

Flats 1-4 42 Zinzan Street RG1 7UQ



**Certificate of Lawful
Development Evidence
Document**

**Retrospective change of use
application**

Issue: Planning

Date: April 2023

Ref: 912b

Client: Mr S Dorsey

A collaborative of architects
and designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ

+44 (0)118 380 0328
design@colonyarchitects.com

Site: Flats 1-4, 42 Zinzan Street, RG1 7UQ

0.1 Introduction

This document has been prepared to collate and explain evidence to support a Certificate of Lawful Development application at 42 Zinzan Street, Reading. The mid terrace. 4 storey house (including basement) was historically sub-divided into 4 one-bed one-person dwellings, for which this application seeks a CLD (Certification of Lawful Development).

0.2 Relevant legislation

The statutory framework for such applications and their determination is detailed in Sections 191 to 193 of the Town and Country Planning Act 1990. Lawful development is described as development where no enforcement action has been taken and after 4 years is then immune from enforcement action.

With respect to the evidence to support the use, The National Planning Guidance confirms the following principle:

The applicant is responsible for providing sufficient information to support an application, although a local planning authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land. A local planning authority is entitled to canvass evidence if it so wishes before determining an application. If a local planning authority obtains evidence, this needs to be shared with the applicant who needs to have the opportunity to comment on it and possibly produce counter-evidence.

*In the case of applications for existing use, **if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application**, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.*

This guidance confirms that the applicant only needs to meet the evidence test of **"balance of probability"**. Further the local authority does not need to corroborate the applicant's evidence for it to be considered as accurate and acceptable.

0.3 Property location and history

The property is located centrally to Zinzan Street, which is just to the west of Reading Town centre. Located on the western terrace, the front elevation of the property faces east and the rear elevation faces east over the shared communal garden.

The property has been in the continuous ownership of Mr S.Dorsey since the 31st of August 1995 (27 years, 8 months). Shortly after taking ownership, circa the start of 2002, the assumed 4 bed property was split into the 4No one-bed dwellings as per the submitted plan set of plans ref 912b-03-00. Where each floor is converted to a dwelling, including the basement. All upper floor dwellings are then accessed off the existing staircase, which was made communal during the conversion works. The basement has a separate front and back door. Access is maintained to the garden. Within [appendix A](#), images of the property and dwellings can be viewed, and it is quite clear that the character and age of the property interior is commensurate with works that would have been completed in excess of 26 years ago.

After the conversion, the dwellings were and have continued to be rented by Mr Dorsey, assuming a continued rental occupation for in excess of 26 years.

0.4 Evidence

As part of this CLD application, evidence has been provided to explain the use, amount and timescales of occupation to illustrate at least 4 years of continued occupation, which is required for immunity of enforcement action and therefore permissible for a CLD. The property is quite clear visible from the street so there can be no suggestion that the works have in any been hidden from the local

planning authority. The list of evidence below generally refers to the last 4 years, but if required the applicant can produce more, that said, we do not see it relevant to the outcome of this application as we only need to demonstrate the last 4 years.

Evidence 1 – Layout and Existing Condition

Proposed plans and general condition of the property seen within the photos in [appendix A & B](#), illustrating that the dwellings are logically laid out, structurally sound and appropriately used as C3 residential accommodation. The generally deco, in terms of style and condition, furthermore, it illustrates that it was refurbished many years ago, in excess of 4 years.

Evidence 2 – Tenancy Agreements, Rent payments & Deposits

All four flatted dwellings have been let on AST (Assured Shorthold Tenancy) Agreements. Within [appendix C](#), a copy of these agreements have been provided, a summary of the AST agreements provided are listed below, with timescale dates. It should also be assumed that if the AST is fixed term, and the tenant continues to reside at the property, the agreement will automatically convert to a rolling periodic tenancy. Several of the current tenants signed agreements that have converted to a periodic tenancy and still reside at the property.

Flat 1 (Ground Floor)

- AST & Deposit, dated 15th August 2022 (9 months) - to present
- Statement of account, rental payments 15th April 2008 (15 years)

Flat 2 (First Floor)

- Statement of account, rental payments 18th April 2008 (15 years)
- AST Deposit, dated 8th May 2018 (5 years)
- AST, dated 8th June 2017 (6 years 1 months)
- AST, date 29th October 2021 (1 year 5 months) - to present

Flat 3 (Second Floor)

- AST, dated 15th Jan 2022 (1 years 4 months)
- AST Deposit, dated 15th Jan 2022 (1 year 4 months)
- Statement of account, rental payments 1st April 2008 (15 years 1 month)

- AST, dated 17th May 2017 (6 years)
- AST Deposit, dated 17th May 2017 (6 years)

Flat 4 (Basement studio)

- Statement of account, rental payments 22nd April 2008 (15 years 1 month)
- AST, dated 15th Sept 2017 (6 years 4 months)
- AST, dated 18th May 2018 (5 years)

Evidence 3 – Council Tax & Housing Benefits

Council tax has been paid on all 4 dwellings and it would be possible for the planning department to contact the Council Tax department to confirm historic payments. Within [Appendix D](#) recent council tax bills have been provided to confirm council tax references.

Flat 1 (Ground Floor)-

- Council Tax, dated 29th November 2022 (6 months)
- Housing Benefit, dated 18th August 2014 (8 years, 8 months)

Flat 2 (First Floor)-

- Council Tax, dated 21st May 2014 (9 years, 10 months)

Flat 2 (First Floor)-

- Council Tax, dated 23rd June 2014 (8 years, 11 months)

Summary

This report presents robust evidence that illustrates “on the balance of probability” that the original house was converted in to 4 dwellings (flats 1-4) and remained occupied and in this use for in excess of 4 years. It should therefore be reasonable for the LPA to formalise this situation and present a Certificate of Lawfulness confirming this fact.

Appendix A – floor plans

Appendix B – property photos



Front elevation of the property



Communal Staircase to rear garden



First floor flat living area

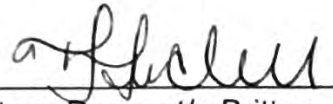


Kitchen area to First floor flat

Appendix C – Tenancy Agreements & Rental Statements

reasonable times for the purpose of displaying such signs upon the Property.

IN WITNESS WHEREOF Mr Steve Dorsey t/a Brittan Properties, Mrs Phul Maya Lawati Maden
26/02/54 have duly affixed their signatures on this 15th day of September, 2022.



Mr Steve Dorsey t/a Brittan
Properties

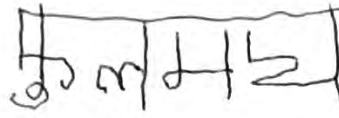


Galea Rana Vignani

Witness:

Address

35 Rusea St
Reading RG1 7XD



Mrs Phul Maya Lawati Maden
26/02/54

The Tenant acknowledges receiving a duplicate copy of this Agreement signed by the Tenant and
the Landlord on the 15 day of Sept, 2022



Mrs Phul Maya Lawati Maden
26/02/54

Rodha
07862089989

Ref: 301073128/3965735/croacha

Mr S Dorsey
Lismore House
28B Wilton Road
Reading
RG30 2SS



000100/REABEN

18 August 2014

Dear Mr Dorsey,

HOUSING BENEFIT

MR DENNIS PAUL MILLS of GROUND FLOOR FLAT, 42 ZINZAN STREET READING

I am writing to inform you that your tenant's Housing Benefit will be paid direct to you. This will be on a temporary basis pending our decision on whether this can be done on a permanent basis.

FROM	TO	WEEKLY AMOUNT
01 Aug 2014	01 Apr 2015	£121.15
01 Apr 2015	06 Apr 2015	£121.15

You will receive £535.05 every calendar month.

BACS payments will be paid into the following account:

Account name : SP DORSEY
Sort code / a/c number : **4449 / *****6657

Any shortfall should be collected from your tenant.

It is very important that you check the details given in this letter and tell the Customer Service Team on 0118 937 3707 if you think anything is wrong.

When you receive Housing Benefit for a tenant you must also tell the Customer Service Team about any changes that may affect the amount of benefit payable. Changes you must report straight away include:

1. changes in the rent charged
2. any permanent or temporary absences
3. creation of a new tenancy agreement
4. change of ownership
5. changes to the number of people resident
6. changes of income or employment





5 School Road, Tilehurst, Reading, Berkshire RG3 5AR England Tel: 0118 947 6111 Fax: 0118 945 2229
Email: tilehurst@vanderpump.co.uk Website: www.vanderpump.co.uk

Mr S Dorsey
The Old Thatched Cottage
Aldermaston Road
Pamber Green
Hampshire
RG26 3AF

Account No : 245/38058
Property : 26002

Date : 25 March 2008

PROPERTY MANAGEMENT INVOICE / STATEMENT

Re: GROUND FLOOR FLAT, 42, ZINZAN STREET, READING, BERKSHIRE,
RG1 7UQ

To: Rent Received for One Month from 15/04/2008 525.00

Less: Management Fees @ 10%
VAT on Fees @ 17.50%

52.50
9.19

*This is included
in 2007/08
accounts*

61.69

Amount Banked £ 463.31

£463.31 is being credited to:
MIDLAND BANK, TILEHURST, 40-44-49
Account : 11116657, S Dorsey

VANDERPUMP & WELLBELOVE

and Wellesley - Smith & Co (Est. 1929)

5 School Road, Tilehurst, Reading, Berkshire RG31 5AR England Tel: 0118 941 6111 Fax: 0118 945 2229
Email: tilehurst@vanderpump.co.uk Website: www.vanderpump.co.uk

Mr S Dorsey
The Old Thatched Cottage
Aldermaston Road
Pamber Green
Hampshire
RG26 3AF

Account No : 245/39196
Property : 26002

Date : 21 May 2008

PROPERTY MANAGEMENT INVOICE / STATEMENT

Re: GROUND FLOOR FLAT, 42, ZINZAN STREET, READING, BERKSHIRE,
RG1 7UQ

To: Rent Received for One Month from 15/05/2008

525.00

Less: Management Fees @ 10%
VAT on Fees @ 17.50%

52.50
9.19

61.69

Amount Banked £ 463.31

£463.31 is being credited to:
MIDLAND BANK, TILEHURST, 40-44-49
Account : 11116657, S Dorsey

VANDERPUMP & WELLBELOVE

and Wellesley - Smith & Co (Est. 1979)

5 School Road, Tilehurst, Reading, Berkshire RG31 5AR England Tel: 0118 941 6111 Fax: 0118 945 2229
Email: tilehurst@vanderpump.co.uk Website: www.vanderpump.co.uk

Mr S Dorsey
The Old Thatched Cottage
Aldermaston Road
Pamber Green
Hampshire
RG26 3AF

Account No : 245/38695
Property : 26004

Date : 25 April 2008

PROPERTY MANAGEMENT INVOICE / STATEMENT

Re: FIRST FLOOR FLAT, 42, ZINZAN STREET, READING, BERKSHIRE, RG1
7UQ

To: Rent Received for One Month from 18/04/2008

525.00

Less: Management Fees @ 10%
VAT on Fees @ 17.50%

52.50
9.19

61.69

Amount Banked £ 463.31

£463.31 is being credited to:
MIDLAND BANK, TILEHURST, 40-44-49
Account : 11116657, S Dorsey



Deposit Protection Certificate

This Certificate confirms that your landlord/agent has protected your deposit with mydeposits, a government authorised tenancy deposit scheme, and complied with the Housing Act 2004 legislation. It must be read in conjunction with the 'Information for Tenants' leaflet which your landlord/agent should have given you with this certificate. A copy is available at www.mydeposits.co.uk in the tenant section. This Certificate is valid for the duration of the fixed term AST agreement (details below). If at the end of this agreement any of the terms change or you sign a new AST agreement then your landlord/agent must re-protect your deposit and issue you a new Certificate.

This Certificate has four sections:

1. Warnings to Tenants
2. Details of the Protected Deposit
3. Key details of The Housing Act 2004 - Prescribed Information Order
4. The end of your Tenancy

Section 1 – Warnings to Tenants:

- A landlord may protect the tenant's deposit with mydeposits. Alternatively a landlord may instruct an agent to protect the tenant's deposit on the landlord's behalf.
 - Your landlord always remains responsible for your deposit even if the landlord has instructed an agent to protect it on their behalf.
 - mydeposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
 - Within 30 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the mydeposits 'Information for Tenants' leaflet.
 - You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
 - mydeposits agent members must hold your deposit in a client bank account separate from other business monies.
- IF YOU HAVE PAID YOUR DEPOSIT TO AN AGENT YOU MAY WANT TO CHECK THIS**

Section 2 – Details of the Protected Deposit:

Certificate Number:	DPC05494851	Amount of Deposit Protected:	£650.00
Property Address:	42 Zinzan Street, Reading, Berkshire, RG 1 7UQ		
Landlord/Agent:	Mr Steve Dorsey Old Thatched Cottage, Aldermaston Road Pamber Green Tadley, Hampshire RG26 3AF Telephone: 07843487610 Email: stevedorsey@hotmail.co.uk	Tenant:	Ms maria jadviga skladanowska Basement Flat, 42 Zinzan Street Reading RG 1 7UQ
Other Tenants:	Mr damian david skladanowska	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	06 May 2018	Period of Protection:	27 June 2020 until three months from the date you vacated the property.
Start Date of Fixed Term AST:	06 May 2018	End Date of Fixed Term AST:	07 November 2018
Landlord/Agent			
Tenant/Lead Tenant	Signature		Print Name

IMPORTANT

This certificate should be signed by both the Landlord/Agent and Tenant/Lead Tenant to confirm that the information stated above is accurate to the best of both parties knowledge.



Signature of Edward Hooker (Chief Executive Officer of mydeposits)

CLAUSE 1 THE PARTICULARS AND MAIN TERMS OF THE AGREEMENT

- 1.1 DATE OF THIS AGREEMENT As per the date the contract is signed, please see page 13
- 1.2 PARTIES:
- (1) The Landlord
Mr Stephen Dorsey C/O
You-Rent Limited
Lismore House, 28b Wilton Road, Reading, RG30 2SS.
- (2) The Tenants
All tenants are jointly and severally liable for the rent.
Mr Govinda Khanal
Mrs Sirjana Kumari Devkota Khatri
- (3) The Guarantors
All guarantors are jointly and severally liable for the rent.
N/A
- (4) The Agent
You-Rent Limited
Lismore House, 28b Wilton Road, Reading, RG30 2SS.
- 1.3 PROPERTY The dwelling house situated at and being
Flat 2, 42 Zinzan Street,
Reading, RG1 7UQ
- 1.4 TERM A term of 12 months from the Commencement Date (subject to the provisions for earlier termination set out in Clauses 4 (2) and 5 (8)).
- 1.5 TENANCY COMMENCEMENT DATE 08/06/2017
- 1.6 RENTAL PERIOD Monthly
- 1.7 RENT £ 600.00
for each Rental Period payable in advance on the first day of each such Rental Period payable to
Mr Stephen Dorsey
The first payment to be made by bank transfer (cleared funds) and paid to the Agent when this agreement is signed. Subsequent payments are to be made by ONE Standing Order to arrive as cleared funds in the Landlord's account by the first day of each Rental Period.
- 1.8 DEPOSIT £ 900.00
to be held in accordance with the provisions of Clause 7.
- 1.9 ADDITIONAL PERMITTED OCCUPIERS None

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ASSURED SHORTHOLD TENANCY AGREEMENT

NOTICE TO ALL PROSPECTIVE TENANTS

This is an Assured Shorthold Tenancy Agreement under the Housing Act 1988 (as amended by the Housing Act 1996).

Before signing you should read it carefully and ensure you understand the responsibilities and rights of both the landlord and tenant.

This agreement is only for use in England and Wales.

UNDERSTANDING & GUIDANCE

Where this agreement refers to 'you' it means 'the Tenant'.

You need to understand what is meant by the following expressions:

'The Landlord' means the person who owns the Property (Steven Dorsey) and who is agreeing to let you have a tenancy of it. 'The Landlord' includes all the parties to this agreement named in clause 1.2(1) and the Landlord's Agent, and any persons who become the landlord later.

'The Landlord's Agents' means You-Rent Limited who are authorised by the Landlord to act on the Landlord's behalf in relation to the tenancy. Any changes will be notified to the Tenant in good time.

NOTE: By this agreement your landlord gives written authority to the agents and their employees to act for him/her. This includes authorising the agent to inspect the premises under this agreement.

'The Property' means the property described in clause 1.3 and includes any part of such property as well as the fixtures, fittings and appliances in it.

'Joint and several' means that if the Tenant includes more than one person, each individual is liable for all the Tenant's responsibilities and obligations under the tenancy individually as well as jointly with the others. In this Agreement the word 'Landlord' include all those people listed in clause 1.2(1) of this Agreement as being joint or sole landlords of the property, and their successors in title from time to time.

'The Rent' means the rent set out in clause 1.7.

'Cleared funds' means cash or a standing order payment.

'The Superior Landlord': Sometimes your landlord may himself have a landlord. This person is the 'Superior Landlord'.

'The Tenant' means the person who is agreeing to take a tenancy of the Property. 'The Tenant' includes all the parties to this agreement named in clause 1.2(2) and clause 1.9 and any persons who become the Tenant later.

'The Guarantor' means the person taking liability for the rent if the Tenant fails to keep up payments.

'the Term' means the term of the tenancy described in clause 1.4 and any extension to this.

'the Inventory and Schedule of Condition' means a detailed list of the condition and cleanliness of the demised property including the contents, fixtures and fittings including the garden (if any). This would have been prepared by either the Landlord, his Agent or by an independent inventory clerk/company.

For further guidance in this agreement:-

The singular includes the plural and the plural includes the singular.

Any obligation undertaken by more than one person is a joint and several obligation. This mean that each of those persons is individually bound by the obligations and the obligations can be enforced in full against any one of those persons without enforcing against the other(s).

A reference to any one gender includes all other genders.

A reference to a statute includes a reference to any statutory material amending or replacing it & any subordinate legislation made under it.

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Should you have any issues with the property or your tenancy you will need to contact you landlord, Mr Steven Dorsey directly.

Steven Dorsey Contact Details

Mobile: 07843 487610

Email: stevedorsey@hotmail.co.uk

SIGNATURES

Signed by the Landlord (or his agent)

SIGNED: _____ (on behalf of You-Rent Ltd)

PRINT NAME: Steven Dorsey

DATE: _____

Signed by the TENANT(S)

SIGNED:



PRINT NAME:

Gorinda Khanal

Sirjana Devkota

DATE:

05/06/2017

05/06/2017

£650 deposit

ASSURED SHORTHOLD TENANCY AGREEMENT

THIS AGREEMENT dated this 15 day of Jan, 2022

BETWEEN:

Mr Steve Dorsey t/a Britten Properties
(the "Landlord")

OF THE FIRST PART

AND

Miss Susana Gonzalez
(the "Tenant")

OF THE SECOND PART

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties **agree** as follows:

BACKGROUND:

- A1.** This is an agreement to create an Assured Shorthold Tenancy as defined in Section 19A of the Housing Act 1988 or any successor legislation as supplemented or amended from time to time and any other applicable and relevant laws and regulations.
- B2.** The Landlord is the owner of residential property available for rent and is legally entitled to grant this tenancy.

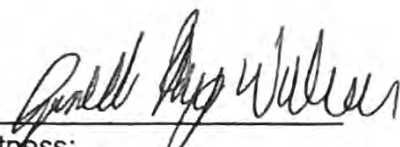
LET PROPERTY

- 1.** The Landlord agrees to let to the Tenant, and the Tenant agrees to take a tenancy of the flat, known as and forming Flat 3 42 Zinzan Street Reading RG1 7UQ (the "Property"), for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as the Tenant's only or principal private single-family residence.
- 2.** Subject to the provisions of this Agreement, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
- 3.** No guests of the Tenant may occupy the Property for longer than one week without the prior written consent of the Landlord.

IN WITNESS WHEREOF Mr Steve Dorsey t/a Britten Properties, Miss Susana Gonzalez have
duly affixed their signatures on this 15 day of Jan, 2022.

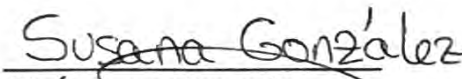


Mr Steve Dorsey t/a Britten
Properties


Witness: 35 fuswell St
Address Reading
RG1 1XD


Miss Susana Gonzalez

The Tenant acknowledges receiving a duplicate copy of this Agreement signed by the Tenant and
the Landlord on the 15 day of Jan, 2022.


Miss Susana Gonzalez



Deposit Protection Certificate

This Certificate confirms that your landlord/agent has protected your deposit with mydeposits, a government authorised tenancy deposit scheme, and complied with the Housing Act 2004 legislation. It must be read in conjunction with the 'Information for Tenants' leaflet which your landlord/agent should have given you with this certificate. A copy is available at www.mydeposits.co.uk in the tenant section. This Certificate is valid for the duration of the fixed term AST agreement (details below). If at the end of this agreement any of the terms change or you sign a new AST agreement then your landlord/agent must re-protect your deposit and issue you a new Certificate.

This Certificate has four sections:

1. Warnings to Tenants
2. Details of the Protected Deposit
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4. The end of your Tenancy

Section 1 – Warnings to Tenants:

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 - Your landlord always remains responsible for your deposit even if the landlord has instructed an agent to protect it on their behalf.
 - mydeposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
 - Within 30 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the mydeposits 'Information for Tenants' leaflet.
 - You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
 - mydeposits agent members must hold your deposit in a client bank account separate from other business monies.
- IF YOU HAVE PAID YOUR DEPOSIT TO AN AGENT YOU MAY WANT TO CHECK THIS**

Section 2 – Details of the Protected Deposit:

Certificate Number:	DPC06279218	Amount of Deposit Protected:	£650.00
Property Address:	42 Zinzan Street, Reading, Berkshire, RG 1 7UQ		
Landlord / Agent:	Mr Steve Dorsey Old Thatched Cottage, Aldermaston Road Pamber Green Tadley, Hampshire RG26 3AF Telephone: 07843487610 Email: stevedorsey@hotmail.co.uk	Tenant:	Miss Susana Gonzalez 20 Woodlands Close Guildford GU 1 1RX
Other Tenants:	Not Applicable	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	15 January 2022	Period of Protection:	19 January 2022 until three months from the date you vacated the property.
Start Date of Fixed Term AST:	15 January 2022	End Date of Fixed Term AST:	14 January 2023
Landlord / Agent			
Tenant / Lead Tenant			
	Signature	Print Name	

IMPORTANT

This certificate should be signed by both the Landlord/Agent and Tenant/Lead Tenant to confirm that the information stated above is accurate to the best of both parties knowledge.

Signature of Edward Hooker (Chief Executive Officer of mydeposits)

VANDERPUMP & WELLBELOVE

and Wellesley - Smith & Co (Est. 1929)

5 School Road, Tilehurst, Reading, Berkshire RG31 5AR England Tel: 0118 941 6111 Fax: 0118 945 2229
Email: tilehurst@vanderpump.co.uk Website: www.vanderpump.co.uk

Mr S Dorsey
The Old Thatched Cottage
Aldermaston Road
Pamber Green
Hampshire
RG26 3AF

Account No : 245/38342
Property : 26001

Date : 9 April 2008

PROPERTY MANAGEMENT INVOICE / STATEMENT

Re: TOP FLOOR FLAT 42, ZINZAN STREET, READING, BERKSHIRE, RG1
7UQ

To: Rent Received for One Month from 01/04/2008

495.00

Less: Management Fees @ 10%
VAT on Fees @ 17.50%

49.50
8.66

58.16

Amount Banked £ 436.84

£436.84 is being credited to:
HSBC Plc, Reading, 40-44-49
Account : 11116657, S Dorsey

VANDERPUMP & WELLBELOVE

and Wellesley - Smith & Co (Est. 1929)

5 School Road, Tilehurst, Reading, Berkshire RG31 5AR England Tel: 0118 941 6111 Fax: 0118 945 2229
Email: tilehurst@vanderpump.co.uk Website: www.vanderpump.co.uk

Mr S Dorsey
The Old Thatched Cottage
Aldermaston Road
Pamber Green
Hampshire
RG26 3AF

Account No : 245/38937
Property : 26001

Date : 12 May 2008

PROPERTY MANAGEMENT INVOICE / STATEMENT

Re: TOP FLOOR FLAT 42, ZINZAN STREET, READING, BERKSHIRE, RG1
7UQ

To: Rent Received for One Month from 01/05/2008

495.00

Less: Management Fees @ 10%
VAT on Fees @ 17.50%

49.50
8.66

58.16

Amount Banked £ 436.84

£436.84 is being credited to:
HSBC Plc, Reading, 40-44-49
Account : 11116657, S Dorsey

Deposit Protection Certificate

mydeposits

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 - mydeposits agent members must hold your deposit in a client bank account separate from other business monies.
- IF YOU HAVE PAID YOUR DEPOSIT TO AN AGENT YOU MAY WANT TO CHECK THIS**

Section 2 – Details of the Protected Deposit:

Certificate Number:	DPC06620242	Amount of Deposit Protected:	£675.00
Property Address:	42 Zinzan Street, Reading, Berkshire, RG 1 7UQ		
Landlord/Agent:	Mr Steve Dorsey Old Thatched Cottage, Aldermaston Road Pamber Green Tadley, Hampshire RG26 3AF Telephone: 07843487610 Email: stevedorsey@hotmail.co.uk	Tenant:	Mr balajit rai 42 Zinzan Street Reading RG 1 7UQ
Other Tenants:	Not Applicable	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	01 October 2022	Period of Protection:	12 October 2022 until three months from the date you vacated the property.
Start Date of Fixed Term AST:	01 October 2022	End Date of Fixed Term AST:	01 April 2023
Landlord/Agent			
Tenant/Lead Tenant			
	Signature	Print Name	

IMPORTANT

The landlord/agent certifies that information provided in this DPC is accurate to the best of his knowledge and belief and by providing this DPC to his tenant he has given the tenant the opportunity to sign it by way of confirmation that the information is accurate to the best of his (the tenant's) knowledge and belief.

***Where the term Assured Shorthold Tenancy (AST) is used in our documentation, prescribed information and on our websites this is interchangeable with the term Occupation Contract in Wales.



Signature of Edward Hooker (Chief Executive Officer of mydeposits)

CLAUSE 1 THE PARTICULARS AND MAIN TERMS OF THE AGREEMENT

1.1	DATE OF THIS AGREEMENT	As per the date the contract is signed, please see page 13
1.2	PARTIES:	(1) The Landlord Mr Stephen Dorsey C/O You-Rent Limited Lismore House, 28b Wilton Road, Reading, RG30 2SS. (2) The Tenants All tenants are jointly and severally liable for the rent Mr Budhi Bahadur Rai Mrs Kalpana Rai (3) The Guarantors All guarantors are jointly and severally liable for the rent. Mr Lain Bahadur Ningekhu Limbu 9 Anstey Road, Reading, RG1 7JR (4) The Agent You-Rent Limited Lismore House, 28b Wilton Road, Reading, RG30 2SS.
1.3	PROPERTY	The dwelling house situated at and being Top Flat, 42 Zinzan Street, Reading, RG1 7UQ
1.4	TERM	A term of 12 months from the Commencement Date (subject to the provisions for earlier termination set out in Clauses 4 (2) and 5 (8)).
1.5	TENANCY COMMENCEMENT DATE	17/05/2017
1.6	RENTAL PERIOD	Monthly
1.7	RENT	£645.00 for each Rental Period payable in advance on the first day of each such Rental Period payable to Mr Stephen Dorsey The first payment to be made by bank transfer (cleared funds) and paid to the Agent when this agreement is signed. Subsequent payments are to be made by ONE Standing Order to arrive as cleared funds in the Landlord's account by the first day of each Rental Period.
1.8	DEPOSIT	£1150.00 to be held in accordance with the provisions of Clause 7.
1.9	ADDITIONAL PERMITTED OCCUPIERS	None

RAI 2INZAK TOP

you-rent
RESIDENTIAL LETTINGS

Lismore House
28b Wilton Road
Reading, Berkshire
RG30 2SS
T 0118 907 2025
www.you-rent.co.uk

ASSURED SHORTHOLD TENANCY AGREEMENT

NOTICE TO ALL PROSPECTIVE TENANTS

This is an Assured Shorthold Tenancy Agreement under the Housing Act 1988 (as amended by the Housing Act 1996).

Before signing you should read it carefully and ensure you understand the responsibilities and rights of both the landlord and tenant.

This agreement is only for use in England and Wales.

UNDERSTANDING & GUIDANCE

Where this agreement refers to 'you' it means 'the Tenant'.

You need to understand what is meant by the following expressions:

'The Landlord' means the person who owns the Property and who is agreeing to let you have a tenancy of it. 'The Landlord' includes all the parties to this agreement named in clause 1.2(1) and the Landlord's Agent, and any persons who become the landlord later.

'The Landlord's Agents' means You-Rent Limited who are authorised by the Landlord to act on the Landlord's behalf in relation to the tenancy. Any changes will be notified to the Tenant in good time.

NOTE: By this agreement your landlord gives written authority to the agents and their employees to act for him/her. This includes authorising the agent to inspect the premises under this agreement.

'The Property' means the property described in clause 1.3 and includes any part of such property as well as the fixtures, fittings and appliances in it.

'Joint and several' means that if the Tenant includes more than one person, each individual is liable for all the Tenant's responsibilities and obligations under the tenancy individually as well as jointly with the others. In this Agreement the word 'Landlord' include all those people listed in clause 1.2(1) of this Agreement as being joint or sole landlords of the property, and their successors in title from time to time.

'The Rent' means the rent set out in clause 1.7.

'Cleared funds' means cash or a standing order payment.

'The Superior Landlord': Sometimes your landlord may himself have a landlord. This person is the 'Superior Landlord'.

'The Tenant' means the person who is agreeing to take a tenancy of the Property. 'The Tenant' includes all the parties to this agreement named in clause 1.2(2) and clause 1.9 and any persons who become the Tenant later.

'The Guarantor' means the person taking liability for the rent if the Tenant fails to keep up payments.

'the Term' means the term of the tenancy described in clause 1.4 and any extension to this.

'the Inventory and Schedule of Condition' means a detailed list of the condition and cleanliness of the demised property including the contents, fixtures and fittings including the garden (if any). This would have been prepared by either the Landlord, his Agent or by an independent inventory clerk/company.

For further guidance in this agreement:-

The singular includes the plural and the plural includes the singular.

Any obligation undertaken by more than one person is a joint and several obligation. This means that each of those persons is individually bound by the obligations and the obligations can be enforced in full against any one of those persons without enforcing against the other(s).

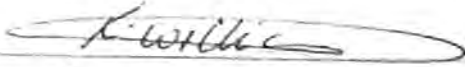
A reference to any one gender includes all other genders.

A reference to a statute includes a reference to any statutory material amending or replacing it & any subordinate legislation made under it.

SIGNATURES

Signed by the Landlord (or his agent)

SIGNED:



(on behalf of You-Rent Ltd)

PRINT NAME:

KIMBERLEY WILLIAMS

DATE:

3/4/17

Signed by the TENANT(S)

SIGNED:

बुद्धि रई * कल्पना



PRINT NAME:

BUDHI RAI, KALPANA RAI, LAIN LIMBU (GUARANTOR)

DATE:

8th Apr 2017

VANDERPUMP & WELLBELOVE

and Wellenby - Smith & Co (Est. 1929)

5 School Road, Tilehurst, Reading, Berkshire RG31 5AR England Tel: 0118 941 6111 Fax: 0118 945 2229
Email: tilehurst@vanderpump.co.uk Website: www.vanderpump.co.uk

Mr S Dorsey
The Old Thatched Cottage
Aldermaston Road
Pamber Green
Hampshire
RG26 3AF

Account No : 245/38773
Property : 26003

Date : 2 May 2008

PROPERTY MANAGEMENT INVOICE / STATEMENT

Re: BASEMENT, 42, ZINZAN STREET, READING, BERKSHIRE, RG1 7UQ

To: Rent Received for One Month from 22/04/2008

525.00

Less: Management Fees @ 10%

52.50

VAT on Fees @ 17.50%

9.19

61.69

Amount Banked £ 463.31

£463.31 is being credited to:
MIDLAND BANK, TILEHURST, 40-44-49
Account : 11116657, S Dorsey

CLAUSE 1 THE PARTICULARS AND MAIN TERMS OF THE AGREEMENT

- 1.1 DATE OF THIS AGREEMENT As per the date the contract is signed, please see page 13
- 1.2 PARTIES:
- (1) The Landlord
Mr S Dorsey
C/O Lismore House,
28b Wilton Road
RG30 2SS
- (2) The Tenants
All tenants are jointly and severally liable for the rent.
Sher Limbu
- (3) The Guarantors
All guarantors are jointly and severally liable for the rent.

(names)
(address)
- (4) The Agent
You-Rent Limited
Lismore House, 28b Wilton Road, Reading, RG30 2SS
- 1.3 PROPERTY The dwelling house situated at and being
Basement Flat, 42 Zinzan Street, Reading, RG1 7UQ
- 1.4 TERM A term of 12 months from the Commencement Date (subject to the provisions for earlier termination set out in Clauses 4 (2) and 5(8).
- 1.5 TENANCY COMMENCEMENT DATE 16/09/2017
- 1.6 RENTAL PERIOD Monthly
- 1.7 RENT £ 650.00 (Six hundred and fifty)
for each Rental Period payable in advance on the first day of each such Rental Period payable to Britten Properties.

The first payment to be made to the Agent when this agreement is signed. Subsequent payments are to be made from the Tenants account to arrive as cleared funds in the Landlord account by the first day of each Rental Period. It is the Tenants responsibility to ensure that the payment is set up and made each month as directed.
- 1.8 DEPOSIT £ 650.00 (Six hundred and fifty)
to be held in accordance with the provisions of Clause 7.
- 1.9 ADDITIONAL PERMITTED OCCUPIERS



ASSURED SHORTHOLD TENANCY AGREEMENT

NOTICE TO ALL PROSPECTIVE TENANTS

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'The Rent' means the rent set out in clause 1.7.

'Cleared funds' means cash/card payment/standing order payment.

'The Superior Landlord': Sometimes your landlord may himself have a landlord. This person is the 'Superior Landlord'.

'The Tenant' means the person who is agreeing to take a tenancy of the Property. 'The Tenant' includes all the parties to this agreement named in clause 1.2(2) and clause 1.9 and any persons who become the Tenant later.

'The Guarantor' means the person taking liability for the rent if the Tenant fails to keep up payments.

'the Term' means the term of the tenancy described in clause 1.4 and any extension to this.

'the Inventory and Schedule of Condition' means a detailed list of the condition and cleanliness of the demised property including the contents, fixtures and fittings including the garden (if any). This would have been prepared by either the Landlord, his Agent or by an independent inventory clerk/company.

For further guidance in this agreement:-

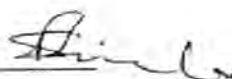
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A reference to any one gender includes all other genders.

A reference to a statute includes a reference to any statutory material amending or replacing it & any subordinate legislation made under it.

Tenant/Guarantor Initials



Should you have any issues with the property or your tenancy you will need to contact you landlord, Mr Steven Dorsey directly.

Steven Dorsey Contact Details

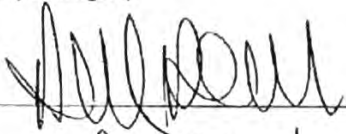
Mobile: 07843 487610

Email: stevedorsey@hotmail.co.uk

SIGNATURES

Signed by the Landlord (or his agent)

SIGNED:



(on behalf of You-Rent Ltd)

PRINT NAME:

Amread

DATE:

10/8/19th

Signed by the TENANT(S)

SIGNED:

PRINT NAME:

SHER BAHADUR LIMBU

DATE:

10/8/2017

DATE OF BIRTH

01-01-1945

Signed by the GUARANTOR

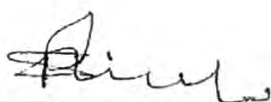
SIGNED:

PRINT NAME:

DATE:

DATE OF BIRTH

Tenant/Guarantor Initials



£650
rent in
advance
+ £650

Assured Shorthold Tenancy Agreement

THIS TENANCY AGREEMENT (the "Agreement") dated this 3th of May, 2018

BETWEEN:

Steve Dorsey Britten Properties

Address: The Old Thatched Cottage Aldermaston Road Pamber Green Hants RG26 3AF

Telephone: 07843 48610

(the "Landlord")

- AND -

Maria Jadwiga Skladanowska and Damian Dawid Skladanowska

Telephone: 07423 421818

(collectively and individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

BACKGROUND:

- A. This is an agreement to create an Assured Shorthold Tenancy as defined in Section 19A of the Housing Act 1988 or any successor legislation as supplemented or amended from time to time and any other applicable and relevant laws and regulations.
- B. The Landlord is the owner of residential property available for rent and is legally entitled to grant this tenancy.

Let Property

- 1. The Landlord agrees to let to the Tenant, and the Tenant agrees to take a tenancy of the flat, known as and forming Studio flat 42 Zinzan Street Reading RG17UQ (the "Property"), for use as residential premises only.
- 2. Subject to the provisions of this Agreement, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
- 3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.

55. Time is of the essence in this Agreement.

56. This Agreement will constitute the entire agreement between the Parties.

57. During the last 30 days of this Agreement, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'To Let' or 'Vacancy' signs on the Property and the Tenant agrees to allow the Landlord or its agents reasonable access to the Property at reasonable times for the purpose of displaying such signs upon the Property.

IN WITNESS WHEREOF Maria Jadwiga Skladanowska and Damian Dawid Skladanowska have duly signed and Steve Dorsey Britten Properties has duly affixed its signature by a duly authorised officer under seal on this 8th of May, 2018.



Witness:

Address OLD THATCHED COTTAGE
ANDERMASTON RD
PANBER GREEN
HANTS.

Witness:

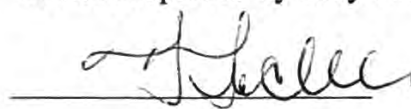
Address



Witness:

Address

Signed for and on behalf of Steve Dorsey
Britten Properties by Sally Tucker.


Sally Tucker

Maria Skladanowska
Maria Jadwiga Skladanowska

Damian Skladanowski
Damian Dawid Skladanowska

The Tenants acknowledge receiving a duplicate copy of this Agreement signed by the Tenants and the Landlord on the 8th day of May, 2018.

Maria Skladanowska

Maria Jadwiga Skladanowska

Damian Skladanowski

Damian Dawid Skladanowska

Appendix D – Council Tax & Housing Benefit

READING COUNCIL TAX 2022/2023



Reading
Borough Council
Working better with you

Your Account Number
64014161

Date:
29 November 2022

Mr Steve Dorsey
Old Thatched Cottage
Aldermaston Road
Pamber Green
Tadley
RG26 3AF

Property subject to Council Tax:

GROUND FLOOR FLAT
42 ZINZAN STREET
READING
RG1 7UQ

000004

Your home has been valued in band A. The Council Tax has increased from last year as follows:

	Percentage change	
Reading Borough Council**	2.0%	£1076.02
Reading BC Adult Social Care charge*	1.0%	£143.79
PCC for Thames Valley	4.3%	£160.85
Royal Berkshire Fire & Rescue Service	7.2%	£49.30
Overall Percentage Increase	3.3%	
Annual Charge for this Financial Year		£1429.96

***The council tax attributable to Reading BC includes a precept to fund adult social care**

Council Tax charge for the period 15.09.2022 to 19.09.2022	£19.59
15.09.2022 TO 19.09.2022	
0.00% discount as Empty Unoccupied and Unfurnished	£0.00
The Empty & Unoccupied discount at Reading Borough Council is 0%.	

Paul
8/12

Council Tax for the period 15 September 2022 to 19 September 2022 **£19.59**

Instalments for 2022/2023 only, are payable as follows:

13.12.2022 £19.59

Ref: 301073128/3965735/croacha

Mr S Dorsey
Lismore House
28B Wilton Road
Reading
RG30 2SS



000100/REABEN

18 August 2014

Dear Mr Dorsey,

HOUSING BENEFIT

MR DENNIS PAUL MILLS of GROUND FLOOR FLAT, 42 ZINZAN STREET READING

I am writing to inform you that your tenant's Housing Benefit will be paid direct to you. This will be on a temporary basis pending our decision on whether this can be done on a permanent basis.

FROM	TO	WEEKLY AMOUNT
01 Aug 2014	01 Apr 2015	£121.15
01 Apr 2015	06 Apr 2015	£121.15

You will receive £535.05 every calendar month.

BACS payments will be paid into the following account:

Account name : SP DORSEY
Sort code / a/c number : **4449 / *****6657

Any shortfall should be collected from your tenant.

It is very important that you check the details given in this letter and tell the Customer Service Team on 0118 937 3707 if you think anything is wrong.

When you receive Housing Benefit for a tenant you must also tell the Customer Service Team about any changes that may affect the amount of benefit payable. Changes you must report straight away include:

1. changes in the rent charged
2. any permanent or temporary absences
3. creation of a new tenancy agreement
4. change of ownership
5. changes to the number of people resident
6. changes of income or employment



9826160710940413809

Your AllPay reference:

READING COUNCIL TAX 2013/2014

Your Account Number
64041380



Reading
Borough Council
Working better with you

Mr Steven Dorsey
C/O You-Rent Limited
Lismore House
28B Wilton Road
Reading
RG30 2SS

Date:
21 May 2014

Account enquiries:
Call 0118 937 3727



000010

Property subject to Council Tax:

FIRST FLOOR FLAT
42 ZINZAN STREET
READING
RG1 7UQ

Your home has been valued in band A. The Council Tax has increased from last year as follows:

	Percentage change	
Reading Borough Council	1.9%	£875.53
PCC for Thames Valley	2.0%	£104.92
Royal Berkshire Fire & Rescue Service	9.0%	£40.44
Overall Percentage Increase	2.2%	
Annual Charge for this Financial Year		£1020.89

Council Tax charge for the period 12.03.2014 to 19.03.2014 £22.38

12.03.2014 to 19.03.2014

5.00% discount as your property is a second home class B -£1.12

*Paid via
direct transfer
from 11116657
28/5/14*

Council Tax for the period 12 March 2014 to 19 March 2014 £21.26

Instalments for 2013/2014 only, are payable as follows:

04.06.2014 £21.26

982616071094911586
Your AllPay reference:

READING COUNCIL TAX 2014/2015

Your Account Number
64491158



Reading
Borough Council
Working better with you

Mr S Dorsey
C/O You-Rent Limited
Lismore House
28B Wilton Road
Reading
RG30 2SS

Date:
23 June 2014

Account enquiries:
Call 0118 937 3727



000148

Property subject to Council Tax:

SECOND FLOOR FLAT
42 ZINZAN STREET
READING
RG1 7UQ

Your home has been valued in band A. The Council Tax has increased from last year as follows:

	Percentage change	
Reading Borough Council	1.9%	£892.17
PCC for Thames Valley	2.0%	£107.01
Royal Berkshire Fire & Rescue Service	0.0%	£40.44
Overall Percentage Increase	1.8%	
Annual Charge for this Financial Year		£1039.62

Council Tax charge for the period 01.04.2014 to 16.05.2014	£131.02
--	---------

The Council Tax Bill issued on the 3 April 2014 for the year 2014/2015 has been amended because:

Your Council Tax liability for this property has ended.

Less Payments Received 01.04.2014 to 16.05.2014	-£105.64
5.00% discount as your property is a second home class B	-£6.55

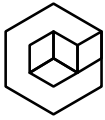
Council Tax for the period 1 April 2014 to 16 May 2014	£18.83
--	--------

Instalments for 2014/2015 only, are payable as follows:

07.07.2014	£18.83
------------	--------

00314975 / 85668 / 00148 / 1 of 1 / 0000000





COLONYARCHITECTS.COM

A collaborative of architects
and designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ

+44 (0)118 380 0328
design@colonyarchitects.com

912b/CLD/ISSUE 01