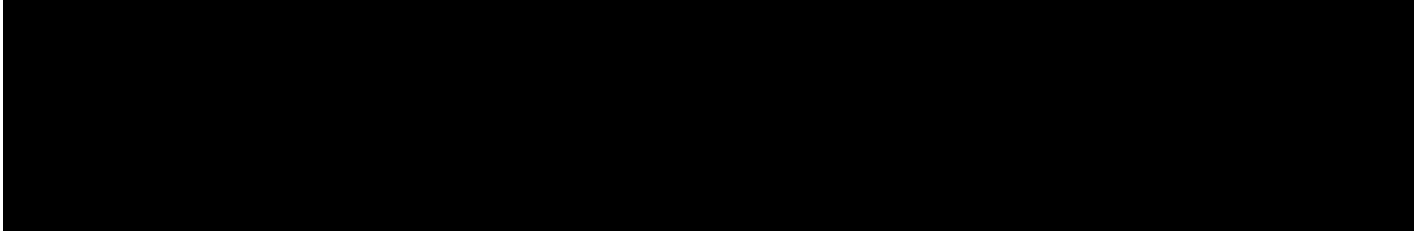
Property Owners Select Renewal Schedule

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.



Postal Address: 165 FRIERN BARNET LANE



Effective Date: 05/06/2020

Renewal Date: 05/06/2021 at 12.00 hrs

Business Description: PROPERTY OWNERS

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

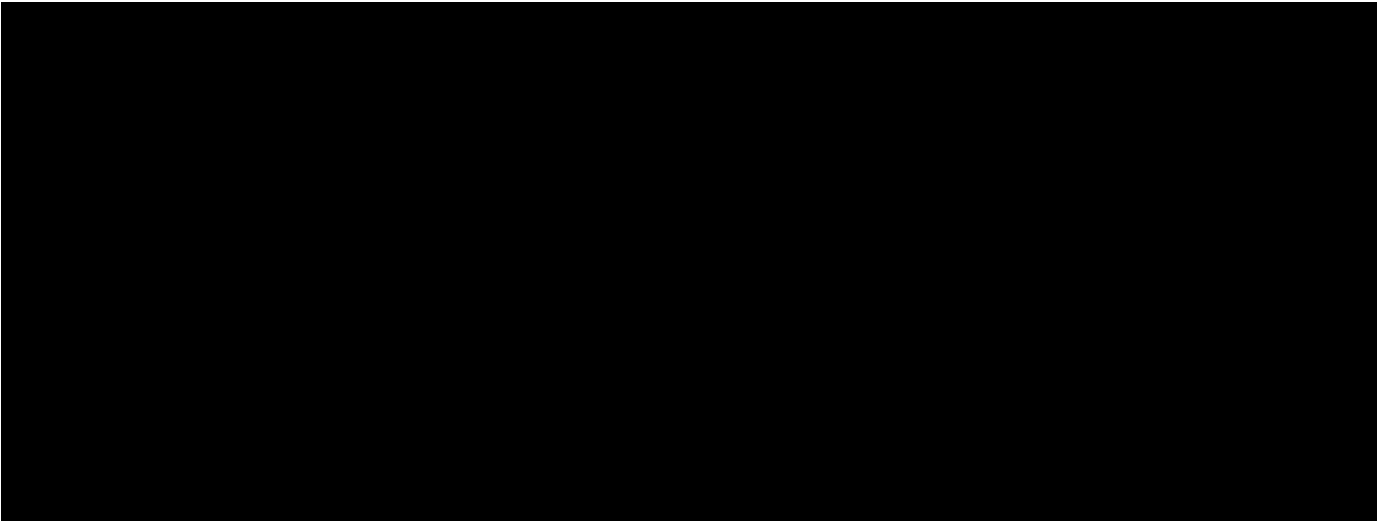
Clauses applicable to the whole policy (please refer to the Clause Details for full wordings)

Z/1726/1 General Exclusions - Cyber Event

Property Damage All Risks Section

Insured

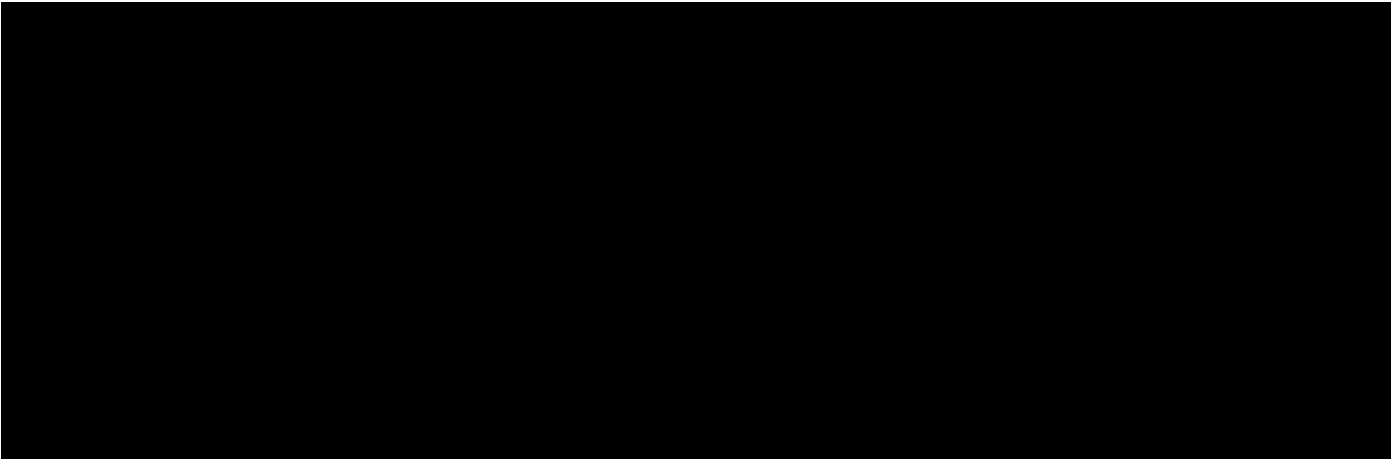
Property at Premises A





Property at Premises B

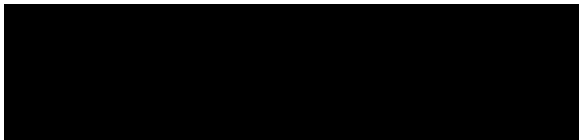
(Declared values shown in brackets)



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

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

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

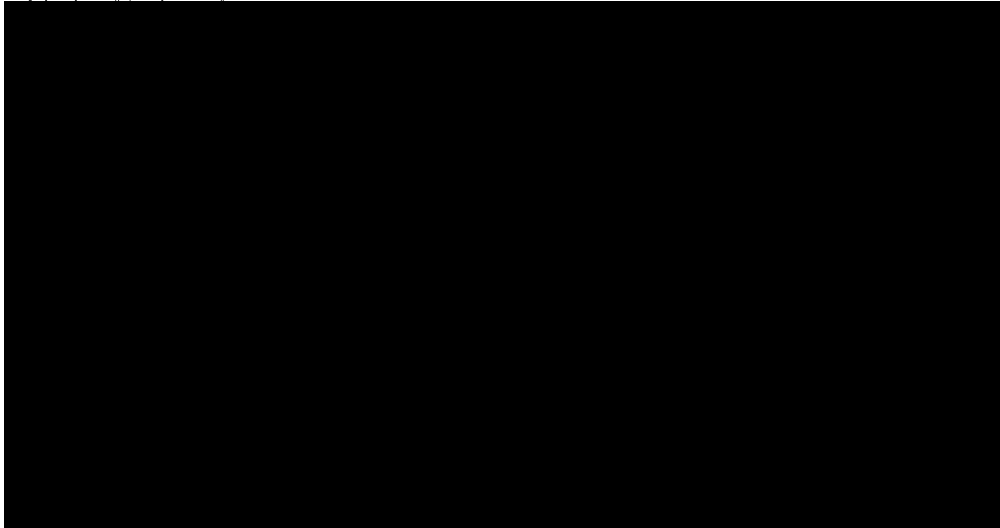
Z/1705/1 Extensions - Data Protection Act Amendment

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] under this Extension shall not exceed the Limit of Indemnity shown in the Schedule (or is the lesser) and such Limit of Indemnity shall be inclusive of the amount of all 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.

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Client News - Notification of changes to your policy

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

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

Cyber Clarification

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

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

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

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

- Directors and Officers

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

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

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Client News

Employers Liability Tracing Office Information

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

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

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

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

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

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J21A6900NGJMAA0000004752001001369000



FLAT C
165 FRIERN BARNET LANE
LONDON
N20 0NN



You haven't paid your gas bill

You need to pay for the gas you've used. There's an amount outstanding. If you don't get in touch, we will continue to contact you and we may add charges to your account.

How to pay

- Pay with a **debit card** at britishgas.co.uk, or using our 24hr automated line 0333 202 9524*
- **Transfer** the money from your bank account. Our sort code is 40-05-30 and our account number is 71584685
- Set up a **Direct Debit**. Pay the same amount each month direct from your bank account. Call us on 0333 202 9524* and we'll set it up
- Pay at the **Post Office**, using the payment slip on the back of this letter

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.

operations

*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.

M22A690542V D89A69012AF Page 1 of 2 / 0004752 / 0009699

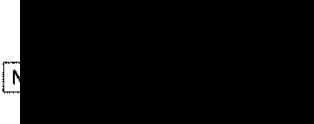


Any questions?

Search E.ON help

0345 052 0000

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



6-PK1716/J D

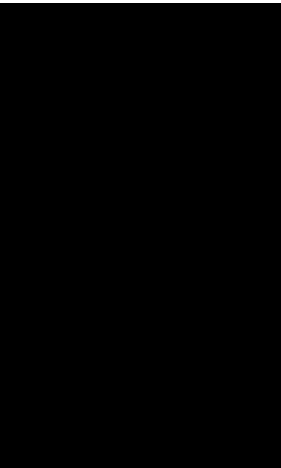
1000 North Darnley Lane
London
N20 0NN



9 June 2020

Electricity bill - estimated

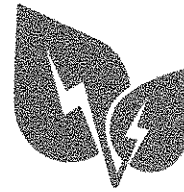
Please give us your actual readings at eonenergy.com/r



Please pay now

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

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



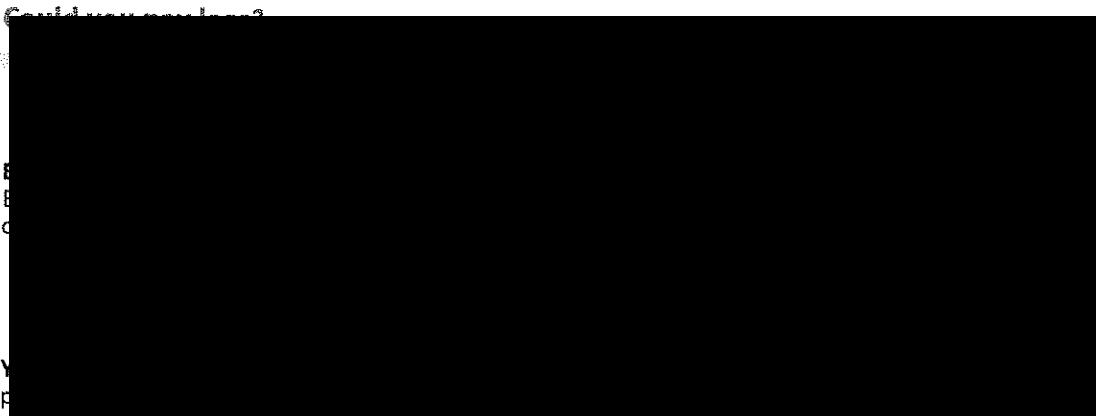
100%
renewable
electricity

Each day at a glance

Electricity - you used

	.5 kWh on this bill
	.5 kWh this time last year

Electricity average for last year is based on estimated reads.



very bill. We may withdraw our fixed
gs 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

How to pay



Make cheques payable to 'E.ON' and write your account number, **0154 9654 6370** 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.



Help when you need it

If you, or someone you care for are struggling to pay an energy bill, call us on **0345 301 5882** as soon as possible. We can talk about the ways we can help.

Your QR Code



There's no information included within this code that isn't already on your bill. It gives you a quick way to look at your annual energy use and current tariff on your smartphone, and share this with a chosen third parties, such as an advice centre or comparison service.

Glossary

kWh or kilowatt-hour - This is how we measure energy. For 1 kWh you can use a kettle ten times or use a laptop for 48 hours. Some suppliers call this a 'unit'.

Standing charge - This is a fixed daily amount you pay your supplier. It covers things like maintenance and meter reading, which need to carry on even if you don't use any energy at all.

Tariff - This is what we call the package of charges and conditions you sign up for.

Landlord Gas Safety Record

Cert. No. 635

Ignite Heating & Gas

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

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

Appliance Details				Inspection Details																				
Location	Appliance Type	Make	Model	Flue Type	Landlord's Appliance	Appliance Gas tested	Operating Pressure (kPa)	Heat Input (kW)	180°C Gas Valve	180°C Gas Valve Reading			Leak Classification Reading			Safety check direct operation			Verification satisfactory	Visual condition of flue and terminals satisfactory	Flue Performance test	Appliance serviced	Appliance safe to use	
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %	Yes	Yes	Yes	Yes	Yes	Pass	Yes	Yes	
1	Kitchen	BOILER	Vaillant		RS	Yes	Yes	20	36.5	0.001	NA	NA	0.0002	NA	NA	Yes	Yes	Yes	Yes	Pass	Yes	Yes	Yes	
2	Kitchen	Hob	Whirlpool		FL	Yes	Yes	20	5.3	0.001	NA	NA	0.0002	NA	NA	Yes	Yes	NA	NA	NA	No	Yes	Yes	
3																								
4																								
5																								
6																								

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

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes

Gas Installation Pipework Visual Inspection Satisfactory Yes

Equipotential Bonding Yes

NEXT INSPECTION DUE ON OR BEFORE 12-Aug-2021

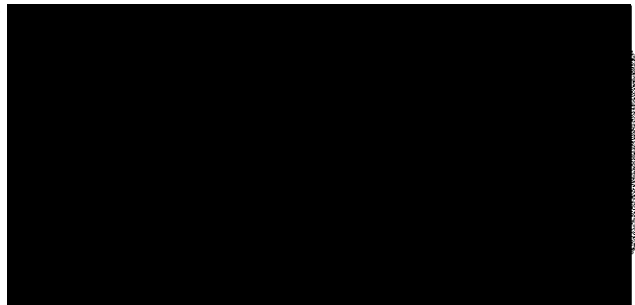
Signatures		Comments	
Issued by: Signed	[Redacted]	Received Signed by:	[Redacted]
Print Name	Pritesh Patel	Print Name	All
		Date	12-Aug-2020

[REDACTED]
FLAT C
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Covering: 17 May 2020 to 15 Aug 2020
Bill date: 15 Aug 2020
Customer number: 851007531095
Your bill is estimated

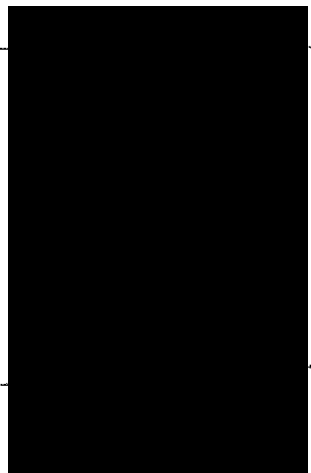


Your previous balance
on 17 May 2020

Total energy costs
(including VAT)

You've paid us

Your new balance on
15 Aug 2020



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

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

...ut your bill?

...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 17 May 2020

Total energy costs

 Gas

Gas VAT at 5.00%

Total gas costs (including VAT)

ment

R

ug 2020

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

Contacts

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

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

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

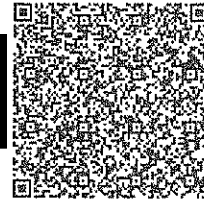
Or write to:
Complaints Management Team,
PO Box 226, Rotherham S98 1PB

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

Smell gas?
T: 0800 111 999

Blindtext

Independent advice through Citizens



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

Ways to Pay

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

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

Automated phone payment:
T: 0333 202 9524*

payzone

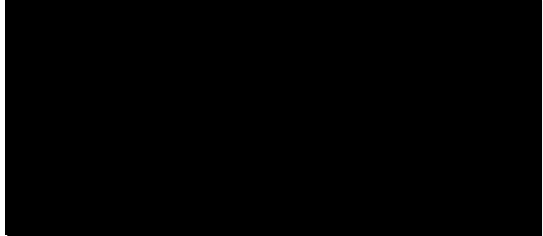
Visit payzone.co.uk/consumers to find your nearest Payzone outlet.

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

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

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

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



[Redacted] _S21557-PK11395/1 36900
[Redacted] ane

London
N20 0NN



Search E.ON help

0345 052 0000

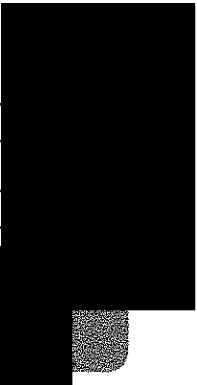
Mon to Fri 8am to 8pm and Sat 8am to 6pm.

8 September 2020

Electricity bill - estimated

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

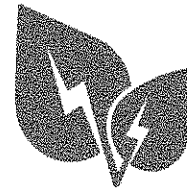
Balance on last bill - 09 Jun 2020
Your payment on 16 Jun 2020 - thanks
Electricity charges - see back for info
VAT at 5% on energy used



Please pay now

It's important to pay your bill as soon as possible to avoid late payment fees.

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



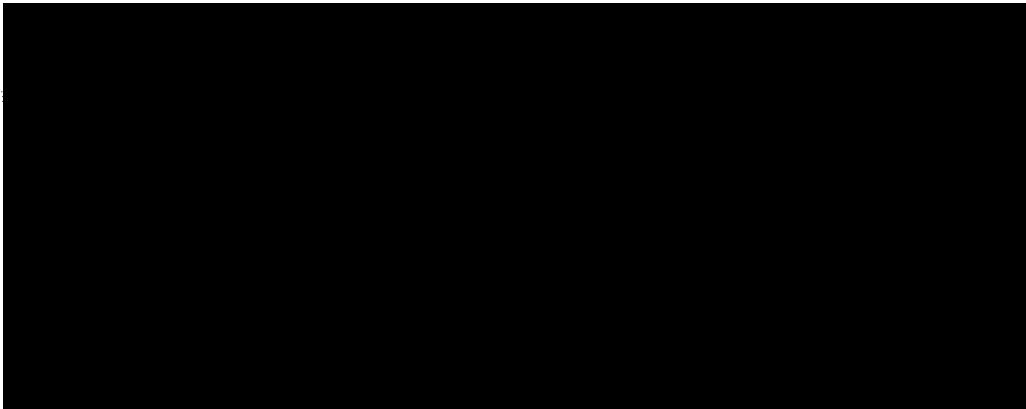
**100%
renewable
electricity**

Each day at a glance

Electricity - you used

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

Electricity average for last year is based on estimated reads.



... can only sign up to our fixed price tariffs at eonenergy.com... 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**

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996.

"ASSURED SHORTHOLD TENANCY AGREEMENT"

DATE: 19/10/2020

LANDLORD(S): [REDACTED]
165 FRIERN BARNET LANE LONDON N20 0NN

Note: Under Section 48 Landlord and Tenant Act 1987, notices can be served on the Landlords Agent at the above address.

TENANT(S): [REDACTED]

PROPERTY: 165 C, FRIERN BARNET LANE LONDON N20 0NN

CONTENTS: The fixture and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory.

TERM: 12 Months From: 19th OCTOBER 2020 To: 18th OCTOBER 2021

RENT: [REDACTED] (subject as provided in the letting provisions) clear of all deductions for every month of the first year.. Payment to be (in advance) by equal monthly payments on the 19th of each month.

DEPOSIT: The Deposit [REDACTED] paid by the Tenant to the Landlord or Agent.

OCCUPANCY: The property is for the SOLE occupation of the above named Tenant/s not exceeding 1 person in all.

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the term at the Rent payable as above
2. This Agreement is subject to and the Tenants agrees to be bound by the General Tenancy Conditions printed overleaf with the amendments and additions to the same (if any) set out under the heading "Special Tenancy Conditions" overleaf

3. THE DEPOSIT

- (a) The Tenant agrees to pay to the Landlord or Agent the Deposit on the signing of this Agreement.
- (b) The Deposit paid by the Tenant is held as security for the performance of the Tenant's promises and agreements under the Agreement and to compensate the Landlord for any breach by the Tenant of the matters set out in this Agreement.
- (c) During the Tenancy the Deposit is held by The landlord or Agent as Stakeholder which means that no deduction can be made from the Deposit without the written consent of both the Landlord and the Tenant. The deposit will be protected in a scheme.
- (d) Any interest earned will belong to the landlord or agent.
- (e) The Deposit has been taken for the following purposes:
 - 3(e)(1) Any damage, or compensation for damage, to the Property its fixtures and fittings or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each and any such item at the commencement of the tenancy, insured risks and repairs that are the responsibility of the Landlord.
 - 3(e)(2) The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the Tenant's obligations under the Tenancy agreement, including those relating to the cleaning of the Property, its fixtures and fittings.
 - 3(e)(3) Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the property for which the tenant is liable.
 - 3(e)(4) Any rent or other money due or payable by the Tenant under the Tenancy Agreement of which the Tenant has been made aware and which remains unpaid after the end of the Tenancy.
 - 3(e)(6) It is agreed that any abortive charges resulting from the Tenant not keeping to the agreed check out time will be deducted from the deposit.
- (f) The holding and use of the Deposit shall be separate from any other rights and remedies of the Landlord under this Agreement, whether expressly set out in this Agreement or implied as part of the Agreement.
- (g) If there is more than one Tenant, the Landlord or the Agent may, with the written consent of the Tenant, return the Deposit by cheque to any one Tenant at his last known address.
- (h) If the amount of monies that the Landlord or the Agent is entitled to deduct from the Deposit exceeds the amount held as the Deposit, the Landlord or the Agent may require the Tenant to pay that additional sum to the Landlord or the Agent within 14 days of the Tenant receiving that request in writing.
- (i) The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this Agreement on the ground that the Landlord, or the Agent, holds the Deposit or any part of it.

At the end of the Tenancy

- (k) The Landlord/Agent must tell the tenant as soon as is practicable if they propose to make any deductions from the Deposit.
- (l) If there is no dispute the landlord or Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the Tenancy Agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and the Tenant agreeing the allocation of the Deposit and returning the Tenancy Deposit Refund form (found at the end of this agreement).
- (m) The Tenant should try to inform the Agent in writing if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Agent as due from the Deposit within 25 working days after the termination or earlier ending of the Tenancy and the Tenant vacating the Property. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of TDS and if the ICE is later asked to resolve any dispute may refuse to adjudicate in the matter.
- (n) If, after 15 working days following notification of a dispute to the landlord or Agent and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will (subject to clause 2(o) below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication.
- (o) The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by clauses 3(k) to 3(n) above.

4. The Tenant agrees with the Landlord:

- 4.1 To pay the Rent on the day and in the manner specified with no deductions.
- 4.2 The Tenant shall not be entitled to withhold the payment or any instalment or part of any instalment of the Rent or any other amounts payable under this Agreement in lieu of works not undertaken by the Landlord or on the ground that the Landlord or Landlords Agent has the Deposit in his possession
- 4.3 To pay promptly to the authorities to whom they are due, council tax and outgoings' (including gas water electric light and telephone (if any) relating to the property) including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water gas, electricity and telephone if the same is disconnected. Further, to pay to the Landlord any liability that may be incurred as a result of the Tenants default or ceasing to occupy the Premises as the Tenants sole or main residence. The Tenant agrees not to change utility suppliers (ie gas, electricity, water) without gaining authorisation to do so from the Landlord or Landlords Agent

- 4.4 To procure at all times during the Tenancy hereby created a current valid television receiving licence in respect of any television set in the Property whether belonging to the Landlord or Tenant.
- 4.5 To maintain and operate "white goods" and electrical gas and other appliances and to pay for the replacement of any parts or appliances which have become defective through negligence or mis-operation by the Tenant
- 4.6 Not to carry out any redecoration of the premises or any part thereof without previous consent in writing of the Landlord or Landlord's agent and in case of any breach of this stipulation the tenant shall be responsible for the entire cost of redecoration at the expiration or sooner determination of the tenancy.
- 4.7 Not to leave the Property vacant for more than 28 consecutive days and to properly secure all locks and bolts to the doors windows and other openings when leaving the Property unattended.
- 4.8 To keep the furniture and effects specified in the inventory or forming part of the contents together with the interior of the Premises clean and in the same repair, order and preservation as at the commencement of the tenancy (fair wear and tear excepted).
- 4.9 To ensure the Premises are adequately ventilated at all times and prevent all problems and damage caused by mould or condensation
- 4.10 To immediately pay the Landlord the value of replacement of any furniture or effects lost damaged or destroyed or at the option of the Landlord replace immediately any furniture or effects lost damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property.
- 4.11 To yield up the Property and Contents at the expiration or sooner determination of the tenancy in the same clean state or condition as they shall be in at the commencement of the tenancy.
- 4.12 To pay the cost of cleaning services (of the same standard to that carried out prior to the commencement of the tenancy) that may reasonably be required.
- 4.13 To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy, or compensate the Landlord for any additional costs incurred by not doing so.
- 4.14 That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' notice (unless in the case of an emergency) enter the Property for the purpose of viewing inspecting its condition and state of repair for the purpose of repair or repainting.
- 4.15 To allow the Landlord or Landlords Agents to enter the Premises to comply with any lawful requirement of any statutory body even if that restricts the Tenants enjoyment of the Premises
- 4.16 Not to assign or sublet part with possession of the property or let any other person live at the property.
- 4.17 To make adequate provisions to insure their own belongings. The Tenant agrees to obtain insurance that the landlord or his agent deem to be sufficient to protect the Landlords fixtures and fittings against accidental damage caused by the Tenant/s and their visitors to a minimum level of £2500.00. The ingoing inventory will be used as a mechanism in which to compare and assess any damage at the end of tenancy. The Tenant agrees and accepts that the insurance held by the Landlord does not cover the Tenant's belongings, and Tenants are responsible for taking out contents insurance to protect their own contents and valuables.

- 4.18 To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so.
- 4.19 Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property.
- 4.20 Not to do or permit or suffer to be done in or on the Property any act which may be a nuisance, cause damage or annoyance to the Landlord or the occupiers of the neighbouring premises or which may void any insurance of the Property or cause the premiums to increase.
- 4.21 Not to keep any animals or birds or other living creature on the Property without the Landlord's written consent such consent if granted to be revocable at any time on reasonable grounds by the Landlord.
- 4.22 To keep the drains gutters and pipes of the premises clear the chimneys swept and to keep the gardens (if any) in good order the grass cut, hedges trimmed and the borders free of weeds and not to remove any trees or plants.
- 4.23 To replace all broken glass in doors and windows damaged during the Tenancy.
- 4.24 Not to place or exhibit any notice or notice board whatsoever on any part of the premises.
- 4.25 Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without prior consent of the Landlord.
- 4.26 Not to use the Property for any illegal or immoral purposes.
- 4.27 Within seven days of receipt thereof to send the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property form part) given made or issued under or by virtue of any statute regulation order direction or bye-law by any competent authority.
- 4.28 To make good or pay to make good all damage occasioned to the Property or to any part of the Building through breach of the Tenants obligation or through any improper use or the negligence of the Tenant including stopping of bursting, overflowing or leakage of any of the said taps, baths, washbasin, water closets, cisterns, heaters, pipe fittings or apparatus due to the negligence of the Tenant
- 4.29 To give notice to the Landlord or Landlords Agent in the event of disinfection or fumigation being required in consequence of the occurrence or any infectious or contagious illness or infestation of rats mice fleas insect and that like on the Property and if caused by the Tenants negligence to bear the costs of any remedial action taken
- 4.30 To pay and compensate the Landlord fully for any reasonable costs expense loss or damage incurred or suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this agreement and to indemnify the Landlord from and against all action claims and liabilities in that respect.
- 4.31 To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property or which may give rise to a claim under the insurance of the Property.
- 4.32 In the event that the Landlord or Landlords Agent gives to the Tenant written notice of any failure to carry out repairs (which the tenant is required to do under this agreement) the Tenant agrees to carry our such repairs within one months of receiving such notice or immediately in the case of an emergency failing which the Landlord or Agent shall be entitled to enter the premises to perform these works at the cost of which is payable by the tenant to the Landlord or Agent upon written demand
- 4.33 Not to pull down, alter or add to or in any way interfere with the constructions or arrangement of the premises and not glue stick or otherwise fix anything whatsoever to the exterior or interior of the Property without the Landlords written consent.
- 4.34 To take all responsible precautions to prevent damage by frost or condensation.

- 4.35 Where the Landlords interest is derived from another lease ("the Head Lease") then it is agreed that the Tenant will observe the restrictions in the Head Lease applicable to the Property. (A copy of the Head Lease, if applicable, is attached). To pay the Landlord or Landlords Agent all claim damages costs and expenses in anyway caused by any breach of this obligation
- 4.36 In order to comply with the Gas Safety Regulations, it is necessary:
- (a) that the ventilators provided for this purpose in the Property should not be blocked.
 - (b) that the brown or sooty build up on any gas appliances should be reported immediately to the Landlord/Landlords Agent.
- 4.37 To ensure that the smoke alarm(s) (if any) installed in the Premises are kept free from obstruction and in good working order and that if such smoke alarm is battery operated that the battery is replaced as and when necessary to ensure that the smoke alarm is fully operational at all times
- 4.38 To pay to the Landlord or the Agent the sum of £25.00 for any dishonoured cheques. This will also apply to standing orders which are processed and returned.
- 4.39 To compensate to the value of £35.00 plus Vat, if the Tenant or the Tenant's agent appointed by him shall not keep a mutual appointment made by the Landlord (or his agent).
- 4.40 To compensate to the value of £30.00 plus Vat if the Tenant is in arrears of any rent for more than 14 days. This charge will further be incurred and payable every 14 days for the period that any rent is overdue, for the purpose to cover Administration charges for chasing the late payment.
- 4.41 To pay to the Landlord on demand all reasonable legal and other costs and disbursements and VAT where appropriate incurred by the Landlord in enforcing or attempting to enforce the provisions of this Agreement where the Tenant is in default including recovering rent or other monies payable or recovering possession of the Premises
- 4.42 To hand over to the Landlord or his agent by 12 noon on the last day of the Tenancy whether on expiration or sooner determination all keys and/or alarm codes and in the event of the tenants failure to comply with this obligation that the Landlord shall have the right to change all locks to the Premises at the Tenants expense
- 4.43 In the event that the Tenant loses misplaces or otherwise damages keys or any one of them the Tenant shall notify the Landlord or Landlords Agent as soon as practicably possible and agrees not to make or have made any duplicate keys to the Premises nor replace nor add any new locks to the Premises without the previous written consent of the Landlord or the Agents and the Tenant undertakes that two full sets of keys to the new locks shall at all times be provided at the Tenants expense to the Landlord or the Agent
- 4.44 In the event of the Tenant vacating the Property prior to the expiration of the Term, the Tenant shall be responsible to compensate the Landlord any sums already paid to the agent or is liable to pay the Agent as a form of commission for the remainder of the Term stated in this agreement. This amount may fluctuate depending on individual circumstances but will never exceed 12% of the remaining rent until the end of the Term. Should this payment not be received by the Landlord prior to the expiry of the Term, the Tenant agrees that the Landlord may deduct the said amount from the Deposit without further notice.
- 4.45 Within the last two months of the Tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers
- 4.46 The Tenant expressly consents that the Landlord or Landlords Agent may communicate or otherwise disclose to any service provider the Tenants relevant details including any forwarding address for the purpose of changing utility provider and finalising utility provider accounts in accordance with this tenancy agreement
- 4.47 The tenant agrees not to smoke or allow any guests to smoke in the property. In case of breach of this stipulation the tenant shall be responsible for the entire cost of redecoration at the expiration or sooner determination of the tenancy

5. The Landlord agrees with the Tenant that:

- 5.1 Provided the Tenant shall pay the Rent and perform the agreements on his part already referred to, the Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord.
- 5.2 The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk, which the landlord has insured.
- 5.3 The Landlord will keep in repair and proper working order throughout the tenancy the installations contained in the premises for the supply of water gas and electricity and for the use thereof including the said furniture and fixtures central heating installations and other electrical equipment PROVIDED that the Tenant shall indemnify the Landlord in respect of the cost of repairs to such installations resulting from the misuse of the same by the Tenant or the Tenant's invited guests.
- 6. By obtaining a court order, the Landlord may re-enter the Property and immediately thereupon the Tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord if the Tenant has not complied with any obligation in the Agreement or should the Rent be in arrears by more than fourteen days whether formally demanded or not.
- 7. The Landlord agrees to carry out any repairing obligations as required by Section 11 of the Landlord Tenant Act 1985 (see note 5)

8. Service of notices

- 8.1 The Tenant agrees that any notices given under or in connection with this agreement which are required to be given in writing may be served on the Tenant during the Tenancy either by being left at the property or by being sent to the Tenant at the Property by first class post. Notices shall be taken to be received the day after being left at the Property or the day after posting.
- 8.3 Any notice given under section 8 (notice of proceedings for possession) or section 21 (recovery of possession on expiry or termination of assured shorthold tenancy) of the Housing Act 1988 must always be given to the Tenant in hard copy in accordance with clause 8.1 above.

9. The parties agree:

- 9.1 Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable, that is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only main home.
- 9.2 Notice is hereby given that possession might be recovered under Ground 2, Schedule 2 of the Housing Act 1988 if applicable. That is that the mortgagee is claiming possession.
- 9.3 Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provision of the Housing Acts. Such notices(s) shall be sufficiently served if served in accordance with section 196 of the Law of Property Act 1925 (see note 6)
- 9.4 On the signing of this tenancy and after a period of no less than four months either party to the contract may terminate at the end of six months or any time thereafter by serving two months written notice from the rent due date **subject to clause 4.44 being satisfied.**

10 Special Tenancy Conditions

- 10.1 The Tenant agrees that no keys to the property will be passed to or used by a third party.
- 10.2 The Tenant agrees that clothes are not to be dried in the flat, they must only be dried in the dryer provided to prevent damp and condensation damage

- 10.3 The mains fire alarm, carbon monoxide sensors and control panel are not to be tampered with and must remain on at all times.
- 10.4 Access to the loft is prohibited by the Tenant at all times throughout the tenancy and must remain sealed at all times.

By signing here you are confirming that you have read and understood every page of this agreement and agree to be bound by it.

SIG
Mr

SIG
Mr

Witn
SIG
NA
ADD

[REDACTED]
185 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Covering: 16 Aug [REDACTED]
Bill date: 20 Nov [REDACTED]
Customer number [REDACTED]
Your bill is estimated

Please [REDACTED]
by [REDACTED]
thank you

Your previous balance on 16 Aug 2020	[REDACTED]
Total energy costs (including VAT)	[REDACTED]
You've paid us	[REDACTED]
Your new balance on 19 Nov 2020	[REDACTED]



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

[REDACTED]

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

your bill?

Search at britishgas.co.uk/billFAQs. You could also live chat on the website with one of our advisors or through the British Gas app 7 days a week.

Your account in detail

Your previous balance on 16 Aug 2020

Total energy costs

 Gas

Gas meter number: G4450192081301

16 Aug 2020 - 30 Sep

1 Oct 2020 - 19 Nov 2020

16 Aug 2020 - 19 Nov 2020

Total gas costs (including VAT)

Total energy costs (including VAT)

Your payments

24 Sep 2020

Bank account payment

Total payments: Thank you

Your new balance on 19 Nov 2020

Good news, you're using less gas

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

Helpful contacts

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

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

Smell gas?
T: 0800 111 999

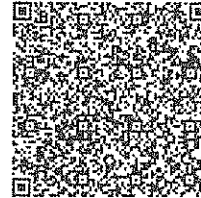
Electrical
emergency or
power cut?
T: 105

Your gas pipeline delivery network
visit: energynetworks.org

Your gas meter point
reference number

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

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



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

consumers to
zone outlet.

Take the
by card,
the Post Office
make payable
at the bank
g Ltd.

sed payment
de payable
g Ltd, to
Blaise Pascal
Drive,
/P

g 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.

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Emergency numbers

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

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

Speech or hearing impaired customers

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

Account no:

Ar

Search E.ON help

0345 052 0000

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

589-PK12214/1 36900

165c Friern Barnet Lane
London
N20 0NN

20 November 2020

Electricity bill - estimated

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

Balance on last bill - 08 Sep 2020

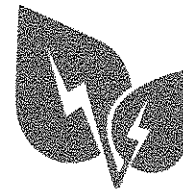
Electricity charges - see back for info

VAT at 5% on energy used

Your credit balance is

You don't need to do anything - we'll write to you if not refunded your credit balance, we'll carry this over

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



**100%
renewable
electricity**

Each day at a glance

Electricity - you used

Electricity average for last year is based on estimated reads.

[REDACTED]
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Bill for 20 Nov 2020 - 17 Feb 2021

[REDACTED]

[REDACTED]

Your previous balance on 20 Nov 2020

Total energy costs (including VAT and

You've paid us

Your new balance on 17 Feb 2021

[REDACTED]



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

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[REDACTED]


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

For more information about your bill? Search at britishgas.co.uk/billFAQs. You could also live chat on the website with one of our advisors or through the British Gas app 7 days a week.

Your account in detail

Your previous balance on 20 Nov 2020

Total energy costs

 Gas

Gas meter number 61 15010001201

20 Nov 2020 - 17 Feb 2021

20 Nov 2020 - 17 Feb 2021

Total gas costs

Adjustments and

15 Dec 2020

Total adjustments

Total energy costs

Your payment

20 Dec 2020

Total payments

Your new balance

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

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

Helpful contacts

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

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

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

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

Small gas?
T: 0800 111 999

**Electrical
emergency or
power cut?**
T: 105

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

If your complaint remains unresolved,
visit:

ombudsman-services.org/energy
T: 0

Your gas pipeline delivery network
visit: energynetworks.org




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


Ways to Pay

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


Brit
Acc
Som
Ref
num

AMEX not accepted

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

 Automated phone payment:
T: 0333 202 9524*

cash or cheque at the Post Office
or bank. By cheque, make payable
to Post Office Ltd or at the bank
it's British Gas Trading Ltd.

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

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

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Emergency numbers

Smell gas? Gas leak? Call **0800 111 999** - open 24/7
Power cut? Call **FREEPHONE 105** - open 24/7

Speech or hearing impaired customers

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

N [redacted] 0505-PK7743/J1 36900

N20 ONN

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



Search E.ON help

0345 052 0000

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

26 February 2021

Electricity bill - estimated

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

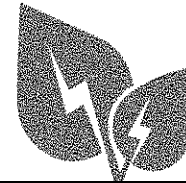
Credit balance from your last bill - 20 Nov 2020

Electricity charges - see back for info

VAT at 5% on energy used

Please pay now

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



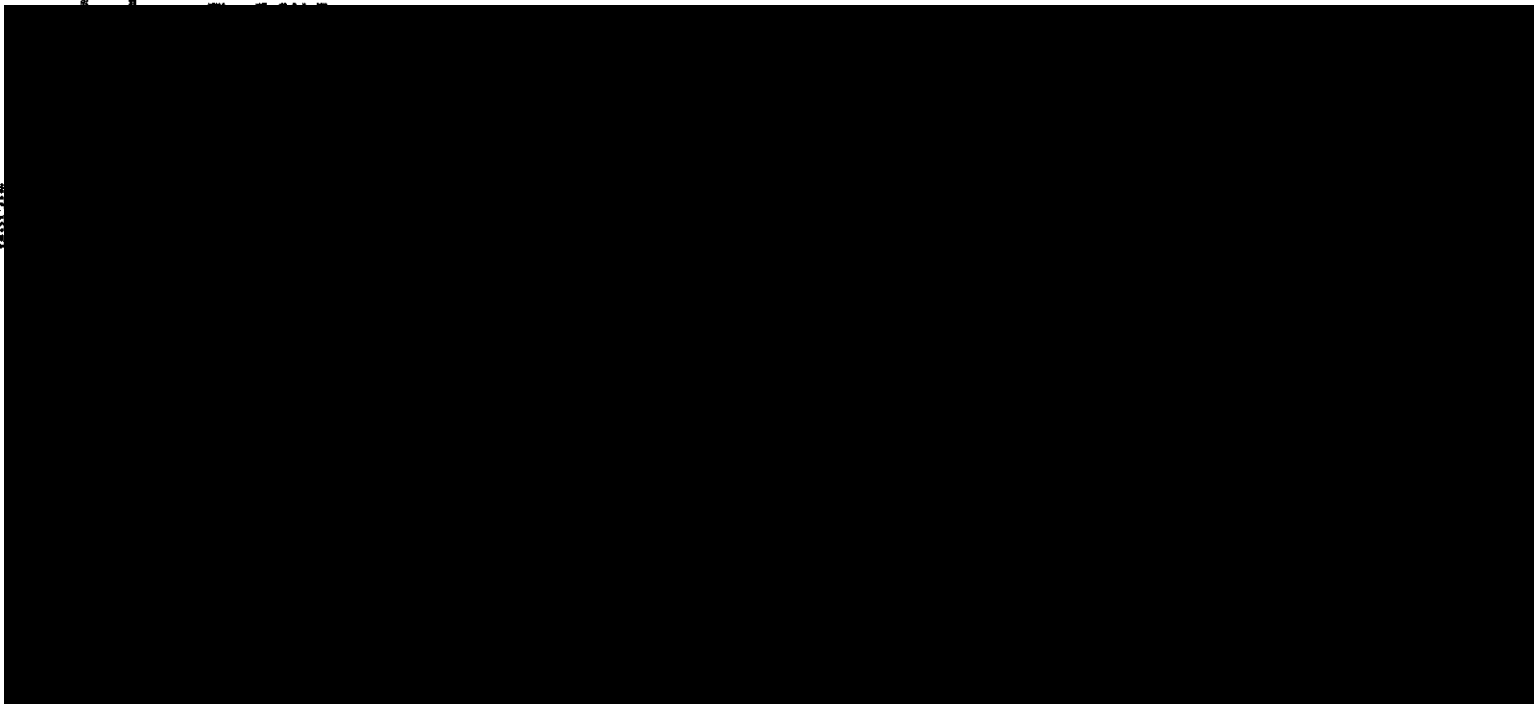
**100%
renewable
electricity**

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

Could you pay less?

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

How to pay



Help when you need it

If you, or someone you care for are struggling to pay an energy bill, call us on **0345 301 5882** as soon as possible. We can talk about the ways we can help.

08122_1697401030<21019>_s10506-PK1743/L 36900



[REDACTED]
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

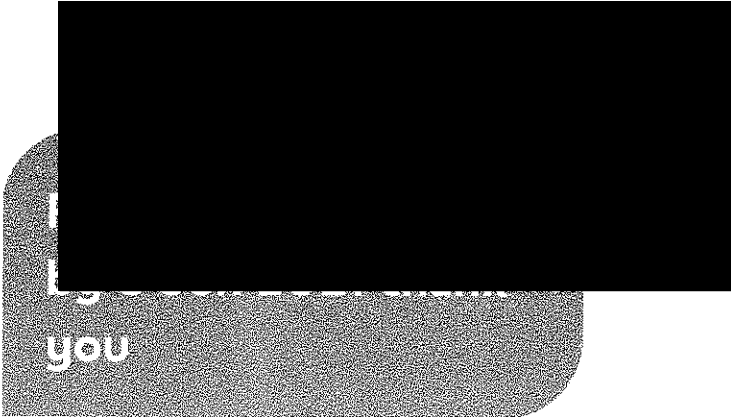
Hello, here's your energy bill

Covering: 18 Feb 2021 to 25 May 2021

Bill date: [REDACTED]

Customer: [REDACTED]

Your bill is [REDACTED]



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



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



Need more information about your bill?

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

Your account in detail

Your previous balance on 18 Feb 2021

Total energy costs

 Gas

Gas meter number
18 Feb 2021 - 31 Mar 2021

1 Apr 2021 - 25 May 2021

18 Feb 2021 - 25 May 2021

Gas VAT at 5.00%

Total gas costs (including VAT)

Adjustments after VAT

21 Mar 2021 Adjustment

Total adjustments after VAT

Total energy costs (including VAT and adjustments)

Your payments

8 Apr 2021 Bank account payment

Total payments - Thank you

Your new balance on 25 May 2021

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

3165.49 kWh

18 Feb 2021 - 25 May 2021

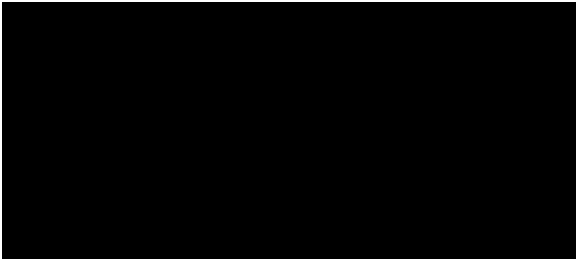
2679.46 kWh

18 Feb 2020 - 25 May 2020

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

Property Owners Select New Business Schedule

Please note that you must advise your insurance adviser of any changes to the risk and items to be covered.



Agreement Number: Not Applicable

Insurance Adviser: Amicable Insurance Service



Business Description: PROPERTY OWNERS

The Premises:	Premises Address(es)	Postcode
A	FLATS A, B AND C 165 FRIERN LANE WHETSTONE LONDON	N20 0NN

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

S/1/1 Escape of water excess

Property Damage All Risks Section

Insured

Property at Premises A

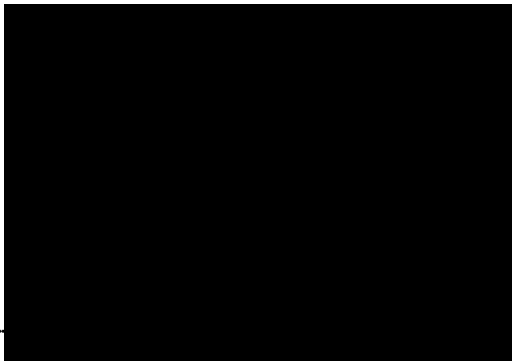
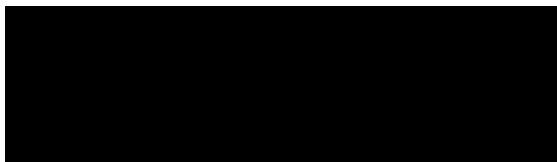
(Declared values shown in brackets)

Item Description	Excluded Events	Sum Insured
------------------	-----------------	-------------

1. Buildings - Residential

2. Contents

Excess Details





Specified All Risks Section

Not Insured

Engineering Machinery Damage Section

Not Insured

Computer Section

Not Insured

Money Section

Not Insured

Goods in Transit Section

Not Insured

Employers' Liability Section

Not Insured

Property Owners Liability Section

Insured

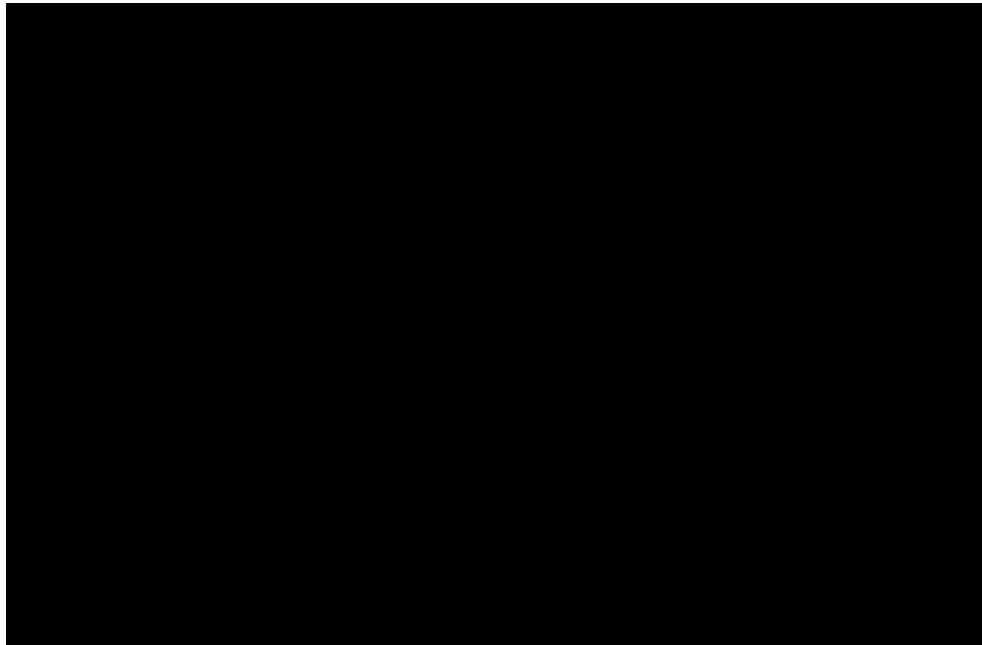


Fidelity Insurance Section

Not Insured

Commercial Legal Expenses Section

Insured



Annual Rental Income

Not Advised

Terrorism - Property Damage

Not Insured

Terrorism - Business Interruption

Not Insured

Clause Details

S/1/1 Escape of water excess

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

Landlord Gas Safety Record

Cert. No. 788

Ignite My Boiler

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

Company / Installer	Job Address	Customer / Landlord
Engineer Pritesh Patel Company Ignite My Boiler Address 24B Aldermans Hill London LONDON Post Code N13 4PN Tel No. [REDACTED] Gas Safe ID Card No. [REDACTED]	Name Address 165 B rear of 165 Frien Barnet Lane London Post Code N20 0NN Tel. No	Name Mr Ash Ali Company Address 143 Densford Road London Post Code N11 2EL Tel. No

Appliance Details				Inspection Details																	
No.	Location	Appliance Type	Make	Model	Flue Type	Landed for Appliance	Appliance Independent	Operating Pressure (bar)	Heat Input (kW)	High Combustion Reading			Low Combustion Reading			Safety devices checked/operation	Ventilation satisfactory	Abolished of flow and termination satisfactory	Flue Performance test	Appliance Serviced	Appliance safe to use
										Ratio	CO ppm	CO2 %	Ratio	CO ppm	CO2 %						
1	Kitchen	Boiler	Vaillant	Eco Tec Pro 24	RS	Yes	Yes	20	23.6	0.001	NA	NA	0.0002	NA	NA	Yes	Yes	Yes	Pass	Yes	Yes
2	Kitchen	Hob	Whirlpool		FL	Yes	Yes	20	5.1	NA	NA	NA	NA	NA	Yes	Yes	NA	NA	No	Yes	
3																					
4																					
5																					
6																					

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

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes

Gas installation Pipework Visual inspection Satisfactory Yes

Equipotential Bonding Yes

NEXT INSPECTION DUE ON OR BEFORE 12-Aug-2022

Signatures		Received		Date
Issued by:	Signed [REDACTED]	Signed by:	[REDACTED]	30-Jul-2021
Print Name	[REDACTED]	Print Name	[REDACTED]	

[REDACTED]
165 FRIERN BARNET LANE
LONDON
N20 0NN

T

Hello, here's your energy bill

Covering: 26 May 2021 to 23 Aug 2021

Your previous balance
on 26 May 2021

Total energy costs
(including VAT)

You've paid us

Your new balance on
23 Aug 2021



Affected by Covid-19?

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

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

Have you got a question about your bill?

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

Your account

Your previous balance

Total energy costs

 Gas

Gas meter number: G42

26 May 2021 - 23 Aug 2021

26 May 2021 - 23 Aug 2021

Total gas costs (incl

Total energy costs (including VAT)

Your payments

27 May 2021

Online Card Payment

Total payments - Thank you

Your new balance on 23 Aug 2021

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

833.02 kWh

26 May 2021 - 23 Aug 2021

787.68 kWh

26 May 2020 - 23 Aug 2020

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

Helpful contacts

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

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

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

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

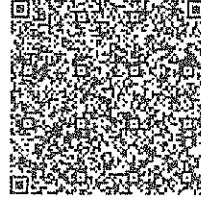
Smell gas?
T: 0800 111 999

**Electrical
emergency or
power cut?**
T: 105

Your gas pipeline delivery network
visit: energynetworks.org


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


If you have a complaint that we haven't
been able to resolve, you can contact
the ombudsman:
ombudsman-services.org/energy




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

Ways to Pay

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


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

 Automated phone payment:
T: 0333 202 9524

Payzone

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

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

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



Emergency numbers
 Smell gas? Gas leak? Call 0800 111 999 - open 24/7
 Power cut? Call FREEPHONE 105 - open 24/7
 Speech or hearing impaired customers
 Text relay: put 18001 in front of the phone number



FXRB



London
 N20 0NN

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



Any questions?

Search E.ON help

Live Chat at
eonenergy.com/contact

Mon to Fri 8am to 8pm, Sat 8am to 4pm.

0345 052 0000

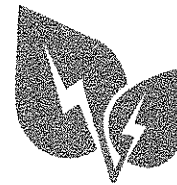
Mon to Fri 9am to 5pm.

26 August 2021

Electricity bill - estimated

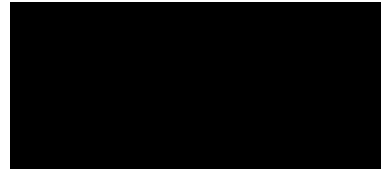
Please give us your actual readings at eonenergy.com/readings

Balance on last bill - 27 May 2021	
Your payment on 5 Jun 2021 - thanks	
Electricity charges - see back for info	
VAT at 5% on energy used	
Please pay now	



100% renewable electricity

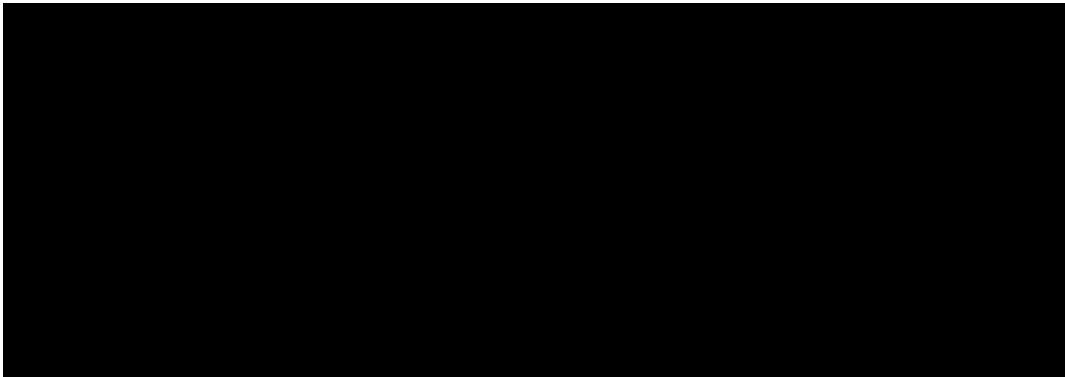
Each day at a glance



Electricity average for last year is based on estimated reads.

It's important to pay your bill as soon as possible to avoid late payment fees.

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



You can sign up for Fix Online at eonenergy.com. We'll tell you if you can save money on each bill. We may withdraw our fixed price tariffs at any time without warning, so savings may not be available. Savings are calculated by comparing your personal projection for 12 months, with 12 months on our cheapest tariff for you. Includes VAT at 5%. If you switch, your terms and conditions may change significantly. E.ON EnergyPlan prices may change anytime. You can find more details in the 'About your tariff' section. You may also benefit from changing your energy supplier.

To get a large print, Braille or talking bill call 0800 051 2193

About your tariff. Ofgem has a Confidence Code for online price comparison sites to make sure you get accurate and unbiased comparisons. You can find it at ofgem.gov.uk. You can use the information below to compare your tariff with other tariffs

Your electricity tariff	
Name	E.ON EnergyPlan
Paying by	On receipt of bill
Tariff ends	No end date
Exit fee	(only applies if you leave more than 49 days before your tariff ends)
No exit fee if you switch supplier	
Estimated use in the last 12 months	Total 187 kWh

For electricity at 165c Friern Barnet Lane London N20 0NN

Meter readings Key C = customer A = actual E = estimate

Electricity readings					
Period	Meter no.	Previous	Present	Rate	kilowatt hours
27 May 21 to 26 Aug 21	D10W667381	30562 E	30600 E	Normal	38

How much energy you have used

Electricity charges	
E.ON EnergyPlan	
Usage charges	
27 May 2021 to 26 Aug 2021	Normal 38
Standing charges	
27 May 2021 to 25 Aug 2021	91 da
You'd save money if you paid by fixed month or contact us.	

Total electricity charges (excluding any discounts and VAT)

Support you in the right way
 If you or a member of your household is entering retirement, has medical needs, a mental health condition or you're facing financial difficulty, our Priority Services Register offers a range of free services that could help you. Search E.ON PSR or call 0333 202 4760. If you've already told us, you only need to get in touch if things have changed.

Other ways to get in touch
 Write E.ON, Customer Service Centre, PO Box 7750, Nottingham, NG1 6WR.
 Moving home? Please read your meter, then search E.ON move
 Bereavement Support Team: Our dedicated team of advisers are here to help on 0333 202 4841.

Get help with an energy problem
 Contact Citizens Advice for free, independent advice, on bills, meters, or if you're struggling to pay. England or Wales go to citizensadvice.org.uk/energy or call 0808 223 1133. Scotland go to energyadvice.scot or call Advice Direct Scotland on 0808 196 8660.

Unhappy with our service?
 Go to: eonenergy.com/contact, write: Customer Service Centre, E.ON, PO Box 7750, Nottingham, NG1 6WR or call: 0345 052 0000.
 If we can't fix it right away and it takes longer than eight weeks, we'll let you know. After this, you can pass your complaint to the Ombudsman Services, this is a free, independent and impartial service and their decision is binding on us not you. Contact them on: 0330 440 1624, email: enquiry@ombudsman-services.org or go to www.ombudsman-services.org/sectors/energy write to: PO Box 966, Warrington WA4 9DF. For more information search E.ON complaint

Supply details
 Electricity supply number:

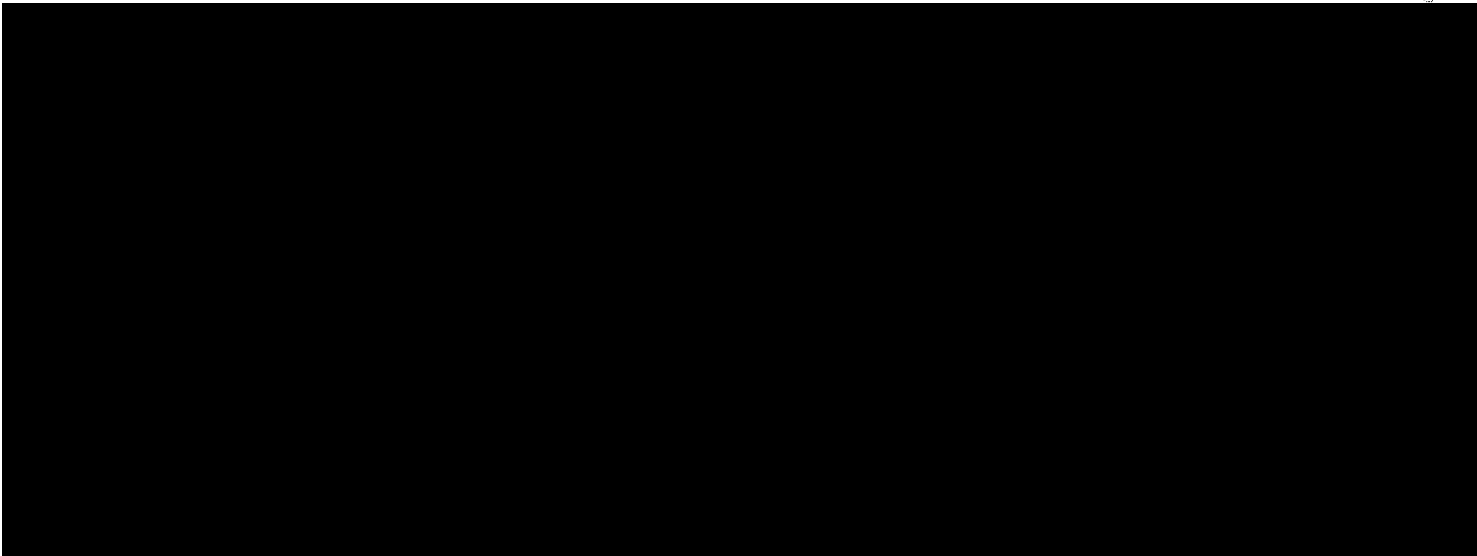
S	01	801	003
	10	5000	0432 971

 Electricity distributor UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA

Electricity source
 This table includes both residential and small business figures from 1 April 2019 to 31 March 2020. From 9 July 2019, all our residential customers get 100% renewable electricity as standard.

Fuel type	E.ON Energy Solutions Limited Fuel Mix (%)	E.ON UK Overall Average (%)	UK Average (%)*
Coal	2.6	3.7	3.9
Natural Gas	30.5	42.2	39.4
Nuclear	3.5	4.8	16.6
Renewable	61.2	46.3	37.9
Other	2.2	3	2.2
Totals	100	100	100

For more information search E.ON fuel mix
 * Data sourced from www.gov.uk/government/publications/fuel-mix-disclosure-data-table
 E.ON Energy Solutions Limited is part of the E.ON SE Group



By cash or cheque at any Post Office.



At a bank

Take the slip below, with your cash or cheque to your own bank or any Natwest bank (other banks may charge).
Make cheques payable to 'E.ON' and write your E.ON account number, 0154 9654 6370 on the back.



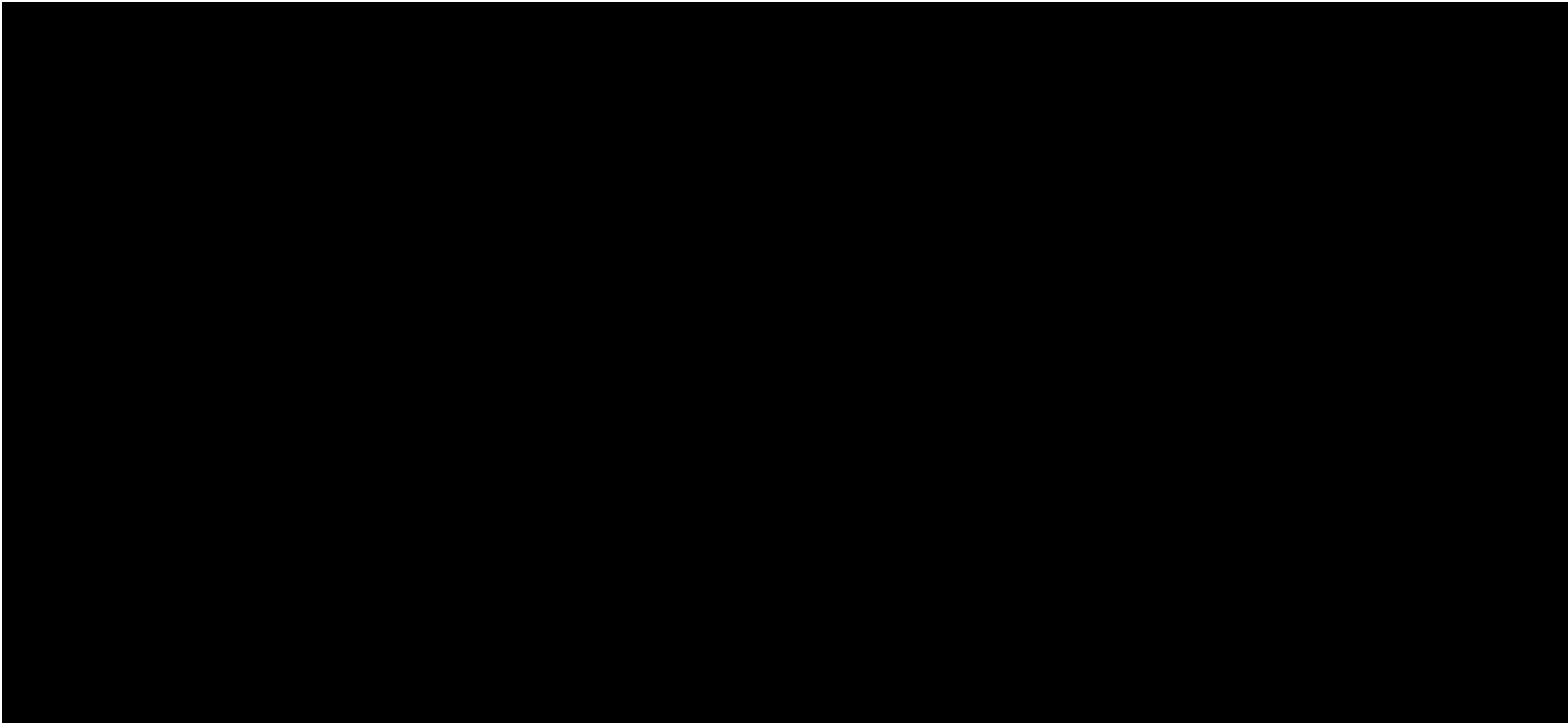
By post

Make cheques payable to 'E.ON' and write your account number, 0154 9654 6370 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.



Help when you need it

If you, or someone you care for are struggling to pay an energy bill, call us on 0345 301 5882 as soon as possible. We can talk about the ways we can help.



EST. 1974

Office:
ENDY ROAD

B.E.M.
BARNET ELECTRICAL MART
ELECTRICAL WHOLESALER

www.bem-elec.co.uk

CASH SALE

INVOICE

To: Deliver To:

Label	Description
IAL PART	MICROWAVE LED

ALL LED LAMPS AND FITTINGS
YEAR OF INVOICE DATE AFT