

Town and Country Planning and Development Consultant

address: 3 The Hazelmeres, Hazel Drive, Walton Chesterfield, S40 3FE

tel: 07869507002

email: theplanningstation@gmail.com

website: www.planningstn.com

skype: theplanningstation

The Planning Station

PS

Planning Statement

28 Benheim Road, Reading, Berkshire, RG1 5NQ

Image by Freepik

Contents

Contents	1
Introduction.....	3
Permitted Development Rights.....	3
Article 4 Direction	3
Evidence.....	3
Conclusion	4

Introduction

1. This Planning Statement supports a Lawful Development Certificate submitted by Mr J Pay [*'the applicant'*] for the existing use of 28 Blenheim Road, Reading, Berkshire, RG1 5NQ [*'the property'*], as a small house in multiple occupation [*'HMO'*] (Use Class C4).

Permitted Development Rights

2. Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [*'the Order'*] allows a permitted change of use between dwellinghouses in Use Class C3(a) and small HMOs in Use Class C4 (up to 6 persons living as a single household) and vice versa.

Article 4 Direction

3. The Council has an Article 4 Direction [*'A4D'*] that removes these permitted development rights in a given area. The property is located in the area to which it applies.
4. That Article 4 Direction came into effect on 16 May 2013, having been made on 16 May 2012.
5. A copy of the A4D is provided in [Appendix 1](#).

Evidence

6. There are grounds to grant a certificate if there is evidence that shows that the Class C4 HMO use of the property commenced before the A4D came into effect and that use has continued to date.
7. Reasonable gaps in C4 use would not have a bearing on the lawfulness of the Class C4 use of the property in this instance. The use would already have planning permission conveyed by the Order. However, it must be shown that the property had not lawfully reverted to a Class C3 use.
8. 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.
9. The law on applications for existing use certificates is clear. It is incumbent on the applicant to prove, on the balance of probabilities, that the building has an existing lawful use as a C4 small house in multiple occupation.

10. The applicant contends that the supporting evidence of his application is sufficiently precise and unambiguous to justify the Council granting a certificate on the balance of probability.
11. In this respect, the applicant has provided assured shorthold tenancies ['ASTs'] in [Appendix 2](#) of this statement that demonstrate the property was used as a Class 4 HMO accommodating four unrelated adults on 16 May 2013 when the Council's A4D came into effect. These ASTs are attached to a Statutory Declaration of the current owner of the property that confirms the sequence of events to be true.
12. At that point in time, the property was in lawful use as a Class C4 HMO, benefitting from the aforementioned permitted development rights for the change from a Class C3 dwellinghouse that had occurred at some time before that. When that change first took place is inconsequential.
13. The first AST is followed by yearly ASTs to date that demonstrate that the property has continued to be used as a Class C4 HMO. At no time has the property reverted to a Class C3 use by virtue of the Order.
14. In Figure 1 below is a tabled summary of those ASTs.

Conclusion

15. The evidence supporting the application demonstrates that the Class C4 HMO use commenced before the Council's A4D came into effect, that the property has been subsequently let only as a Class C4 HMO, and at no time has it reverted to a Class C3 dwellinghouse.
16. The C4 HMO use benefitted from planning permission by virtue of the Order. Any small gaps in tenancies are inconsequential. The applicant is NOT relying on the property being a lawful use by immunity to enforcement action because of the ten-year rule. The lawfulness of the use of the property as a Class C4 HMO was established more than ten years ago.
17. The applicant contends that his evidence is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.
18. It is respectfully requested that the Council grant the certificate without delay.

Start of Tenancy	End of Tenancy	Number of Unrelated Adults
01/07/2012	30/06/2013	4
01/07/2013	30/06/2014	4
01/07/2014	30/06/2015	4
01/07/2015	30/06/2016	3
01/07/2016	30/06/2017	4
01/07/2017	30/06/2018	4
01/07/2018	30/06/2019	4
01/07/2019	30/06/2020	4
01/07/2020	03/06/2021	3
09/10/2021	08/07/2022	3
09/07/2022	08/06/2023	4
01/07/2023	30/06/2024	4
01/07/2024	30/06/2025	4
01/07/2025	30/06/2026	4

Figure 1. Summary Table of ASTs from 2012 to date

Town and Country Planning and Development Consultant

address: 3 The Hazelmeres, Hazel Drive, Walton Chesterfield, S40 3FE

tel: 07869507002

email: theplanningstation@gmail.com

website: www.planningstn.com

skype: theplanningstation

The Planning Station

PS

Planning Statement

Appendix 1

The Article 4 Direction

Image by Freepik

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995 (AS AMENDED)**

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

WHEREAS Reading Borough Council being the appropriate local planning authority within the meaning of article 4(4) of the General Permitted Development Order, are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on the land shown edged black on the attached plan, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended,

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below:

SCHEDULE

Change of use from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C4 (houses in multiple occupation), being development comprised within Class I of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and not being development comprised within any other Class.

Made under the Common Seal of
Reading Borough Council

this 16th day of May 2012

The Common Seal of the Council was affixed to this Direction in the
presence of

Authorised Signatory

MINUTE	<i>Colin...</i> 2/3/12 Min. 170
ORIGINATOR	LG
SEAL NO	156/12
CHECKED	<i>DSC</i>

Confirmed under the Common Seal of
Reading Borough Council



this eight day of October 2012

The Common Seal of the Council was affixed to this Direction in the

presence of lphiter

AUTHORISED SIGNATORY

MINUTE	CABINET 1/10/12 MIN. 55
ORIGINATOR	LG
SEAL NO	343/12
CHECKED	PL

Area for Article 4 Direction relating to Houses in Multiple Occupation



Aerious Limited
Unit 5, River Court
Albert Drive
Sheerwater, Woking GU21 5RD

© Crown copyright. All rights reserved
www 5L 2000

Details
Plotting in Mapinfo made easier

Drawn By Planning	Scale 1:12000	Date 16/06/2012
----------------------	------------------	--------------------

File / Pathname / Project / Drawing No.

Rev
No.

www.easypilot.com

lpk
08/10/12

Town and Country Planning and Development Consultant

address: 3 The Hazelmeres, Hazel Drive, Walton Chesterfield, S40 3FE

tel: 07869507002

email: theplanningstation@gmail.com

website: www.planningstn.com

skype: theplanningstation

The Planning Station

PS

Planning Statement

Appendix 2

Statutory Declaration & Assured Shorthold Tenancies

Image by Freepik

Statutory Declaration

I, Gemma Hogan, of the address Blackpole, Nordan, Leominster, Herefordshire,

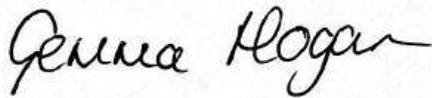
HR6 0AW

DO SOLEMNLY AND SINCERELY declare as follows:

1. On, 31st August 2005 I purchased 28 Blenheim Road, Reading, Berkshire, RG1 5NQ (H.M. Land Registry Title Number BK244086 ['the property']).
2. From 2006 I let the property as a small house in multiple occupation ['HMO'] Use Class C4, as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended).
3. That is, it was let as a small house occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
4. At the time of the Council's Article 4 Direction coming into effect on 16 May 2013, the property was let to four unrelated adults as a Class C4 HMO. It has continued to be let as a Class C4 HMO to date. At no time in this period did the property revert to Class C3 dwellinghouse use.
5. Copies of the Assured Shorthold Tenancies ['ASTs'] covering this period are attached to this declaration.

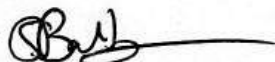
And I make this solemn declaration conscientiously believing the same to be true by virtue of the provisions of the Statutory Declarations Act 1835.

Declared by the said



Gemma Hogan

On this day, 24th July 2025

Before me 

Solicitor/Commissioner of Oaths

STEPHANIE BARNON, LEONARD CARRER LLP
28 SOUTH STREET
LEOMINSTER
HR6 8JB

DATED- 18/06/12 2012

Gemma Hogan

and

* Oluigi 21Kpai, PhD (Law)
* YUSUF ABDUSAMZED OLABISI *

Simon Soname, PhD student

* DAVID OKECHUKWU ENIBE*

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

ASSURED SHORTHOLD TENANCY AGREEMENT

Landlord: Gemma Hogan
44 Tamar Road
Chivenor
Barnstaple
Devon

Tenants: Simon Soname
Oluju UKpai
Yusuf Abdusakeed Olabisi
David Okechukwu Enibe

Premises: **Description:** House
Address: 28 Blenheim Road
Reading RG1 5NG

Term: A term certain of 12 months from the
Commencement Date hereinafter specified

Commencement Date: The 1st day of July 2012

Rental Period: Calendar Month

Rent: One thousand and one hundred pounds - £1100 by
Standing Order or Internet Transfer for each Rental
Period payable in advance on the first day of
each such Rental Period

Deposit: One thousand and one hundred pound by cheque
together with signed contract

IT IS HEREBY AGREED between the parties hereto as follows:-

1. The Landlord lets and the Tenant takes the Premises for the Term and at the Rent specified above.
2. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out below.

3. The tenant shall pay to the Landlord on the signing of this Agreement the amount of the Deposit specified above for the first payment of Rent
4. This tenancy does include the use of the Landlord's furniture and effects

GENERAL TENANCY CONDITIONS

1 Tenant's Obligations

The tenant will:

- 1.1 Pay the Rent to the Landlord at the times and in the manner specified herein and will pay interest at the rate of 12% per annum or 4% above the base lending rate of Barclays Bank Plc for the time being whichever shall be the greater on any rent in arrears for more than seven days calculated from the date upon which such rent was due to be paid until the date upon which it is actually paid
- 1.2 To procure his / her registration on the Council Tax Register with the relevant Local Authority as soon as is reasonably possible and to supply to the Landlord sufficient evidence of such registration
- 1.3 Pay for all gas and electricity consumed on or supplied to the Premises during the Term and for all the charges made for the use of the telephone (if any) on the Premises during the Term (including the standing charges therefore) and will pay all water rates in respect of the Premises (or if the supply is metered all charges made for the use of the water) and will pay the whole of any council tax or similar tax charged or levied in substitution therefore during the Term at the times prescribed by or under statute
- 1.4 To comply with all regulations and requirements of the supply boards for gas and electricity and not to make any alterations to or in connection with or otherwise affecting the electric wires for the supply of lighting, heating or power to the Premises

- 1.5 Keep the interior of the Premises during the Term in as good and clean state of repair, condition and decoration as the Premises are at the commencement of the Term and make good all damage and breakages to the Premises which may occur during the Term (fair wear and tear and damage by accidental fire excepted)
- 1.6 Not damage or injure the Premises or make any alteration or addition (whether structural or non-structural internal or external) to the Premises
- 1.7 To keep clean, open and free from obstruction all baths, sinks, lavatories, cisterns and waste and other pipes used exclusively in connection with the Premises and to be responsible for all the damage occasioned to the Premises or to the Building through any breach of this sub-clause
- 1.8 Permit the Landlord and the Landlord's agent or employees to enter the Premises at all reasonable times upon twenty-four hours notice (except in case of emergency) to inspect the same and the Landlord's furniture and effects therein and to carry out any works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary and if the Tenant shall not within fourteen days after the service of such notice commence and proceed diligently with the execution of such repair works or redecoration then to permit the Landlord to enter upon the Premises and execute such repairs works and redecoration and the cost thereof shall be a debt due from the Tenant to the Landlord and shall be forthwith recoverable by action
- 1.9 Not to cause or permit any flooding in the Premises or the escape of water into any other part of the Building/and in particular but without prejudice to the generality of this sub-clause or of any other clause in this agreement, not to leave unattended whilst in operation any washing machine or dishwasher notwithstanding the fact that the same may be operated automatically
- 1.10 Keep the drain, gutters and pipes of the Premises clear, the garden in a neat and tidy condition and free from weeds and the parking space in a clean and tidy condition

- 1.11 Clean the windows of the Premises, both inside and out at least once a month and replace all broken glass
- 1.12 Not assign, underlet or part with possession of the whole or any part of the Premises
- 1.13 Not take in any lodger or paying guest, not to share occupation with any person (without the consent of the Landlords)
- 1.14 Not use the Premises or permit the same to be used for any illegal or immoral purpose or for any purpose whatsoever other than as a single private dwelling house, nor carry on or permit to be carried on upon the premises any trade business or profession whatsoever, nor do or permit to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance, disturbance or inconvenience to the Landlords or the tenants or occupiers of any neighbouring Premises or which may invalidate any insurance of the Premises or increase the premium for such insurance and to pay the Landlord all sums by way of increased premium and all expenses incurred by the Landlord in or about any renewal of any such policy rendered necessary by a breach of this Agreement all such payments to be added to the Rent and to be recoverable as Rent
- 1.15 Not fix or permit to be fixed to the exterior or windows of the Premises a notice board, notice, sign, advertisement or poster
- 1.16 Not keep or permit to be kept in the Premises any cat, dog or other pet, not without the prior written consent of the Landlord to keep or permit to be kept in the Premises any cat dog or other pet and such consent if granted shall be revocable at the Landlord's absolute discretion in the event of any animal causing damage to any of the Landlord's furniture and effects or a nuisance, annoyance, disturbance or inconvenience to the Landlord or the tenants or occupiers of any neighbouring premises
- 1.17 To pay all expenses including solicitors' costs and surveyors' fees incurred by the Landlord incidental to the preparation and service of a notice under Section 146 or 147 of the Law of Property Act 1925 notwithstanding that

forfeiture of the tenancy is avoided otherwise than by relief granted by the Court

1.18 To permit the Landlord during the last three months immediately preceding the determination of the Tenancy to affix and retain without interference on any part of the Premises a notice for re-letting the same and during the said three months to permit all persons having written authority from the Landlord or the Landlord's agents to enter and view the Premises and every part thereof at any reasonable hour in the daytime

1.19 In the event of the Tenant being away from the Premises for more than seven days during the winter months to take all necessary precautions for the prevention of frost damage to the Premises for three hours twice daily and to take all other reasonable steps to prevent the freezing of the water system and to be responsible for the cost of any repairs necessitated by the Tenant's failure to comply with this obligation

1.20 Deliver up the Premises to the Landlord at the end of the tenancy in the same good and clean state of repair condition and decoration as they were in at the commencement of the Term (fair wear and tear and damage by accidental fire excepted)

2 The letting includes the use of the Landlord's furniture and effects specified in the inventory annexed hereto and the Tenant will:

2.1 Not damage or remove any of the furniture and effects from the Premises

2.2 Make good all damage and breakages to the furniture and effects which may occur during the Term

2.3 Leave the furniture and effects at the end of the tenancy in the same position as they were in at the commencement of the Term

2.4 At the termination of the tenancy for whatever reason clean or pay for the cleaning of all carpets, curtains, linen, cooker and furniture included in the letting.

3 Landlord's Obligations

The Landlord agrees with the Tenant that the Tenant paying the rent and performing the obligations on the part of the Tenant herein contained may quietly possess and enjoy the Premises during the tenancy without any unlawful interruption from the Landlord or any person claiming under or in trust for the Landlord

4 Forfeiture

It is hereby agreed and declared that if the Rent or any part thereof shall be in arrears for fourteen days and after the same shall have become due whether legally demanded or not or if there shall be a breach of any of the obligations on the part of the Tenant herein contained the Landlord may re-enter the Premises or any part thereof in the name of the whole and immediately thereupon this tenancy shall absolutely determine without prejudice to any other rights or remedies of the Landlord

5 Miscellaneous

5.1 If the Premises comprise part only of a building the letting shall include the use (in common with others) of the accessways to and from the Premises inside the building

5.2 The expression "the Premises" in this Agreement includes the Landlord's fixtures and fittings therein

5.3 The Deposit (one months' rent) shall be retained by the Landlord as security for the performance of the Tenant's obligations hereunder and shall be repayable to the Tenant only after the end of the tenancy and then without interest and after deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of any of the obligations on the part of the Tenant herein contained and if these exceed the

Deposit the Tenant agrees to pay the difference to the Landlord within seven days of the demand

5.4 Where there are two or more persons included in the expression "the Tenant" then their obligations to the Landlord shall be joint and several

5.5 Words importing the masculine gender only shall include the feminine or neuter gender (as the case may be) and vice versa

5.6 Words importing the singular number only shall include the plural number and vice versa

5.7 The Landlord's address for service of notices (including notices in proceedings) is for the purpose of Section 48(1) of the Landlord and Tenant Act 1987 as follows:

~~Coach House, Kennel Avenue, Ascot, Berkshire, SL5 7PB~~
44 Tamar Road, Chivenor, Devon EX31 4BQ

5.8 The Landlord may bring the tenancy to an end at any time before the expiry of the Term by giving to the Tenant not less than two months' written notice stating that the Landlord requires possession of the Premises

DATE - 18th June 2012

DULY SIGNED by the Landlord

Gemma Hogan *Gemma Hogan*

DULY SIGNED by the Tenants

[Signature]
[Signature]
[Signature]
[Signature]

1

ASSURED SHORTHOLD TENANCY AGREEMENT

DATED- 13/2/ 2013

Gemma Hogan

and

OMER LINENBERG;

Charlotte Hood

Ellie Brady

WILL ATTARD

ASSURED SHORTHOLD
TENANCY AGREEMENT

ASSURED SHORTHOLD TENANCY AGREEMENT

Landlord:

**Gemma Hogan
16 Newbury Street
Kintbury
Hungerford
RG17 9UU**

Tenants:

Premises:

Description: House

**Address: 28 Blenheim Road
Reading RG1 5NQ**

Term:

**A term certain of 12 months from the
Commencement Date hereinafter specified**

Commencement Date:

The 1st day of July 2013

Rental Period:

Calendar Month

**Rent: One thousand and one hundred and forty pounds -
£1140 by Standing Order or Internet Transfer for each
Rental Period payable in advance on the first day of each
such Rental Period**

Deposit:

**One thousand and one hundred and forty pounds by
cheque or internet transfer together with signed contract**

IT IS HEREBY AGREED between the parties hereto as follows:-

1. The Landlord lets and the Tenant takes the Premises for the Term and at the Rent specified above.
2. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out below.

DATE - 13 / 2 / 2013

DULY SIGNED by the Landlord

Gemma Hogan Gemma Hogan

DULY SIGNED by the Tenants

..... OMER LINENBERG

..... CHARLOTTE HOOD

..... ELLIE BRADY

..... WILL ATTARD

DATED 13th December 2013

Gemma Hogan

and

Omer Linenberg

Will Attard

Eleanor Brady

~~Charlotte Hood~~

Harvey Connolly

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

ASSURED SHORTHOLD TENANCY AGREEMENT

Landlord:

Gemma Hogan
16 Newbury Street
Kintbury
Hungerford
RG17 9UU

Tenants:

Omer Linenberg
Will Attard
Eleanor Brady
~~Charlotte Hood~~

Harvey Connolly.

Premises:

Description: House

Address: 28 Blenheim Road
Reading RG1 5NQ

Term:

A term certain of 12 months from the
Commencement Date hereinafter specified

Commencement Date:

The 1st day of July 2014

Rental Period:

Calendar Month

Rent: One thousand and one hundred and forty pounds -
£1140 by Standing Order or Internet Transfer for each
Rental Period payable in advance on the first day of each
such Rental Period

Deposit:

One thousand and one hundred and forty pounds by
cheque or internet transfer together with signed contract

IT IS HEREBY AGREED between the parties hereto as follows:-

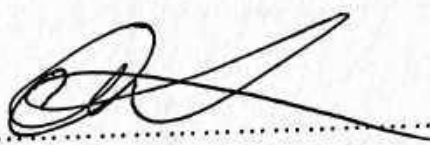
1. The Landlord lets and the Tenant takes the Premises for the Term and at the Rent specified above.
2. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out below.

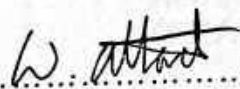
DATE - 20th January 2014

DULY SIGNED by the Landlord

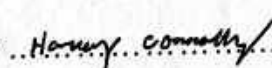
Gemma Hogan

DULY SIGNED by the Tenants

Omer Linenberg 

Will Attard 

Eleanor Brady 

Harvey Connolly 

DATED - 6th May 2015

Gemma Hogan

and

Eleanor Brady
Harvey Connolly

~~Ellie Gladwin~~

Jesse Coxey

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

ASSURED SHORTHOLD TENANCY AGREEMENT

Landlord:

Gemma Hogan
16 Newbury Street
Kintbury
Hungerford
Berkshire
RG17 9UU

Tenants:

Eleanor Brady
Harvey Connolly
~~Ellie Gladwin~~

Jesse Coxey

Premises:

Description: House
Address: 28 Blenheim Road
Reading RG1 5NQ

Term:

A term certain of 12 months from the
Commencement Date hereinafter specified

Commencement Date:

The 1st day of July 2015

Rental Period:

Calendar Month

Rent: One thousand and two hundred pounds - £1200 by
Standing Order or Internet Transfer for each Rental
Period payable in advance on the first day of each such
Rental Period

Deposit:

One thousand and two hundred pounds by cheque or
internet transfer together with signed contract

IT IS HEREBY AGREED between the parties hereto as follows:-

The Landlord lets and the Tenant takes the Premises for the Term and at the Rent specified above

This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out below

Words importing the singular number only shall include the plural number and vice versa

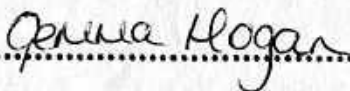
The Landlord's address for service of notices (including notices in proceedings) is for the purpose of Section 48(1) of the Landlord and Tenant Act 1987 as follows:

16 Newbury Street, Kintbury, Hungerford, Berkshire, RG17 9UU

The Landlord may bring the tenancy to an end at any time before the expiry of the Term by giving to the Tenant not less than two months' written notice stating that the Landlord requires possession of the Premises

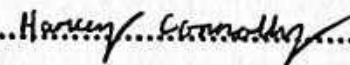
DATE – 6th May 2015

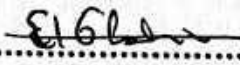
DULY SIGNED by the Landlord

Gemma Hogan 

DULY SIGNED by the Tenants

Eleanor Brady 

Harvey Connolly 

~~Ellie Gladwin~~ 

Jesse Coxe  01/10/15

GENERAL TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation that are **not** included in the provisions of the Housing Act 1988 as amended by the 1996 Act. The type of tenancy created will depend on the intents of the parties and the surrounding circumstances. This could be used for company lettings, resident landlords or tenancies with an annual rent exceeding £100,000.
2. This is a legal document and should not be used without adequate knowledge of the law of landlord and tenant. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
3. This form should not be used for granting tenancies to existing tenants holding tenancies under the Rent Act 1977 or Housing Act 1980 (regulated tenancies), or other tenancies which were granted before 15th January 1989.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. The Protection from Eviction Act 1977 excludes tenancies where there is a resident landlord and in this situation the landlord is not required to obtain a court order to gain possession.
7. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
8. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement please refer to the
'Letting Information Point' on our website. Website address: www.letlink.co.uk



(4.2) 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

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent, not to be unreasonably withheld. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

5. Repairs

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted and to keep the Property reasonably aired and warmed

(5.3) To immediately pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens (if any) driveways, pathways, lawns, hedges, rockeries and ponds in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his Agent to be met by the Tenant

(5.8) To notify the Landlord or his Agent promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) 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 brown or sooty build up on any gas appliance should be reported immediately to the Landlord or Agent

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof to send to the Landlord or his Agent 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 forms part) given made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) To pay for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

(6.3) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his Agent, and to allow him access to the Property in order to secure it where necessary

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they shall be in at the commencement of the tenancy

(7.2) 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

(7.3) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned

(7.4) In the event that the Tenant seeks to terminate prior to the end of the agreement, it will be entirely at the Landlord's discretion. Should an agreement to terminate be mutually agreed the Tenant will attract an Administration Fee of £250.00

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Subject to the provisions of the Protection from Eviction Act 1977 the Landlord may end this tenancy and re-enter the Property if:

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due, whether or not the Rent has been formally demanded; or
- (b) the Tenant does not comply with the obligations set out in this Agreement
- (c) the Landlord was induced to grant the tenancy by a false statement

This termination clause operates subject to the proviso that the Landlord must obtain a court order before re-entering the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property unless the Landlord is a resident Landlord (see General Note 6)

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:

Form A01 LC12015

© The Letting Centre 2015

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) Before the Landlord can end this tenancy, he shall serve notice(s) on the Tenant. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

(12.2) Whilst the Landlord or his Agent shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord or his Agent will not divulge personal contact details to any third party organisation for marketing purposes without prior approval

The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (*attach a separate sheet if necessary*)

The landlord agrees to redecorate the first floor of the property throughout.

The landlord agrees to replace the single bed in the first floor middle bedroom, with a four foot bed.

The landlord agrees to remove/replace the arm chair in the lounge.

The landlord will change the bed in the first floor back bedroom to a four foot bed, upon request.

SIGNED by the LANDLORD(S) :-
(or the Landlord's Agent)

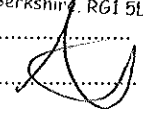


In the presence of :-

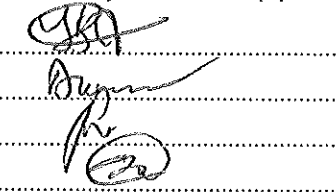
Name Michael Adam

Address The Flatman Partnership LLP
2a-2c, Donnington Gardens,
Reading, Berkshire, RG1 5LY

Occupation

Witness Signature 

SIGNED by the TENANT(S) :-

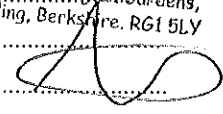


In the presence of :-

Name Michael Adam

Address The Flatman Partnership LLP
2a-2c, Donnington Gardens,
Reading, Berkshire, RG1 5LY

Occupation

Witness Signature 

**N.B. Any counterpart tenancy agreement should be signed and dated by all tenants*

The tenant shall pay to the landlord at the beginning of the Agreement the amount of the Deposit specified above to the person or firm

DATED - 13th March 2017

The witness shall sign the copy of the Landlord's signature and address

LANDLORD'S SIGNATURE

Gemma Hogan

Tenant's Signature

and

The tenant will:

**Daniel Lander
Simeon Adejumo
Yovani Umavassee
Samith Silva**

Pay the Rent to be landlord at the times specified herein and will pay interest at the rate of 2% per annum or 1% above the base lending rate of Barclays Bank plc for the time being

and shall be responsible to the landlord for the payment of the Rent and interest

to procure the relevant registration to the Council Tax Register with the relevant Local Authority as soon as is reasonably practicable and to comply to the landlord's sufficient evidence of such registration

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

Not for all the tenancy is an assured shorthold tenancy during the Term and for all the duration of the term the tenant shall pay the Rent during the Term including the standing charges and shall pay a deposit to the landlord for the term of the tenancy in full and shall be responsible for the use of the property and shall pay the rate of the council tax and shall be responsible for the payment of the rent and interest and shall be responsible for the payment of the rent and interest and shall be responsible for the payment of the rent and interest

The tenant shall be responsible for the payment of the rent and interest and shall be responsible for the payment of the rent and interest and shall be responsible for the payment of the rent and interest and shall be responsible for the payment of the rent and interest

DATE – 13th March 2017

DULY SIGNED by the Landlord

Gemma Hogan *Gemma Hogan*

DULY SIGNED by the Tenants

Daniel Lander *DL*

Yovani Umavassee *YU*

Samith Silva *S.L.A. Silva*

Simeon Adejumo *SA*

ASSURED SHORTHOLD TENANCY AGREEMENT

Landlord: Gemma Hogan
18 Englemere Road
Bracknell
Berkshire
RG42 1TJ

Tenants: Daniel Lander
Simeon Adejumo
Yovani Umavasse
Samith Silva

Premises: Description: House
Address: 28 Blenheim Road
Reading RG1 5NQ

Term: A term certain of 12 months from the
Commencement Date hereinafter specified

Commencement Date: The 1st day of July 2017

Rental Period: Calendar Month

Rent: One thousand and three hundred and fifty pounds - £1350 by
Standing Order or Internet Transfer for each Rental
Period payable in advance on the first day of each such
Rental Period

Deposit: One thousand and three hundred and fifty pounds by cheque or
internet transfer together with signed contract

IT IS HERBY AGREED between the parties hereto as follows:

The Landlord lets and the Tenant takes the premises for the Term and at the Rent specified above

This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out below

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement please refer to the 'Letting Information Point' on our website. Website address:
www.letlink.co.uk



© The Letting Centre 2007, Form A03-TDS

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 Acts

Date 28 February 2018

Landlord(s) Gemma Hogan of 2 Rushton Farm Cottages, Warren House Road, Wokingham, Berkshire, RG40 5RG

Landlord's Agent The Flatman Partnership, 2a Donnington Gardens, Reading, RG1 5LY

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

Tenant(s) Amy Meadmore, Chloe Windsor, Alex Gyetvai, Reece Adams-Stone

Property The dwelling known as 28 Blenheim Road, Reading, RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of **twelve months** commencing on **01 July 2018**

Rent £1560.00 per calendar month

Payment in advance by equal payments on the 1st of each month

Deposit A deposit of £2160.00 is payable on signing this Agreement. It is protected by the following scheme

mydeposits.co.uk [website address]: **www.mydeposits.co.uk**

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. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed by the appropriate deposit scheme, details of which are contained in the scheme's deposit information leaflet and website.

The Tenant agrees with the Landlord:

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord's Agent

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric and telephone (if any) relating to the Property, where they are incurred during the period of the agreement, 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. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord or Agent his reasonable expenses

4. Use of the Property

(4.1) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property except that during the fixed term of the tenancy the Tenant may assign or sublet with the Landlord's express consent which will not be unreasonably withheld. Such consent, as a variation of the tenancy agreement, to be agreed in writing

(4.2) 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

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage, or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Not to smoke, or allow others to smoke, any substance including, but not limited to, tobacco products in the property.

(4.8) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the restrictions in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

5. Repairs

(5.1) Not to damage the Property and Contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy

(5.5) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat, tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent damage by frost

(5.11) 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 brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or Agent

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) To pay the Landlord fully for any reasonable costs or damage suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

(6.3) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the

Landlord's Agent at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Tenant is deemed to have surrendered the Tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his agent, and to allow him access to the property in order to secure it where necessary

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy

(7.2) 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

(7.3) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned

(7.4) To inform the Landlord/Agent in writing at least 2 months prior to the end of the tenancy of their intentions to either vacate the property or renew the tenancy agreement. Notice must be served on or before the rent due date.

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement

(8.2) 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

9. Subject to the condition that the Landlord must obtain a court order for possession of the Property before re-entering the premises; if the Tenant does not:

(a) pay the rent (or any part of it) within 14 days of the date on which it is due; or

(b) comply with the obligations set out in the agreement,

then the landlord may re-enter the Property and end the Tenancy.

This right must be exercised in the correct way through the Courts and only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) 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 or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

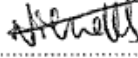
13. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE *(attach a separate sheet if necessary)*

Special conditions: **see below**

The tenants agree that any work or cleaning needed, as a result of the previous tenancy, will be completed at the beginning of this tenancy. The landlord will complete the work as quickly as practically possible. The tenants accept the condition of the property and no compensation will be paid to the tenants for the condition of the property at the beginning of the tenancy.

SIGNED by the LANDLORD(S) :-
(or the Landlord's Agent)


.....

In the presence of :-

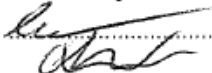
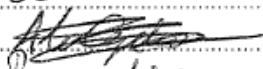
Name T. Flatman

Address The Flatman Partnership LLP
2a-2c, Donnington Gardens,
..... Reading, Berkshire, RG1 5LY

Occupation APK

Witness Signature T. Flatman

SIGNED by the TENANT(S) :-


.....

.....
Rec'd L3

In the presence of :-

Name T. Flatman

Address The Flatman Partnership LLP
2a-2c, Donnington Gardens,
..... Reading, Berkshire, RG1 5LY

Occupation APK

Witness Signature T. Flatman

FIRST SCHEDULE (Special Conditions under TDS Deposit Protection Scheme)

The tenancy deposit

The Deposit of £2160.00 is paid by the Tenant to the Landlord/Agent

The Deposit is held by:

The Landlord as Stakeholder. The Landlord is a member of the Tenancy Deposit Scheme.

Any interest earned will belong to the Landlord.

The Deposit has been taken for the following purposes:

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.

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.

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.

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.

Protection of the deposit

The Deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

mydeposits.co.uk Ground Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire, EN5 1NZ

Telephone: 0844 980 0290 Fax: 08456 343 403

Email: customerservices@mydeposits.co.uk

At the end of the tenancy

(i) The Agent must tell the Tenant within 10* working days of the end of the tenancy if they propose to make any deductions from the Deposit

(ii) If there is no dispute the 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.

(iii) 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 20 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.

(iv) If, after 10 working days* following notification of a dispute to the 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 v below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication.

(v) The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by the clauses above.

** These time scales can be changed by agreement with the Tenant in individual cases or by the contract used as standard by the Agent.*



DATED 7th January 2019

Gemma Hogan
Warren House Road
Wokingham
Berkshire
RG40 0NG

Landlord:

Gemma Hogan

Amy Meadmore
Tom Holmes
Rachel Cheyne
Seren Dixon

Tenant:

and

**Amy Meadmore
Tom Holmes
Rachel Cheyne
Seren Dixon**

Description: House
Address: 38 Elmfield Road
Wokingham RG40 0NG

Property:

The 1st day of July 2019

Commencement Date:

Seren Dixon

Term:

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

Rental Period: 12 months from the date of commencement of the tenancy. The rent for each Rental Period shall be £1250.00 per month and eighty pounds - £1280.00 by the 1st day of each month.

Deposit:

Two thousand and three hundred and sixty-eight pounds by

IT IS HEREBY AGREED between the parties hereto as follows:
1. The Landlord and the Tenant agree that the Tenant shall be responsible for the payment of the rent specified above.
2. This tenancy is subject to and the Tenant agrees to be bound by the Assured Shorthold Tenancy Conditions set out below.

ASSURED SHORTHOLD TENANCY AGREEMENT

Landlord:

**Gemma Hogan
2 Rushton Farm Cottages
Warren House Road
Wokingham
Berkshire
RG40 5RG**

Tenants:

**Amy Meadmore
Tom Holmes
Rachel Cheyne
Seren Dixon**

Premises:

**Description: House
Address: 28 Blenheim Road
Reading RG1 5NQ**

Term:

**A term certain of 12 months from the
Commencement Date hereinafter specified**

Commencement Date:

The 1st day of July 2019

Rental Period:

Calendar Month

**Rent: One thousand and five hundred and eighty pounds - £1580 by
Standing Order or Internet Bank Transfer for each Rental Period
payable in advance on the first day of each such Rental Period**

Deposit:

**Two thousand and three hundred and sixty-eight pounds by
internet bank transfer together with signed contract**

IT IS HEREBY AGREED between the parties hereto as follows:-

1. The Landlord lets and the Tenant takes the Premises for the Term and at the Rent specified above
2. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out below

DATE – 7th January 2019

DULY SIGNED by the Landlord

Gemma Hogan *Gemma Hogan*

DULY SIGNED by the Tenants

Amy Meadmore *Amy*

Tom Holmes *Tom Holmes*

Rachel Cheyne *R Cheyne*

Seren Dixon *S. Dixon*

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

- 1 This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy, within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
- 2 Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
- 3 This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
- 4 Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
- 5 Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
- 6 This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
- 7 If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
- 8 Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website

www.letlink.co.uk



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 Acts

Date 19 June 2020

Landlord(s) Gemma Hogan

Landlord's Address

2 Rushton Farm Cottages
Warren House Road
Wokingham
Berkshire
RG40 5RG

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

Tenant(s) Chloe Barbeary, Andrea Patsalos, Lauren Brown

Tenant(s) Email (see clause 12.4)

chloebarbeary28@gmail.com; apatsalos@tomail.com; laurenbrown234@gmail.com

Maximum Number of Permitted Occupiers 3

(insert the maximum number of all occupiers including tenants – see clause 4.8)

Property The dwelling known as 28 Blenheim Road Reading RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of twelve months commencing on 01 July 2020

Rent £1350.00 Monthly

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal Monthly payments on the 1st of each month

Deposit A deposit of £1557.00 is payable on signing this Agreement. It is protected by the following scheme

My Deposits mydeposits.co.uk

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

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- Any damage, or compensation for damage, to the premises 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

Form A02 LC22018

- 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 premises, its fixtures and fittings
- 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
- 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

2.2 Inventory. Where the Landlord has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, 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 due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord, and the Landlord is subsequently granted an order for possession by a court

(3.5) The Tenant is not entitled to compensation and must pay the full rent unless the Property is without heating, lighting or hot water. In addition, compensation or a rent refund will only be paid if it is deemed the Landlord has not acted promptly to resolve having no heating, lighting or hot water.

(3.6) The Tenant is responsible for ensuring that they look after any/all keys and/or security devices for the property throughout the tenancy. If they fail to do so, the Tenant is responsible for covering the reasonable costs of replacement.

(3.7) For any variation, assignment or novation of the tenancy as a result of the Tenant's request, the Tenant is liable to pay a £50 fee (inclusive of VAT)

(3.8) In the event that the Tenant seeks to terminate prior to the end of the Agreement, it will be entirely at the Landlord's discretion. Should a termination be mutually agreed, the Tenant will attract an Administration Fee of £300 (inclusive of VAT). The Tenant also agrees to pay for any re-letting costs or commission incurred by the Landlord if the Tenant vacates the Property early.

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees that they will be charged for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) The Tenant will be charged for the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) 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 brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths. The Tenant is liable for the cost to unblock any drains, pipes, sinks or baths where the blockage has been caused by the misuse of the Tenant. In the event of a blockage caused by the Tenant's misuse, the Tenant should instruct a contractor to attend to the blockage.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin. This to include the regular moving and inspection of large items of furniture including sofas and beds to ensure that they remain free of infestation. In the event of the Tenant's failure to do so the Tenant will be charged for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage

(5.17) To take reasonable steps to adequately heat and ventilate the Property throughout the tenancy to avoid condensation, mould and mildew. Where any of these occur, to take care promptly and regularly wipe down and clean the affected surfaces

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) The Tenant will be charged for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) The Tenant is liable for any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfil the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the Tenant's act or default

(6.8) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) 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

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in securing the Property against re-entry where keys are not returned

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord or his Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, the Tenant agrees to return the Property to the same standard of professional clean as it was at the start of the tenancy

(7.9) The Agent/Member should inform the Tenant as soon as is practicable at the end of the tenancy if they propose to make any deductions from the Deposit

(7.10) If there is no dispute the Deposit will be allocated according to the deductions agreed. If an agreement cannot be reached, any of the parties can refer the matter to for adjudication

(7.11) Where there are multiple tenants, each Tenant agrees with the other(s) that any one of them may consent on behalf of all tenants to use alternative dispute resolution through a tenancy deposit protection scheme to deal with any dispute about the Deposit at the end of the tenancy

(7.12) If the Tenant does not wish to remain in the Property after the end of the fixed term then at least two month's prior notice to quit should be given in writing to the Landlord or Agent

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord; however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9 Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due, or
- (b) the Tenant does not comply with the obligations set out in this Agreement, or
- (c) the Landlord was induced to grant the tenancy by a false statement, or
- (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) 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 or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below)

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation.

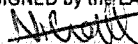
(12.6) If this Tenancy is extended, continued or run on as a Periodic Tenancy then the Rent will increase each year from the Rent Due Date more than 364 days after the commencement of the Term, by the amount stated as the annual increase in the Index of Retail Prices (All Items) as quoted for the month two months prior to the month of the renewal but not less than 3% nor more than 8%.

13. **Special Conditions.** The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto.

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

SIGNED by the LANDLORD(S) :-

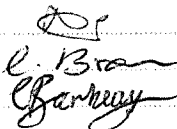


In the presence of :-

Name T. Hickman
Address The Flatman Partnership
2a-2c, Donnington Gardens,
Reading, Berkshire, RG1 5LY

Occupation Agent
Witness Signature T. Hickman

SIGNED by the TENANT(S) :-



In the presence of :-

Name Cleo Saphiris
Address 26 Chesterfield Flats
Bells Hill, Banet, EN52RD

Occupation Legal Secretary
Witness Signature C. Saphiris

N.B. The tenancy agreement should be signed by all tenants

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website:

www.letlink.co.uk



hk
Gy Br

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 Acts

Date 24 September 2021

Landlord(s) GEMMA HOGAN

Landlord's Address

2 Rushton Farm Cottages

Warren House Road

Wokingham

Berkshire

RG40 5RG

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

Tenant(s) Emily Jones, Hannah Roberts, Bryony Rowe

Tenant(s) Email (see clause 12.4)

emilykjones97@gmail.com

Maximum Number of Permitted Occupiers 3

(insert the maximum number of all occupiers including tenants – see clause 4.8)

Property The dwelling known as 28 Blenheim Road Reading RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of **nine months** commencing on **09 October 2021**

Rent £1400.00 Monthly

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal **Monthly** payments on the **9th of each month**

Deposit A deposit of £1616.00 is payable on signing this Agreement. It is protected by the following scheme

The Dispute Service www.tenancydepositscheme.com

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

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- Any damage, or compensation for damage, to the premises 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

Form A02 LC22018

© The Letting Centre 2018

Page: 2 of 7

HR
Gr

- 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 premises, its fixtures and fittings
- 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
- 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

2.2 Inventory. Where the Landlord has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, 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 due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord, and the Landlord is subsequently granted an order for possession by a court

(3.5) The Tenant is not entitled to compensation and must pay the full rent unless the Property is without heating, lighting or hot water. In addition, compensation or a rent refund will only be paid if it is deemed the Landlord has not acted promptly to resolve having no heating, lighting or hot water.

(3.6) The Tenant is responsible for ensuring that they look after any/all keys and/or security devices for the property throughout the tenancy. If they fail to do so, the Tenant is responsible for covering the reasonable costs of replacement.

(3.7) For any variation, assignment or novation of the tenancy as a result of the Tenant's request, the Tenant is liable to pay a £50 fee (inclusive of VAT)

(3.8) In the event that the Tenant seeks to terminate prior to the end of the Agreement, it will be entirely at the Landlord's discretion. Should a termination be mutually agreed, the Tenant will attract an Administration Fee of £300 (inclusive of VAT). The Tenant also agrees to pay for any re-letting costs or commission incurred by the Landlord if the Tenant vacates the Property early.

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

HR



(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees that they will be charged for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) The Tenant will be charged for the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) 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 brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths. The Tenant is liable for the cost to unblock any drains, pipes, sinks or baths where the blockage has been caused by the misuse of the Tenant. In the event of a blockage caused by the Tenant's misuse, the Tenant should instruct a contractor to attend to the blockage.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

HR
by DR

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin. This to include the regular moving and inspection of large items of furniture including sofas and beds to ensure that they remain free of infestation. In the event of the Tenant's failure to do so the Tenant will be charged for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage.

(5.17) To take reasonable steps to adequately heat and ventilate the Property throughout the tenancy to avoid condensation, mould and mildew. Where any of these occur, to take care promptly and regularly wipe down and clean the affected surfaces.

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) The Tenant will be charged for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement.

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) The Tenant is liable for any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfil the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the Tenant's act or default

(6.8) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) 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

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in securing the Property against re-entry where keys are not returned

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord or his Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

Handwritten signatures and initials in the bottom left corner. There are three distinct marks: a large 'G' or '6' shape, a set of initials 'HL', and a signature that appears to be 'BM'.

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, the Tenant agrees to return the Property to the same standard of professional clean as it was at the start of the tenancy.

(7.9) The Agent/Member should inform the Tenant as soon as is practicable at the end of the tenancy if they propose to make any deductions from the Deposit

(7.10) If there is no dispute the Deposit will be allocated according to the deductions agreed. If an agreement cannot be reached, any of the parties can refer the matter to The Dispute Service for adjudication

(7.11) Where there are multiple tenants, each Tenant agrees with the other(s) that any one of them may consent on behalf of all tenants to use alternative dispute resolution through a tenancy deposit protection scheme to deal with any dispute about the Deposit at the end of the tenancy

(7.12) If the Tenant does not wish to remain in the Property after the end of the fixed term then at least two month's prior notice to quit should be given in writing to the Landlord or Agent

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord; however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- (b) the Tenant does not comply with the obligations set out in this Agreement; or
- (c) the Landlord was induced to grant the tenancy by a false statement; or
- (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) 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 or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below).

G HR
[Handwritten signatures]

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

(12.6) If this Tenancy is extended, continued or run on as a Periodic Tenancy then the Rent will increase each year from the Rent Due Date more than 364 days after the commencement of the Term, by the amount stated as the annual increase in the Index of Retail Prices (All Items) as quoted for the month two months prior to the month of the renewal but not less than 3% nor more than 8%

13. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

SIGNED by the LANDLORD(S) :-

.....
.....

In the presence of :-

Name T. Khatun

Address

Occupation Agent

Witness Signature T. Khatun

SIGNED by the TENANT(S) :-

Zurab
.....
Sam
.....
DM
.....
.....

In the presence of :-

Name T. Khatun

Address

Occupation Agent

Witness Signature T. Khatun

N.B. The tenancy agreement should be signed by all tenants

G
HK

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting the residential dwelling
28 Blenheim Road Reading RG1 5NQ

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website:

www.letlink.co.uk



27 June 2022
note to
Domenick and
Joseph to
also
sign.

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 Acts

Date 20 June 2022

Landlord(s) Gemma Hogan

Landlord's Address

2 Rushton Farm Cottages
Warren House Road
Wokingham
Berkshire
RG40 5RG

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

Tenant(s) Paige Falco, Ellen Green, Domenick Falco, Joseph Hirst

Tenant(s) Email (see clause 12.4)

malewskip92@gmail.com

Maximum Number of Permitted Occupiers 4

(insert the maximum number of all occupiers including tenants – see clause 4.8)

Property The dwelling known as 28 Blenheim Road Reading RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of **eleven months** commencing on **09 July 2022**

Rent £1600.00 Monthly

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal **Monthly** payments on the **1st of each month**

Deposit A deposit of £1846.00 is payable on signing this Agreement. It is protected by the following scheme

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

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- Any damage, or compensation for damage, to the premises 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

- 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 premises, its fixtures and fittings
- 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
- 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

2.2 Inventory. Where the Landlord has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, 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 due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord, and the Landlord is subsequently granted an order for possession by a court

(3.5) The Tenant is not entitled to compensation and must pay the full rent unless the Property is without heating, lighting or hot water. In addition, compensation or a rent refund will only be paid if it is deemed the Landlord has not acted promptly to resolve having no heating, lighting or hot water.

(3.6) The Tenant is responsible for ensuring that they look after any/all keys and/or security devices for the property throughout the tenancy. If they fail to do so, the Tenant is responsible for covering the reasonable costs of replacement.

(3.7) For any variation, assignment or novation of the tenancy as a result of the Tenant's request, the Tenant is liable to pay a £50 fee (inclusive of VAT)

(3.8) In the event that the Tenant seeks to terminate prior to the end of the Agreement, it will be entirely at the Landlord's discretion. Should a termination be mutually agreed, the Tenant will attract an Administration Fee of £300 (inclusive of VAT). The Tenant also agrees to pay for any re-letting costs or commission incurred by the Landlord if the Tenant vacates the Property early.

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees that they will be charged for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) The Tenant will be charged for the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) 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 brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths. The Tenant is liable for the cost to unblock any drains, pipes, sinks or baths where the blockage has been caused by the misuse of the Tenant. In the event of a blockage caused by the Tenant's misuse, the Tenant should instruct a contractor to attend to the blockage.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin. This to include the regular moving and inspection of large items of furniture including sofas and beds to ensure that they remain free of infestation. In the event of the Tenant's failure to do so the Tenant will be charged for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage.

(5.17) To take reasonable steps to adequately heat and ventilate the Property throughout the tenancy to avoid condensation, mould and mildew. Where any of these occur, to take care promptly and regularly wipe down and clean the affected surfaces.

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) The Tenant will be charged for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement.

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) The Tenant is liable for any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfil the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the Tenant's act or default

(6.8) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) 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

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in securing the Property against re-entry where keys are not returned

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord or his Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, the Tenant agrees to return the Property to the same standard of professional clean as it was at the start of the tenancy.

(7.9) The Agent/Member should inform the Tenant as soon as is practicable at the end of the tenancy if they propose to make any deductions from the Deposit

(7.10) If there is no dispute the Deposit will be allocated according to the deductions agreed. If an agreement cannot be reached, any of the parties can refer the matter to for adjudication

(7.11) Where there are multiple tenants, each Tenant agrees with the other(s) that any one of them may consent on behalf of all tenants to use alternative dispute resolution through a tenancy deposit protection scheme to deal with any dispute about the Deposit at the end of the tenancy

(7.12) If the Tenant does not wish to remain in the Property after the end of the fixed term then at least two month's prior notice to quit should be given in writing to the Landlord or Agent

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord; however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- (b) the Tenant does not comply with the obligations set out in this Agreement; or
- (c) the Landlord was induced to grant the tenancy by a false statement; or
- (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) 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 or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below).

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

(12.6) If this Tenancy is extended, continued or run on as a Periodic Tenancy then the Rent will increase each year from the Rent Due Date more than 364 days after the commencement of the Term, by the amount stated as the annual increase in the Index of Retail Prices (All Items) as quoted for the month two months prior to the month of the renewal but not less than 3% nor more than 8%

13. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

The Landlord has agreed to a single Cat being kept in the property and the Tenants will be responsible for any damage caused and agree to a professional clean and de-odourising at the end of the Tenancy.

SIGNED by the LANDLORD(S) :-

.....
[Signature]

In the presence of :-

Name *T. Flatman*.....

Address *The Flatman Partnership*
2a-2c, Donnington Gardens
Reading, Berkshire. RG1 5LY

Occupation *Asst*.....

Witness Signature *T. Flatman*.....

SIGNED by the TENANT(S) :-

.....
Ellen Green
Paige Falco
Deborah Fyles
.....

In the presence of :-

Name *T. Flatman*.....

Address *The Flatman Partnership*
2a-2c, Donnington Gardens
Reading, Berkshire. RG1 5LY

Occupation *Asst*.....

Witness Signature *T. Flatman*.....

N.B. The tenancy agreement should be signed by all tenants

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

(12.6) If this Tenancy is extended, continued or run on as a Periodic Tenancy then the Rent will increase each year from the Rent Due Date more than 364 days after the commencement of the Term, by the amount stated as the annual increase in the Index of Retail Prices (All Items) as quoted for the month two months prior to the month of the renewal but not less than 3% nor more than 8%

13. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

The Landlord has agreed to a single Cat being kept in the property and the Tenants will be responsible for any damage caused and agree to a professional clean and de-odourising at the end of the Tenancy.

SIGNED by the LANDLORD(S) :-

.....
.....

In the presence of :-

Name T. Hutton
The Flatman Partnership
Address 2a-2c, Donnington Gardens,
Reading, Berkshire. RG1 5LY

Occupation Appt

Witness Signature T. Hutton

SIGNED by the TENANT(S) :-

.....
Ellen Green
Paige Falco
Phat
.....
.....

In the presence of :-

Name T. Hutton
The Flatman Partnership
Address 2a-2c, Donnington Gardens,
Reading, Berkshire. RG1 5LY

Occupation Appt

Witness Signature T. Hutton

N.B. The tenancy agreement should be signed by all tenants

ASSURED SHORTHOLD TENANCY AGREEMENT

**for letting the residential dwelling
28, Blenheim Road, Reading, RG1 5NQ**

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website:

www.letlink.co.uk



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 Acts

Date 2nd May 2023

Landlord(s) Gemma Hogan

Landlord's Address 2, Rushton Farm Cottages
Warren House Road
Wokingham
Berkshire
RG40 5RG

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

Tenant(s) Paige Falco, Domenick Falco, Joseph Hirst, Caitlin Jones,

Tenant(s) Email (see clause 12.4) malewskip92@gmail.com
, caitlin-c-jones@hotmail.com

Maximum Number of Permitted Occupiers 4

(insert the maximum number of all occupiers including tenants – see clause 4.8)

Property The dwelling known as 28, Blenheim Road
Reading
RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of 12 months commencing on 1st July 2023

Rent £1,680.00

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal payments on the rent due date.

Deposit A deposit of £1,938.00 is payable on signing this Agreement. It is protected by the following scheme

www.tds.gb.com

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

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- Any damage, or compensation for damage, to the premises 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

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, 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 due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord, and the Landlord is subsequently granted an order for possession by a court

(3.5) The Tenant is not entitled to compensation and must pay the full rent unless the Property is without heating, lighting or hot water. In addition, compensation or a rent refund will only be paid if it is deemed the Landlord has not acted promptly to resolve having no heating, lighting or hot water.

(3.6) The Tenant is responsible for ensuring that they look after any/all keys and/or security devices for the property throughout the tenancy. If they fail to do so, the Tenant is responsible for covering the reasonable costs of replacement.

(3.7) For any variation, assignment or novation of the tenancy as a result of the Tenant's request, the Tenant is liable to pay a £65 fee (inclusive of VAT)

(3.8) In the event that the Tenant seeks to terminate prior to the end of the Agreement, it will be entirely at the Landlord's discretion. Should a termination be mutually agreed, the Tenant will attract an Administration Fee of £300 (inclusive of VAT). The Tenant also agrees to pay for any re-letting costs or commission incurred by the Landlord if the Tenant vacates the Property early.

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees that they will be charged for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) The Tenant will be charged for the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) In order to comply with the Gas Safety Regulations, it is necessary:

9. that the ventilators provided for this purpose in the Property should not be blocked

10. that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths. The Tenant is liable for the cost to unblock any drains, pipes, sinks or baths where the blockage has been caused by the misuse of the Tenant. In the event of a blockage caused by the Tenant's misuse, the Tenant should instruct a contractor to attend to the blockage.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin. This to include the regular moving and inspection of large items of furniture including sofas and beds to ensure that they remain free of infestation. In the event of the Tenant's failure to do so the Tenant will be charged for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage.

(5.17) To take reasonable steps to adequately heat and ventilate the Property throughout the tenancy to avoid condensation, mould and mildew. Where any of these occur, to take care promptly and regularly wipe down and clean the affected surfaces.

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) The Tenant will be charged for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement.

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) The Tenant is liable for any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfil the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the Tenant's act or default

(6.8) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) 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

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in securing the Property against re-entry where keys are not returned

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord or his Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, the Tenant agrees to return the Property to the same standard of professional clean as it was at the start of the tenancy.

(7.9) The Agent/Member should inform the Tenant as soon as is practicable at the end of the tenancy if they propose to make any deductions from the Deposit

(7.10) If there is no dispute the Deposit will be allocated according to the deductions agreed. If an agreement cannot be reached, any of the parties can refer the matter to for adjudication

(7.11) Where there are multiple tenants, each Tenant agrees with the other(s) that any one of them may consent on behalf of all tenants to use alternative dispute resolution through a tenancy deposit protection scheme to deal with any dispute about the Deposit at the end of the tenancy

(7.12) If the Tenant does not wish to remain in the Property after the end of the fixed term then at least two month's prior notice to quit should be given in writing to the Landlord or Agent

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord; however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- a. the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- b. the Tenant does not comply with the obligations set out in this Agreement; or
- c. the Landlord was induced to grant the tenancy by a false statement; or
- d. any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) 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 or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below).

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

(12.6) If this Tenancy is extended, continued or run on as a Periodic Tenancy then the Rent will increase each year from the Rent Due Date more than 364 days after the commencement of the Term, by the amount stated as the annual increase in the Index of Retail Prices (All Items) as quoted for the month two months prior to the month of the renewal but not less than 3% nor more than 8%

13. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

13. **Special Conditions.** The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

The Landlord has agreed to a single Cat being kept in the property and the Tenants will be responsible for any damage caused and agree to a professional clean and de-odourising at the end of the Tenancy

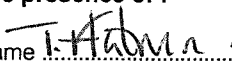
- *Boop*
Faleo

23/05/17

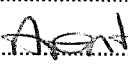
SIGNED by the LANDLORD(S) :-

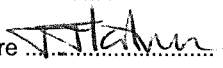
.....

In the presence of :-

Name 

Address The Flatman Partnership
2a-2c, Donnington Gardens,
Reading, Berkshire. RG1 5LY
.....

Occupation 

Witness Signature 

SIGNED by the TENANT(S) :-

Joseph Hirst



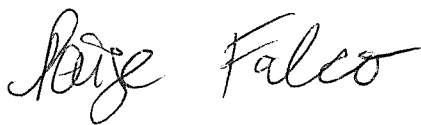
Caitlin Jones



Domenick Falco



Paige Falco



N.B. The tenancy agreement should be signed by all tenants

ASSURED SHORTHOLD TENANCY AGREEMENT

**for letting the residential dwelling
28, Blenheim Road, Reading, RG1 5NQ**

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website:

www.letlink.co.uk



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 Acts

Date 26th March 2024

Landlord(s) Gemma Hogan

Landlord's Address Blackpole

Nordan

Leominster

HR6 0AW

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

Tenant(s) Ms Keisha Markey Patel & Ms Jaya Malhi, Ms Ebideinere Offeh & Ms Keira Christina Buck Beason, ,

Tenant(s) Email (see clause 12.4) Ms Keisha Markey Patel keishie8@hotmail.co.uk

Ms Jaya Malhi jayamalhi04@gmail.com

, Ms Ebideinere Offeh lizzy.offeh@gmail.com

Ms Keira Christina Buck Beason keirab-b@outlook.com

Maximum Number of Permitted Occupiers 4

(insert the maximum number of all occupiers including tenants – see clause 4.8)

Property The dwelling known as 28, Blenheim Road

Reading

RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of 12 months commencing on 1st July 2024

Rent £1,800.00

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal payments on the rent due date.

Deposit A deposit of £2,075.00 is payable on signing this Agreement. It is protected by the following scheme

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

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- Any damage, or compensation for damage, to the premises 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

- 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 premises, its fixtures and fittings
- 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
- 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

2.2 Inventory. Where the Landlord has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, 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 due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord, and the Landlord is subsequently granted an order for possession by a court

(3.5) The Tenant is not entitled to compensation and must pay the full rent unless the Property is without heating, lighting or hot water. In addition, compensation or a rent refund will only be paid if it is deemed the Landlord has not acted promptly to resolve having no heating, lighting or hot water.

(3.6) The Tenant is responsible for ensuring that they look after any/all keys and/or security devices for the property throughout the tenancy. If they fail to do so, the Tenant is responsible for covering the reasonable costs of replacement.

(3.7) For any variation, assignment or novation of the tenancy as a result of the Tenant's request, the Tenant is liable to pay a £65 fee (inclusive of VAT)

(3.8) In the event that the Tenant seeks to terminate prior to the end of the Agreement, it will be entirely at the Landlord's discretion. Should a termination be mutually agreed, the Tenant will attract an Administration Fee of £300 (inclusive of VAT). The Tenant also agrees to pay for any re-letting costs or commission incurred by the Landlord if the Tenant vacates the Property early.

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees that they will be charged for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) The Tenant will be charged for the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) In order to comply with the Gas Safety Regulations, it is necessary:

9. that the ventilators provided for this purpose in the Property should not be blocked

10. that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths. The Tenant is liable for the cost to unblock any drains, pipes, sinks or baths where the blockage has been caused by the misuse of the Tenant. In the event of a blockage caused by the Tenant's misuse, the Tenant should instruct a contractor to attend to the blockage.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin. This to include the regular moving and inspection of large items of furniture including sofas and beds to ensure that they remain free of infestation. In the event of the Tenant's failure to do so the Tenant will be charged for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage.

(5.17) To take reasonable steps to adequately heat and ventilate the Property throughout the tenancy to avoid condensation, mould and mildew. Where any of these occur, to take care promptly and regularly wipe down and clean the affected surfaces.

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) The Tenant will be charged for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement.

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) The Tenant is liable for any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfill the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the Tenant's act or default

(6.8) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

SIGNED by the LANDLORD(S) :-

.....


In the presence of :-

Name T. Flatman

Address The Flatman Partnership
2a-2c, Donnington Gardens,
Reading, Berkshire. RG1 5LY

Occupation Agent

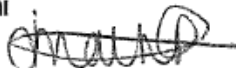
Witness Signature T. Flatman

SIGNED by the TENANT(S) :-

Ms Keisha Markey Patel



Ms Jaya Malhi



Ms Ebideinere Offeh E. Offeh

Ms Keira Christina Buck Beason



N.B. The tenancy agreement should be signed by all tenants

ASSURED SHORTHOLD TENANCY AGREEMENT

**for letting the residential dwelling
28, Blenheim Road, Reading, RG1 5NQ**

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Guidance on Unfair Terms in Tenancy Agreements originally published by the Office of Fair Trading which has now been adopted by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the landlord's notice does not need to expire on the first or last day of a period of a tenancy.

More Information

For more information on using this tenancy agreement please refer to our website:

www.letlink.co.uk



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 Acts

Date 29th April 2025

Landlord(s) Gemma Hogan

Landlord's Address Blackpole

Nordan

Leominster

HR6 0AW

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

Tenant(s) Ms Keisha Markey Patel & Ms Jaya Malhi, Ms Ebideinere Offeh & Ms Keira Christina Buck Beason, ,

Tenant(s) Email (see clause 12.4) Ms Keisha Markey Patel keishie8@hotmail.co.uk

Ms Jaya Malhi jayamalhi04@gmail.com

, Ms Ebideinere Offeh lizzy.offeh@gmail.com

Ms Keira Christina Buck Beason keirab-b@outlook.com

Maximum Number of Permitted Occupiers 4

(insert the maximum number of all occupiers including tenants – see clause 4.8)

Property The dwelling known as 28, Blenheim Road

Reading

RG1 5NQ

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of 12 months commencing on 1st July 2025

Rent £1,900.00 per calendar month

Payable by standing order (other payment methods may be mutually agreed in writing)

Payment in advance in cleared funds by equal payments on the rent due date.

Deposit A deposit of £2,075.00 is payable on signing this Agreement. It is protected by the following scheme

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

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- Any damage, or compensation for damage, to the premises 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

- 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 premises, its fixtures and fittings
- 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
- 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

2.2 Inventory. Where the Landlord has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, 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 due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses including any bank charges incurred in relation to non payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(3.4) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord, and the Landlord is subsequently granted an order for possession by a court

(3.5) The Tenant is not entitled to compensation and must pay the full rent unless the Property is without heating, lighting or hot water. In addition, compensation or a rent refund will only be paid if it is deemed the Landlord has not acted promptly to resolve having no heating, lighting or hot water.

(3.6) The Tenant is responsible for ensuring that they look after any/all keys and/or security devices for the property throughout the tenancy. If they fail to do so, the Tenant is responsible for covering the reasonable costs of replacement.

(3.7) For any variation, assignment or novation of the tenancy as a result of the Tenant's request, the Tenant is liable to pay a £65 fee (inclusive of VAT)

(3.8) In the event that the Tenant seeks to terminate prior to the end of the Agreement, it will be entirely at the Landlord's discretion. Should a termination be mutually agreed, the Tenant will attract an Administration Fee of £300 (inclusive of VAT). The Tenant also agrees to pay for any re-letting costs or commission incurred by the Landlord if the Tenant vacates the Property early.

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees that they will be charged for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) The Tenant will be charged for the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) 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 the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) In order to comply with the Gas Safety Regulations, it is necessary:

9. that the ventilators provided for this purpose in the Property should not be blocked
10. that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths. The Tenant is liable for the cost to unblock any drains, pipes, sinks or baths where the blockage has been caused by the misuse of the Tenant. In the event of a blockage caused by the Tenant's misuse, the Tenant should instruct a contractor to attend to the blockage.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin. This to include the regular moving and inspection of large items of furniture including sofas and beds to ensure that they remain free of infestation. In the event of the Tenant's failure to do so the Tenant will be charged for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage.

(5.17) To take reasonable steps to adequately heat and ventilate the Property throughout the tenancy to avoid condensation, mould and mildew. Where any of these occur, to take care promptly and regularly wipe down and clean the affected surfaces.

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to 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 forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) The Tenant will be charged for any reasonable costs or damage suffered by the Landlord or his Agent as a consequence of any breach of the agreements on the part of the Tenant in this Agreement.

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority or the Department of Work and Pensions in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord in writing, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) The Tenant is liable for any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfill the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the Tenant's act or default

(6.8) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) 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

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in securing the Property against re-entry where keys are not returned

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord or his Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, the Tenant agrees to return the Property to the same standard of professional clean as it was at the start of the tenancy.

(7.9) The Agent/Member should inform the Tenant as soon as is practicable at the end of the tenancy if they propose to make any deductions from the Deposit

(7.10) If there is no dispute the Deposit will be allocated according to the deductions agreed. If an agreement cannot be reached, any of the parties can refer the matter to for adjudication

(7.11) Where there are multiple tenants, each Tenant agrees with the other(s) that any one of them may consent on behalf of all tenants to use alternative dispute resolution through a tenancy deposit protection scheme to deal with any dispute about the Deposit at the end of the tenancy

(7.12) If the Tenant does not wish to remain in the Property after the end of the fixed term then at least two month's prior notice to quit should be given in writing to the Landlord or Agent

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord; however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- a. the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- b. the Tenant does not comply with the obligations set out in this Agreement; or
- c. the Landlord was induced to grant the tenancy by a false statement; or
- d. any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfill their obligations

12. The parties agree:

(12.1) 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 or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below).

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

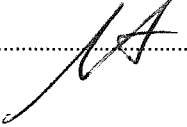
(12.6) If this Tenancy is extended, continued or run on as a Periodic Tenancy then the Rent will increase each year from the Rent Due Date more than 364 days after the commencement of the Term, by the amount stated as the annual increase in the Index of Retail Prices (All Items) as quoted for the month two months prior to the month of the renewal but not less than 3% nor more than 8%

13. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

SIGNED by the LANDLORD(S) :-

.....


In the presence of :-

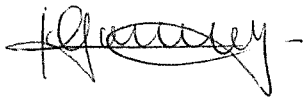
Name T. Flatman
The Flatman Partnership
Address 2a-2c, Donnington Gardens,
Reading, Berkshire, RG1 5LY.....

Occupation Agent.....

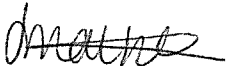
Witness Signature T. Flatman

SIGNED by the TENANT(S) :-

Ms Keisha Markey Patel



Ms Jaya Malhi



Ms Ebideinere Offeh



Ms Keira Christina Buck Beason



N.B. The tenancy agreement should be signed by all tenants

Energy performance certificate (EPC)

28, Blenheim Road READING RG1 5NQ	Energy rating D	Valid until: 10 September 2029 Certificate number: 0160-2814-6480-9721-2281
---	---------------------------	--

Property type

Mid-terrace house

Total floor area

75 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces 6 tonnes of CO₂

This property produces 3.0 tonnes of CO₂

This property's potential production 1.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to B (84).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£106
2. Floor insulation (suspended floor)	£800 - £1,200	£34
3. Solar water heating	£4,000 - £6,000	£31
4. Solar photovoltaic panels	£3,500 - £5,500	£329

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£740
Potential saving	£172

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	8212 kWh per year
Water heating	2098 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	361 kWh per year
Solid wall insulation	1905 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Telephone
Email

Saravdeep Singh
07877 537 035
epcdea@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme
Assessor ID
Telephone
Email

Stroma Certification Ltd
STRO029047
0330 124 9660
certification@stroma.com

Assessment details

Assessor's declaration
Date of assessment
Date of certificate
Type of assessment

No related party
24 August 2019
11 September 2019
[RdSAP](#)

SECTION A: DETAILS OF THE CLIENT

Name Mrs G Hogan

Address 2 Rushton farm Cottages,
Warren House Road, Wokingham
RG40 5RG

SECTION B: REASON FOR PRODUCING THIS REPORT

Landlords safety report

Dates on which the inspection and testing was carried out 29 Dec 2020

SECTION C: DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier N/A

Address 28 Blenheim Road, Reading, RG1 5NQ

Description of premises: Domestic ☒ Commercial ☐ Industrial ☐ Other ☐ -

Estimated age of the installation 25 years Evidence of additions/alterations ☒ If yes, estimated age 10 years

Installation records available? (Regulation 651.1) ☐ Date of last inspection -

SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the installation covered by this report

50% of the installation in accordance with item 3.8.2 of Guidance Note 3

Agreed limitations including the reasons (see Regulation 653.2)

-

Agreed with Client

Extent of sampling

All Fixed wiring, No appliances or Band 1

Operational limitations including the reasons

Loft Space, Cables installed in wall and under floors

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations).

It should be noted that cables concealed within trunking and conduits, under floor, in roof spaces, and generally within the fabric of the building or underground, have NOT been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E: SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the electrical installation (in terms of electrical safety)

Satisfactory

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY**

An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F: RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as "Danger present" (code C1) or "Potentially dangerous" (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as "Further investigation required" (code FI). Observations classified as "Improvement recommended" (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation be further inspected and tested by 29 Dec 2023

Reason for the choice of time interval to the next inspection of the installation.

Age of wiring . A New report Will Be Required with Change of Tenant

SECTION G: DECLARATION

I/we being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations of inspection and testing in section D of this report.

Inspection and tested by:

Name Samuel Lewis
Position Installer, Inspector and Tester Date 29 Dec 2020
Signature 

Report authorised for issue by:

Name Samuel Lewis
Position Installer, Inspector and Tester Date 29 Dec 2020
Signature 

Details of the contractor

Trading title ISL Electrical Services Enrolment/branch 61776 /
Address 19 Cardew Court Telephone 07837159853
Crowthorne Road
Bracknell
Berkshire
RG12 7DZ

SECTION H: SCHEDULE

The following items are part of this document and this report is valid only when they are to it:

- 1 observations.
- 86 items in the schedule of inspection.
- 1 schedule(s) of test results for boards with a total of 10 circuits.

SECTION I: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters		Supply Protective Device
TN-S ☒	AC ☒	DC ☐	Nominal voltage U/U 230 / 230 V	BS (EN) 1361	
TN-C-S ☐	1-phase, 2-wire ☒	2-wire ☐	Nominal frequency f * 50 Hz	Type II	
TN-C ☐	2-phase, 3-wire ☐	3-wire ☐	Prospective fault current I _{pf} ** 0.62 kA	Rated current 100.0 A	
TT ☐	3-phase, 3-wire ☐	Other N/A	External loop impedance Z _e ** 0.37 Ω	Short-circuit capacity 33 kA	
IT ☐	3-phase, 4-wire ☐		Maximum demand - A		
-	Confirmation of supply polarity YES		Number of supplies 1	* By enquiry ** By enquiry or measurement	

Other sources of supply

-

SECTION J: PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)
Distributor's facility ☒	Type -
Installation earth electrode ☐	Location -
	Resistance to earth - Ω

Main Protective Conductors

Earth Conductor	Material	Copper	csa	16	mm ²	Connection / continuity verified	PASS
Main protective bonding conductors (to extraneous-conductive-parts)	Material	Copper	csa	10	mm ²	Connection / continuity verified	PASS
To water installation pipes	PASS	To gas installation pipes	PASS	To oil installation pipes	N/A	To structural steel	N/A
To lightning protection	N/A	To other	N/A	Specify	-		

PASS: the item has passed. FAIL: the item has failed. LIM: there are limitations that apply to the item. N-C: the item is not continuous. N/A: the item is not available.

Main Switch / Switch-Fuse / Circuit Breaker / RCD

Location	Integral to DB1	-	If RCD main switch				
BS(EN)	60947-3	Poles	2	Current rating	100 A	Rated residual operating current ($I_{\Delta n}$)	- mA
Supply conductors material	Copper	Fuse/device rating or setting	N/A A	Rated time delay	-	ms	
Supply conductors csa	25 mm ²	Voltage rating	230 V	Measured operating time	-	ms	

SECTION K: OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent and Limitations of Inspection and Testing section

No remedial action is required ☐ The following observations are made ☒ (see below):

#		Location	Code
1	Inspection Schedule Item 4.4: Condition of enclosure(s) in terms of fire rating etc. (421.1.201; 526.5). is recommended for improvement. Consumer Unit not Made of a non Combustible Material (Regulation 421.1.201 - BS7671)	General	C3

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1: Danger present. Risk of injury. Immediate remedial action required. C3: Improvement recommended.

C2: Potentially dangerous - urgent remedial action required.

FI: Further investigation required without delay.

INSPECTION SCHEDULE														
OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
1	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													-
1.1	Service cable													PASS
1.2	Service head													PASS
1.3	Earthing arrangement													PASS
1.4	Meter tails													PASS
1.5	Metering equipment													PASS
1.6	Isolator (where present)													N/A
2	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													-
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)													N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)													N/A
3	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													-
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)													PASS
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)													N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													PASS
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													PASS
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)													PASS
3.6	Confirmation of main protective bonding conductor sizes (544.1)													PASS
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)													PASS
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													PASS
4	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													-
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													PASS
4.2	Security of fixing (134.1.1)													PASS
4.3	Condition of enclosure(s) in terms of IP rating etc. (416.2)													PASS
4.4	Condition of enclosure(s) in terms of fire rating etc. (421.1.201; 526.5)													C3
	Consumer Unit not Made of a non Combustible Material (Regulation 421.1.201 - BS7671)													
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													PASS
4.6	Presence of main linked switch (as required by 462.1.201)													PASS
4.7	Operation of main switch (functional check)(643.10)													PASS
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)													PASS
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													PASS
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)													PASS
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)													PASS
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)													N/A
4.13	Presence of other required labelling (please specify) (Section 514)													PASS
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)													PASS
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)													PASS
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)													PASS

OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
4.17														PASS
4.18														N/A
4.19														PASS
4.20														PASS
4.21														PASS
4.22														N/A
4.23														N/A
5														-
5.1														PASS
5.2														PASS
5.3														PASS
5.4														N/A
5.4.1														N/A
5.5														PASS
5.6														PASS
5.7														PASS
5.8														PASS
5.9														PASS
5.10														PASS
5.11														PASS
5.12														-
5.12.1														PASS
5.12.2														PASS
5.12.3														PASS
5.12.4														N/A
5.12.5														PASS
5.13														PASS
5.14														N/A
5.15														N/A
5.16														PASS
5.17														PASS
5.17.1														PASS
5.17.2														PASS
5.17.3														PASS
5.17.4														PASS
5.18														PASS
5.19														PASS
5.20														PASS

OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)													PASS
6	LOCATION(S) CONTAINING A BATH OR SHOWER													-
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)													PASS
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)													PASS
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)													N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)													PASS
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)													N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)													PASS
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)													PASS
6.8	Suitability of current-using equipment for particular position within the location (701.55)													PASS
7	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													-
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)													N/A
Inspected by:														
Name Samuel Lewis					Date 29 Dec 2020			Signature						

BOARD CHARACTERISTICS										TEST INSTRUMENTS									
Designation DB1		APPLIES WHEN NOT CONNECTED TO INSTALLATION ORIGIN								Serial or asset numbers of test instruments used									
Location		Supply Origin		Phases 1		Phase sequence confirmed		Supply polarity confirmed		Continuity									
Under stairs Cupboard (Wylex CU)		Overcurrent protective device for distribution circuit		BS EN 1361		Rating 100 A		Nominal voltage 230 V		Insulation resistance									
		RCD BS EN		Poles -		Rating -		mA		Earth fault loop impedance									
										1011234881									
										1011234881									
										1011234881									
										1011234881									

CIRCUIT DETAILS										TEST RESULTS																		
Number	Circuit designation	Wiring type	Reference	Number of	Live mm ²	CPC mm ²	Maximum disconnection	BS (EN)	Type	Rating (A)	Short (kA)	RCD operating current	Max Zs permitted	Phase (r1)	Neutral (m)	CPC (r2)	R + R ₁ + R ₂	R ₂	Voltage	Live Live MΩ	Live Earth MΩ	Polarity check	Earth fault loop impedance Ω	RCD time At In ms	RCD time At 5In ms	Test button operation	AFDD Button	Vulnerable to
1	Socket (Ring Final)	A	C	16	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.49	0.49	0.59	0.62	N/A	500	>100	>100	PASS	0.99	26.7	13.9	PASS	-	-
2	Downstairs Lights	A	C	7	1	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	0.65	N/A	500	>100	>100	PASS	1.01	26.7	13.9	PASS	-	-
3	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Shower	A	C	1	6	2.5	0.4	60898	B	32	6	30	1.37	N/A	N/A	N/A	0.41	N/A	500	>100	>100	PASS	0.76	-	-	PASS	-	-
7	Bed 4 Double Socket	A	C	1	2.5	1.5	0.4	60898	B	16	6	30	2.73	N/A	N/A	N/A	0.40	N/A	500	>100	>100	PASS	0.71	-	-	PASS	-	-
8	Upstairs Lights and Smoke Alarms	A	C	6	1	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	0.94	N/A	500	>100	>100	PASS	1.28	-	-	PASS	YES	-
9	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Engineer Samuel Lewis		Date 29 Dec 2020	Signature
Position Installer, Inspector and Tester			

CODES FOR TYPES OF WIRING									
A PVC/PVC cables		D PVC cables in metallic trunking		G XLPE/SWA cables					
B PVC cables in metal conduit		E PVC cables in non-metallic trunking		H MICC mineral insulated cables					
C PVC cables in non-metallic conduit		F PVC/SWA cables		I Other					

GUIDANCE FOR RECIPIENTS

This Report is an important and valuable document which should be retained for future reference.

- 1 The purpose of this Report is to confirm, so far as reasonably practicable, whether the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
- 2 The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
- 3 The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
- 4 Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. **For safety reasons, it is important that this instruction is followed.**
- 5 Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed to these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
- 6 Some operational limitations such as an inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
- 7 For items classified in Section K as C1 ("danger present"), **the safety of those using the installation is at risk**, and it is recommended that a skilled person or persons competent in electrical installation work undertake the necessary remedial work immediately.
- 8 For items classified in Section K as C2 ("Potentially dangerous"), **the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertake the necessary remedial work as a matter of urgency.
- 9 Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
- 10 For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit/ distribution board.