

TENANCY AGREEMENT

for letting a furnished dwelling-house on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant. **All tenants shall be held jointly and severally liable for all terms and obligations under this Lease.**

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days from the date of payment, give the tenant and any person who has paid the deposit on the tenant's behalf, certain written information about the way the deposit is protected. See the Housing Act 2004 s 213(5) and the Housing (Tenancy Deposits) (Prescribed Information) Order 2007, S.I. 2007/797. The landlord may not require a deposit which consists of property other than money.

DATE

30/04/2025

PARTIES

1. THE LANDLORD

A Landlord
Example House, Example Road, Example Town, XXXX XXX

2. THE TENANT

| Name | Address |
|-------------------|---|
| An Example Tenant | Example House, Example Road, Example Town, XXXX XXX |
| An Example Tenant | Example House, Example Road, Example Town, XXXX XXX |
| An Example Tenant | Example House, Example Road, Example Town, XXXX XXX |
| An Example Tenant | Example House, Example Road, Example Town, XXXX XXX |
| An Example Tenant | Example House, Example Road, Example Town, XXXX XXX |

PROPERTY

The dwelling-house at
17 Owston Avenue, York, YO10 3AH

TERM

A fixed term of 360 Days from 5th August 2024 to 31st July 2025

RENT

£9835.71 per Quarter

PAYABLE

in advance by equal Per Quarter payments on the 1st day

FIRST PAYMENT

to be made on the 5th August 2024 (date)

Note: This is a TENANT FIND property and should you require information about rent payments, key collection, deposit protection, maintenance or anything else relating to the property please **contact your landlord directly**. Your landlords contact details can be obtained by logging onto the Adam Bennett website.

- 1. SUBJECT** to clause 6 of this Agreement where it applies, the Landlord lets the Property to the Tenant for the Term at the Rent payable as set out above.
- 2. THIS** Agreement creates an assured shorthold tenancy within Part I Chapter II of the Housing Act 1988. This means that when the Term expires the Landlord can recover possession as set out in section 21 of that Act unless the Landlord gives the Tenant a notice under paragraph 2 of Schedule 2A to that Act stating that the tenancy is no longer an assured shorthold tenancy.
- 3. THE** Tenant agrees with the Landlord -
 - 3.1** To pay the Rent as set out above
 - 3.2** (a) To pay any council tax which the Tenant is obliged to pay under the Local Government Finance Act 1992 or any regulations under that Act
(b) To pay to the Landlord the amount of any council tax while the tenancy continues if the Landlord becomes obliged to pay under that Act or those Regulations for any part of the period of the tenancy even when Tenant ceases to live at the property.
 - 3.3** Except where included, to pay any council tax and all charges for the supply of telephone, gas, electricity, water and sewage, TV licence and broadband services to the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption
 - 3.4** To keep the interior of the Property, the internal decorations and the Fixtures, Furniture and Effects in good repair and condition (except for damage caused by accidental fire and except for anything which the Landlord is liable to repair under this Agreement or by law) and to replace if necessary any items of the Fixtures, Furniture and Effects which have been damaged or destroyed. This clause does not oblige the Tenant to put the Property into better repair than it was in at the beginning of the tenancy
 - 3.5** To allow the Landlord or anyone with the Landlord's authority to enter the Property at reasonable times of the day to inspect its condition and state of repair, if the Landlord has given 24 hours' notice beforehand
 - 3.6** To use the Property as a private dwelling-house only. This means the Tenant must not carry on any profession, trade or business at the Property and must not allow anyone else to do so
 - 3.7** Not to alter or add to the Property or do or allow anyone else to do anything on the Property which the Tenant might reasonably foresee would increase the risk of fire
 - 3.8** Not to do or allow anyone else to do anything on the Property which may be a nuisance to, or cause damage or annoyance to, the tenants or occupiers of any adjoining premises or which may adversely affect the energy efficiency rating or the environmental impact rating of the Property for the purposes of an energy performance certificate
 - 3.9** (a) During the first three months of the tenancy you are not permitted to assign or sublet the property and you must not part with possession of it in any other way.
(b) Thereafter not to assign, sublet or part with possession of the Property in any way without the consent of the Landlord, that consent not to be unreasonably withheld. If a tenant wishes to drop out of a tenancy agreement they must find a potential replacement themselves and correct documentation will need to be provided prior to consideration of the landlord. All original tenants must meet and accept the replacement tenant(s). All tenants must be present when signing the new tenancy agreement. Appropriate fees must be paid once a new tenancy agreement has been created and correct documentation collected.
 - 3.10** To give the Landlord a copy of any notice given under the Party Wall etc. Act 1996 within 7 days of receiving it and not to do anything as a result of the notice unless required to do so by the Landlord
 - 3.11** Not to keep or allow anyone else to keep a pet of any kind in the Property without the written consent of the Landlord
 - 3.12** At the end of the Term or earlier if the tenancy comes to an end more quickly to deliver the Property up to the Landlord in the condition it should be in if the Tenant has performed the Tenant's obligations under this Agreement
 - 3.13** Not to remove any of the Fixtures, Furniture and Effects from the Property and to leave the Furniture and Effects at the end of the tenancy where they were at the beginning
 - 3.14** During the tenancy to allow the Landlord or the Landlord's agents to enter and view the Property with prospective tenants at reasonable times of the day, if the Landlord has given 24 hours' notice beforehand.
 - 3.15** To ensure that all smoke and carbon monoxide alarms at the Property are in good working order at all times. Tenants should test different detectors or call points each week and in the event of any failure of such devices to notify the Landlord as soon as reasonably practicable.
 - 3.16** Not to adjust the temperature setting of the water systems. Hot water must be set and maintained at 60 degree Celsius and cold water should be below 20 degree Celsius. To clean, disinfect and descale shower heads at least once every six months. Tenants should inform the landlord if the hot water is not heating properly or there are any other problems with the system so that appropriate action can be taken.
 - 3.17** Not to permit any person aged 18 or over to continue to occupy the Property (whether or not named in this Agreement) if that person becomes disqualified as a result of his or her immigration status for the purposes of the Immigration Act 2014.
 - 3.18** Strictly not permitted the production, possession, supply and use of controlled drugs within the premises of the property.
 - 3.19** Not to leave the Property unoccupied for more than 28 consecutive days without giving notice in writing to the Landlord or Managing Agent and to ensure that the Property is secure whenever the Property is unoccupied. Landlord may access the property during this period for the purpose of keeping it secured and for immediate access in the event of an emergency.
 - 3.20** Not to allow other occupiers to live at the property without the written consent of the Landlord which must not be unreasonably withheld or delayed.
 - 3.21** Not to be a nuisance to the neighbours. No form of noise that is audible outside the Property from 11pm to 9am daily. Not to use the property for any illegal, immoral, disorderly or anti-social purposes.
 - 3.22** No candles, no incense sticks, no fairy lights, no portable heaters of any kind and no smoking within the property boundary.
 - 3.23** To do anything reasonably required by the Landlord to enable the Landlord or the Landlord's agent to perform the Landlord's obligations and to comply with any prescribed requirements under the Immigration Act 2014.
 - 3.24** To provide the Landlord with a forwarding address when the tenancy comes to an end. To remove all rubbish and all personal items from the Property before leaving.
 - 3.25** An interest of 3% above BOE will be charged if rent is not paid within 14 days of the due date.
 - 3.26** Charges for replacing lost key(s) during the tenancy period will be paid by the tenant(s) at cost.
 - 3.27** No electronic bikes or similar to be charged in the property.

- 3.28** If there is a flat roof at the property, you are ONLY permitted to use it if it is appropriate to aid your escape in an emergency.
- 3.29** The property may be fitted with fire extinguishers, these are installed for your safety, unless being used for their designed purpose, extinguishers are to be kept in their original positioning and not used for any other purpose e.g. propping open doors.
- 3.30** For your safety, all escape routes (hallways and front and back door) are to be kept unobstructed at all time.
- 3.31** Any signage displayed at the property is not to be removed.
- 3.32** This agreement is subject to vacant possession
- 3.33** We reserve the right to void a Tenancy Agreement if tenants have not supplied us with satisfactory Right to Rent supporting documentation in a timely manner.
- 3.34** The deposits are due within two weeks of the tenancy agreement being created. Please refer to our "Student Info" tab on the homepage of the website for payment instructions.
- 3.35** Guarantor forms must be completed within two weeks of the tenancy agreement being created.
- 3.36** If the deposits and guarantor forms are not received within the two week deadline Adam Bennett Lettings reserves the right to re-advertise the property.
- 3.37** The use of Blu-Tack and other adhesives along with screws, pins or hooks on walls and furniture is not permitted.
- 3.38** Keys must be returned no later than 10am on the end date of the tenancy agreement.

Utility bills are not included. At the end of tenancy, tenants must provide proof of final payments for all utility bills and final meter readings.

3.39 TERMS AND CONDITIONS – 17 OWSTON AVENUE, YORK YO10 3AH

3.40 This document details the terms and conditions relating to student tenancies, when specifically referred to in the associated Assured Shorthold Tenancy Agreement (signed by the Landlord and Tenants).

3.41 Deposit

1. The Tenants shall pay the deposit as detailed in the agreement. This will be held for the term of the tenancy as security against any breach of the Tenants' obligations (including non-payment of rent and damages to the property or its contents).
2. The deposit cannot be used as payment toward rent, unless expressly agreed in writing by the Landlord.

3.42 Deposit Repayment

3. The deposit balance will be repaid to the Lead Tenant. The Landlord is not obliged to get involved in settling disputes regarding the split of the balance of the deposit.
4. Where any deductions have been made, the Landlord will provide details in writing the amounts and reasons for the deductions being made.
5. No interest is payable on deposits.

Rent Payable

6. The rent is payable as detailed in the agreement. The Landlord is not required to invoice for rent.

3.43 Facilities and Services

7. Unless specifically detailed in the agreement, the rent does not include council tax, water/sewerage, TV licence, gas, electricity, telephone, internet, cable or satellite and any other similar services. The Tenants therefore agree to pay the costs of these facilities and services direct to the relevant provider for the term of the agreement. Any associated costs following the failure to pay these costs shall be paid by the Tenants.

3.44 Other Charges

8. If the Tenants fail to make any payments due under the agreement within 14 days of the due date, then the Landlord reserves the right to charge interest at a rate of 2.5% above the Bank of England base rate.
9. The Tenants shall pay all reasonable costs and expenses (including third party charges and any applicable VAT) incurred following any breach in their obligations under this agreement. This includes (but is not limited to):
 - Recovery of any arrears;
 - Enforcement of any provisions of this agreement;
 - Serving of any notice; and,
 - Additional costs incurred as a direct result of the breach.
10. The following charges shall be payable by the Tenants:
 - Correspondence relating to overdue payment of anything detailed in the agreement (letter or email)- £10 per event
 - Attending the property to allow access following lock out or lost keys - £15 per event
11. When rent is paid separately, any charges incurred for overdue payment shall apply to that individual only.

3.45 Tenancy Termination

12. The Tenants cannot terminate the agreement before the term has expired. There are certain circumstances where the agreement can be terminated, however the Tenants will still be liable for the remainder of the rent due in the agreement.
13. Failure to pay rent on time as detailed in the agreement triggers the Landlord's right to commence possession proceedings. Such failure is deemed to have taken place as soon as such payments become more than 14 days overdue.
14. If all Tenants wish to terminate the tenancy within the agreed term of the agreement, the Landlord will endeavour to find alternative tenants for the remainder of the term. However, the Tenants shall be liable for the charges incurred by the Landlord in seeking alternative tenants plus all rent up to the point at which the new tenants' agreement comes into force. If no alternative tenants can be found, the Tenants remain liable for all rent up to the end of the term of the agreement.
15. Any serious breach of the agreement may lead to the termination of the agreement.

3.46 Tenancy Replacement

16. If one (or more, but not all) Tenant(s) wish to leave the property before the end of the agreement, or decides they don't want to move in, the leaving Tenant or Landlord may find a replacement tenant (providing the remaining Tenants agree.) However the leaving Tenant(s) remains liable for their obligations under the agreement unless or until the substitutes and/or remaining Tenants cover them.
17. The Landlord may retain the leaving Tenant's deposit (whether or not the substitute pays a deposit) until the deposit becomes repayable under the terms of the agreement.
18. Neither the Agent nor the Landlord are obliged to seek a replacement for any Tenant wishing to leave before the end of the agreement.
19. The leaving Tenant(s) shall be liable for the charges incurred by the Landlord in seeking alternative Tenant(s) plus all rent up to the point at which the new Tenant(s) agreement comes into force. If no alternative Tenant(s) can be found, the Tenant(s) remain liable for all rent up to the end of the term of the agreement.

3.47 Tenants Obligations:

Maintaining the condition of the property

20. There is strictly no smoking in the property and surrounding private grounds.

21. Unless the agreement specifically specifies otherwise, it is the responsibility of the tenants to maintain the garden, which includes boundary walls, hedges and fences. This includes removing any litter from the area. They must not however lop, top or cut down any bushes, shrubs or landscaping at the property.

22. The Tenants are responsible for keeping clean the interior of the property and the contents.

23. If upon inspection, it is found that the condition of the property is unacceptable due to the Tenants' neglect, they must take remedial action within 7 days. This requirement will be detailed in writing. Failure to restore the property to an acceptable standard within this time will result in the Landlord employing contractors to undertake the work at the Tenants' expense.

24. Unless prior written consent is obtained from the Landlord, the Tenants must not make any alteration or addition to the property, whether temporary or permanent. This includes redecoration.

25. The Tenants must not remove or allow to be removed any contents, floor coverings or effects from the property.

26. The property must be sufficiently aired at all times, in particular to prevent damage to the bathrooms and shower rooms as a result of condensation.

27. The property must be sufficiently warmed at all times. In particular if the property is going to be left unattended for any length of time (i.e. weekends and holidays) by ensuring the heating systems are set to a level sufficient to protect water installations.

28. Unless written permission is given by the Landlord, no pets may be kept in the property or in any part of the grounds.

29. Under no circumstance may cycles, mopeds or any similar vehicles or parts be brought into the property, except for the use of any garage or outbuilding.

30. Posters should not be fixed to the walls using blu-tak, adhesive, adhesive tape, drawing pins or anything similar that may damage or mark the decorations.

31. Unless written consent is provided by the Landlord, no picture hooks or any other item may be fixed to the fabric of the property. Even if such consent is given, the Tenant accepts responsibility for any resulting damage.

3.48 Repairs and Maintenance

32. Any light bulbs that fail during the occupancy should be replaced like for like by the Tenant.

33. Any disrepair, damage or defects should be reported to the Landlord as soon as possible so that any repairs can be arranged. The Tenant must not attempt to repair any items without the express consent of the Landlord.

34. If a fault to a washing machine, tumble dryer or dishwasher provided by the Landlord is deemed by a service engineer to be the result of abuse or misuse by the Tenants, the Tenants shall pay for any subsequent repair costs.

35. Should there be any damage, destruction or loss to the property or contents, the Tenants shall immediately pay the Landlord (or agree to be deducted from the deposit) for the cost of repair or replacement. The Landlord may also agree for the immediate replacement by the Tenant of any contents lost, damaged or destroyed.

3.49 Consideration for neighbours

36. Unless written consent is given by the Landlord, no notices, adverts or other items may be stuck or glued to the exterior or interior of the property.

37. Tenants must refrain from causing (and ensure no-one else causes) nuisance, annoyance, inconvenience or disturbance to the Landlords or any neighbouring occupiers. This includes, but is not limited to not using audio or audio/visual equipment at a volume that is audible outside of the property.

38. All domestic rubbish and recycling should be stored in suitable containers and must be put out for council collection at the first available opportunity.

39. No business, trade or profession may be carried out from the property. In addition no paying guests are permitted.

40. The property may not be used for any improper, illegal or immoral purpose. No unlawful drugs or prohibited substances may be brought into or kept in the property.

3.50 Access to the Property

41. If an alarm is fitted to the property, the user code must not be changed.

42. The Landlords, or Agent must be granted access to the property at reasonable times provided 24 hours notice has been given (unless in an emergency) in order to inspect the condition and state of repair and to undertake maintenance/repair. If the Tenants have reported a fault, notice need not always be given as to when a visit will be made to attend to it.

43. If the Landlord determines that there is cause for concern with regards to the condition of the property then they may visit the property more frequently in order to inspect its condition.

44. The Landlord or Agent must be granted access to the property at reasonable times in order to show the property to prospective tenants for the next academic year.

45. If the Tenant refuse access to the property or do not keep an appointment for an employed contractor, they must reimburse any charges incurred by the Landlord as a result, provided proper notice has been given.

46. The Landlord and any authorised Agent will have keys to the property in order to gain access where required.

3.51 Safety and Security

47. Oil heaters, paraffin heaters, portable gas heaters or similar must not be brought into or used in the property. This includes their fuel containers or any supply of inflammable liquids or similar, unless associated with normal domestic use.

48. Candles must not be burned in the property except in the case of there being a power failure.

49. Keys to the property must not be on a keyring with the address of the property attached. Keys must not be given to anyone else. If any key to the property is lost or stolen, the Tenants must inform the Landlord as soon as possible. Any locks to the doors or windows must not be changed or added to.

50. All locks to the windows and doors must be properly secured at all times to prevent unauthorised access, whether the property is unoccupied or not. In addition any alarm at the property must be used, especially if the property is to be left unattended.

3.52 Miscellaneous Items

51. The Tenants must not do, or permit to be done, anything that may invalidate the insurance on the property or result in a future increase in insurance premium.

52. The Landlord cannot be held responsible for any loss or damage to persons or property. The Tenants have been advised to insure themselves, their

personal belongings and the contents as appropriate.

End of Tenancy

53. On the last day of the Tenancy, the Tenants shall vacate the Property by 10.00am. Contents should be left in the same position and same state of repair as when they started the Tenancy (with the exception of reasonable wear and tear).

54. The Tenants will be required to pay for any clearing, cleaning or replacement in order to restore the property and its contents to the same state as when the tenancy started. This includes, but is not limited to:

- Dusting all surfaces including skirting and ceilings, and behind any moveable furniture;
- Cleaning inside furniture, cupboard and drawers (including kitchen units);
- Cleaning the cooker, oven and hob and replacing any foil linings;
- Defrosting, drying and cleaning the fridge and/or fridge/freezer;
- Vacuuming all carpets, including behind any moveable furniture;
- Washing and drying of mattress covers, where provided;
- Washing and drying of any carpets and curtains soiled during the tenancy; and,
- Cleaning costs incurred as a result of anyone having smoked inside the property.

55. It is the Tenants responsibility to terminate and disconnect any broadband telephone line and/or internet service contracted by the Tenants.

56. Any keys provided to Tenants at the start or at any point throughout the tenancy must be returned to the Landlord.

57. Any property that is left in the property on termination of the tenancy becomes the property of the Landlord and may subsequently be disposed of by the Landlord. The Tenants will be liable for any costs for removing or disposing of such items.

3.53 Landlord Obligations

58. The Landlord agrees to comply with statutory or legal obligation regarding the ownership and maintenance of the property.

59. Providing the Tenants pay the rent and carry out their obligations as detailed in the Agreement, then the Landlord shall permit quiet enjoyment of the property.

3.54 General Items

60. The Tenants are liable for any actions of any persons invited into the property, in the same way as if they had carried out these actions themselves.

61. Written notice shall be deemed as being served if it is posted by first or second class to either the Tenants at the property, the last known address for the Tenants or to the next of kin of the Tenants or if hand delivered to the Tenants at the property.

62. Where there is more than one Tenant, all Tenants shall be jointly and severally liable for all obligations and covenant under this agreement.

4. IF the Tenant

4.1 is at least 14 days late in paying the Rent or any part of it, whether or not the Rent has been formally demanded, or

4.2 has broken any of the terms of this Agreement

then, subject to any statutory provisions, the Landlord may recover possession of the Property and the tenancy will come to an end. Any other rights or remedies the Landlord may have will remain in force. **(Note:** The Landlord cannot recover possession without an order of the court under the Housing Act 1988. Except in certain cases set out in the Act of substantial arrears of rent, the court has a discretion whether or not to make an order and is likely to take account of whether unpaid rent has later been paid or a breach of the terms of the tenancy has been made good.)

(Note: This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.)

5. THE Landlord agrees with the Tenant

5.1 That the Tenant has the right to possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming through or in trust for the Landlord. But:

(a) this clause does not limit any of the rights under this Agreement which the Tenant has agreed to allow the Landlord to exercise

(b) this clause does not prevent the Landlord from taking lawful steps to enforce his rights against the Tenant if the Tenant breaks any of the terms of this Agreement

5.2 To pay all charges in respect of the Property except those which by the terms of this Agreement the Tenant has expressly agreed to pay and to pay to the Tenant the amount of any such charge which another person has compelled the Tenant to pay.

5.3 To keep the Property and its contents (except the Tenant's personal property, unless otherwise agreed in writing with the Tenant) insured against damage or destruction by fire and other usual risks for the full cost of rebuilding an reinstating the Property unless the policy is rendered void by anything done or not done by the Tenant or a person under the Tenant's control

5.4 If the Property is damaged to such an extent that the Tenant cannot live in it, the Rent will cease to be payable until the Property is rebuilt or repaired so that the Tenant can live there again unless:

(a) the cause of the damage is something which the Tenant did or failed to do as a result of which the Landlord's insurance policy relating to the Property has become void; and

(b) the Landlord had given the Tenant notice of what the policy required

Any dispute about whether this clause applies must be submitted to arbitration under Part I of the Arbitration Act 1996 if both parties agree to that in writing after the dispute has arisen.

5.5 To keep in repair the structure and exterior of the Property including drains, gutters, and external pipes, and to keep in repair and proper working order the installations for the supply of water, gas and electricity, for sanitation (including basins, sinks, baths and sanitary conveniences) and for space heating and heating water. This clause does not oblige the Landlord to repair until the Tenant has given notice of the defect and the Tenant is obliged to take proper care of the Property and to do small jobs which a reasonable tenant would do.

5.6 To ensure that all appliances in the Property satisfy all applicable safety requirements

6. IF this Agreement is signed before the Landlord or the Landlord's agent has fully complied with all relevant prescribed requirements under the immigration Act 2014, the grant in clause 1 above is conditional upon the Landlord or the Landlord's agent being satisfied on reasonable grounds after completion of the prescribed requirements that the grant of rights given by the Agreement would not give rise to a contravention of the provisions Act

7. WHERE the context permits

7.1 "The Landlord" includes the successors to the original landlord

7.2 "The Tenant" includes the successors to the original tenant

7.3 "The Property" includes any part of the Property



LANDLORD/HOME OWNER GAS SAFETY RECORD

Report Ref No: 45C 2669064

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

REGISTERED BUSINESS DETAILS

No: 302755
any: CRAIG BELL LTD
SS: 10 MILLFIELD AVE
402K
Code: 4010 3AL
07951419414

INSPECTION/INSTALLATION ADDRESS

Name & Title: OCCURERS
Address: 17 GASTON AVE
HULL RD
402K
Postcode: 4010 3AH Tel:

LANDLORD (OR AGENT) NAME & ADDRESS (if applicable)

Name & Title: MR R PARKINSON
Address: 76 MILLFIELD LANE
402K
Postcode: 4010 3AL Tel: TWO

Number of appliances tested: TWO

APPLIANCE DETAILS

| Location | Make and Model | Type |
|----------|-----------------|-------|
| LIVING | IDEAL LOGIC MAX | COMBI |
| KITCHEN | 4 KING OVEN | OVEN |

FLUE TESTS

| Smoke test pass/fail/NA | Spillage pass/fail/NA | Initial combustion mixture tracing | Final combustion mixture tracing |
|----------------------------|--------------------------|---|---|
| NA | NA | 9.2 | 7.2 |
| AA | NA | — | — |

INSPECTION DETAILS

| Satisfactory ventilation technique | Flue visual condition pass/fail/NA | Adequate ventilation technique | Landlord's appliance technique | Appliance Visual Check Yes/No | Appliance serviced Yes/No | Appliance Safe to Use Yes/No |
|--|--|--------------------------------------|--------------------------------------|--|---------------------------------|------------------------------------|
| YES | PASS | YES | YES | YES | YES | YES |
| NA | NA | YES | YES | YES | YES | YES |

For appliances not owned by the landlord the recorded 'Appliance Safe to Use' response is based on a visual check for obvious defects only

Installation

Satisfactory Visual Inspection: Yes ☒ No ☐Emergency Control Accessible: Yes ☒ No ☐Satisfactory Gas Tightness Test: Yes ☒ No ☐Equipotential Bonding Satisfactory: Yes ☒ No ☐

GIVE DETAILS OF ANY FAULTS

RECTIFICATION WORK CARRIED OUT

| WARNING TAG or NOTICE ISSUED | WARNING TAG or NOTICE ISSUED |
|------------------------------|------------------------------|
| Yes/No | Yes/No |

Approved Audible CO Alarms: Yes ☒ No ☐ Are CO Alarms in Date: Yes ☒ No ☐ N/A ☐

Smoke/Heat Alarms Located & Fitted correctly: Yes ☒ No ☐ N/A ☐

OTHER COMMENTS OR OBSERVATIONS

NEXT GAS SAFETY CHECK DUE BEFORE: 01/08/25

ISSUED BY (GAS ENGINEER)

Print Name: CRAIG BELL
Licence No: 5676778
Signed: [Signature]
Issue Date: 1-8-24

RECEIVED BY

Received By: [Signature]
Signed: [Signature]
Print Name: [Signature]
Tenant/Agent/Landlord/Home Owner: [Signature]
No one present at time of visit: ☒

White - Landlord/Agent/Home Owner Green - Engineer Pink - Tenant (if rented)

BF452305

* IF YES, PLEASE REFER TO SEPARATE WARNING NOTICE - DANGER DO NOT USE REPORT HAD

Form Ref. REGP45

Energy performance certificate (EPC)

| | | |
|---------------------------------------|--|---------------------------|
| 17 OWSTON AVENUE YORK YO 10 3AH | | Energy rating C |
| Valid until 28 October 2030 | Certificate number 2731-3901-3200-7360-0200 | |

Property type

Semi-detached house

Total floor area

131 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 C. It has the potential to be C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 80 C |
| 55-68 | 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 this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (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 | Cavity wall, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, insulated (assumed) | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Good |

| Feature | Description | Rating |
|----------------------|---|-----------|
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 95% of fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, insulated (assumed) | N/A |
| Floor | To unheated space, insulated (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

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

4.8 tonnes of CO₂

This property's potential production

3.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.6 tonnes per year. This will help to protect the environment.

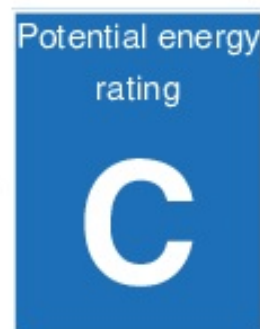
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 C (69) to C (80).

► [What is an energy rating?](#)

**Recommendation 1: Cavity wall insulation**

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£58

Potential rating after carrying out recommendation 1

71 | C

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£45

Potential rating after carrying out recommendations 1 and 2

72 | C

Recommendation 3: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£34

Potential rating after carrying out recommendations 1 to 3

73 | C

Recommendation 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£325

Potential rating after carrying out recommendations 1 to 4

80 | C

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**

£1032

Potential saving

£137

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**

13819.0 kWh per year

Water heating

2200.0 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Cavity wall insulation

1130 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

Helen Pirozek

Telephone

01904 761823

Email

helen@yorkepc.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/003279

Telephone

01455 883 250

Email

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2731-3901-3200-7360-0200>

Assessment details

Assessor's declaration

No related party

Date of assessment

27 October 2020

Date of certificate

29 October 2020

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhcldigital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

NOTICE OF LANDLORD'S ADDRESS

The Landlord notifies the Tenant that the Tenant may serve notices (including notices in proceedings) on the Landlord at the following address:

Example House,Example Road, Example Town, XXXX XXX

(This notice is given under section 48 of the Landlord and Tenant Act 1987. The address must be in England or Wales.)

AS WITNESS the hands of the parties on the date specified above

SIGNED by the above-named

(the Landlord) in the presence of

}

SIGNED by the above-named

(the Tenant) in the presence of

}

A Landlord

Example House,Example Road, Example Town, XXXX XXX

and
A Tenant Example House,Example Road, Example Town, XXXX XXX
A Tenant Example House,Example Road, Example Town, XXXX XXX
A Tenant Example House,Example Road, Example Town, XXXX XXX
A Tenant Example House,Example Road, Example Town, XXXX XXX
A Tenant Example House,Example Road, Example Town, XXXX XXX

AGREEMENT OF GUARANTEE

This form must be completed within **XX days** of the Tenancy Agreement being created.

Steps to complete the Guarantor Form:

1. Tenants submit Guarantor Details:

- Log onto the Adam Bennett website.
- Go to your 'Dashboard' and submit the Guarantor details.

2. Tenant's Signature:

- After submitting the Guarantor details, an email will be sent to the Tenant asking for an electronic signature.

3. Guarantor's Signature:

- Once the Tenant has signed, the form will be sent to the Guarantor for their electronic signature.

4. Landlord's Signature:

- After the Guarantor signs, the form will be sent to the Landlord for their electronic signature.

5. Completion:

- The process is complete when the Tenant, Guarantor, and Landlord have all signed the Guarantor form.

Agreement starts on next page

AGREEMENT OF GUARANTEE

Agreement Start Date XXth XXXXXX XXXX

Between

1. The Landlord(s)

Name: A Landlord

Address: Example House, Example Road, Example Town, XXXX XXX

2. The Tenant

Name: A Tenant

Address: Example House, Example Road, Example Town, XXXX XXX

3. The Guarantor

Name: A Guarantor

Relationship to tenant: A Relation

Address: Example House, Example Road, Example Town, XXXX XXX

Phone: (XXXXX) XXXXXX

Email: XYZ@example.com

A Guarantor must be solvent and able to pay, if called upon by this agreement, the rent specified in clause 2.1.1.

1. Background

The Landlord has granted or agreed to grant the Tenant and others to a joint tenancy of the property known as:

Example House, Example Road, Example Town, XXXX XXX

2. Guarantee

2.1. In consideration of the Landlord granting the tenancy to the Tenant and the Guarantor's natural affection for the Tenant, the Guarantor hereby guarantees to the Landlord as follows:

2.1.1 To pay the rent reserved under the Tenancy Agreement, up to a maximum amount of £XXXX.XX, within 21 days of receiving a written demand from the Landlord, provided that the demand:

- a) States that the Tenant, following a demand, has failed to pay the amount due under the Tenancy Agreement; or
- b) Confirms that the Tenancy Agreement has been lawfully terminated; and, in addition:
- i) The rent amount being demanded would have been due if the tenancy agreement were

still in effect; and

ii) No other person is fully liable to pay the rent reserved under any new agreement relating to the property for the period in respect of which the demand is made.

2.2. Duration Of Agreement

The Guarantor's obligation shall end (without prejudice to any claim to which the Landlord is entitled under clause 2) upon the first to occur of:

- 2.1.** the date falling 2 months after expiry of the Tenancy Agreement; or
- 2.2.** the assignment of the Tenancy or the assignment of the Tenant's interest in the tenancy; or
- 2.3.** the rent reserved by a new Tenancy of the property (granted following lawful termination of the Tenancy Agreement) has become payable in full; or
- 2.4.** the surrender of the Tenancy or the surrender of the Tenant's interests in the Tenancy or
- 2.5.** the death of the Tenant

2.6. Landlord's Rights Against Tenant Not Affected

The rights and remedies of the Landlord against the Guarantor under this Guarantee do not affect the rights and remedies which the Landlord might have against the Tenant PROVIDED THAT if the Landlord recovers any sums from the Guarantor under this Guarantee and subsequently recovers from the Tenant any sum in respect of the same liability then the sum recovered from the Tenant shall (up to the amount paid by the Guarantor) be paid to the Guarantor within 7 days.

2.7. Tenant's Promise To Guarantor

In consideration of the Guarantor giving this Guarantee the Tenant undertakes to the Guarantor to re-pay to the Guarantor within a reasonable time of demand any sums which the Guarantor pays to the Landlord and which are not reimbursed.

2.8. Acknowledgement

We certify that information provided on this form and the documents relating to this form are true and correct. We understand that withholding information or giving false information is an offence and will be treated as such.

2.9. Storage of Personal Data

I confirm that I have read and understood the contents of the attached Privacy Policy. I agree to the storage and use of my personal data in accordance with its terms.

Signed By the Landlord **Date**

Signed By the Tenant **Date**

Signed by the Guarantor **Date**



PRIVACY POLICY

Last updated 21/01/2025

Adam Bennett Lettings, the trading name of 611611 Ltd ("us," "we," or "our"), operates the website www.adambennett.co.uk (the "Site").

This policy outlines our practices regarding the collection, use, and disclosure of personal information obtained from users of the Site and where applicable their Guarantors.

We may use your personal information to support our business operations, including communicating with you regarding the daily management of a property you rent, license or own.

In relation to Guarantors, we may use your personal information to contact you about relevant rent arrears/licensing fee arrears, should they arise.

By accessing and using the Site and/or signing an "Agreement of Guarantee," you consent to the collection and use of your personal information in accordance with this policy.

Data collection and use

When registering on the Site or completing an Agreement of Guarantee, we will request certain personally identifiable information to contact or identify you and, where applicable, your Guarantor (relevant only to Tenants/Licensees). This information may include, but is not limited to, your name and contact details ("Personal Information").

As a property management and letting agent, we require this information to perform our role and fulfil our legal obligations.

How we use your information

We may use the information held about you in the following ways:

1. Communication

- To communicate with registered users of the Site regarding our obligations and the daily management of properties.
- Contact reasons may include, but are not limited to:
 - Property maintenance
 - Property visits
 - Rent/license fee collection
 - Preparation for the start and end of Tenancy/Licensing Agreements
 - House viewings

2. Tradespeople and Contractors

- Providing your contact details to tradespeople who carry out work on properties you own or rent/license.

3. Deposit Protection

- Where applicable, notifying the Deposit Protection Service or related service provider of any deposit payments requiring protection.

4. Legal Compliance

- Verifying your "right to rent" status (only applicable to Tenants/Licensees) and transmitting related documentation to Third Parties, as needed.

5. Guarantor Notifications

- Informing the Guarantor if the Tenant/Licensee fails to pay rent/licensing fee.

6. Debt Recovery and Tracing

- Disclosure of information to tracing agents or debt collectors in the event of unpaid dues.

Disclosure of Information

We may share your information with the following parties when necessary:

- Deposit Protection Scheme
- City of York Council
- Third parties working on our behalf
- The Landlord/owner of the property you rent/license
- Tenants of your property (applicable to Landlords/owners)
- Co-tenants (if you are on a joint Tenancy Agreement)
- Debt recovery agencies
- Tenant referencing agencies
- Right to Rent documentation verification service providers

IMPORTANT

If your contact details change, please notify us so that we can update your information and continue fulfilling our obligations. Alternatively, if you are a registered user of the Site, you can log in to view and edit your profile details.

Log Data

Like many site operators, we collect information that your browser sends whenever you visit our Site ("Log Data").

This Log Data may include information such as your computer's Internet Protocol ("IP") address, browser type, browser version, the pages of our Site that you visit, the time and date of your visit, the time spent on those pages and other statistics.

In addition, we may use third party services such as Google Analytics that collect, monitor and analyse this.

Cookies

Cookies are files with small amount of data, which may include an anonymous unique identifier. Cookies are sent to your browser from a web site and stored on your computer's hard drive.

Like many sites, we use "cookies" to collect information. You can instruct your browser to refuse all cookies or to indicate when a cookie is being sent. However, if you do not accept cookies, you may not be able to use some portions of our Site.

Security

The security of your Personal Information is important to us but remember that no method of transmission over the Internet, or method of electronic storage, is 100% secure. While we strive to use commercially acceptable means to protect your Personal Information, we cannot guarantee its absolute security.

Changes to this Privacy Policy

This Privacy Policy is effective as of 19/02/18 and will remain in effect except with respect to any changes in its provisions in the future, which will be in effect immediately after being posted on the webpage adambennett.co.uk/privacy-policy

We reserve the right to update or change our Privacy Policy at any time and you should check the Privacy Policy via the webpage adambennett.co.uk/privacy-policy periodically

Your continued use of the Service after we post any modifications to the Privacy Policy on the webpage adambennett.co.uk/privacy-policy will constitute your acknowledgement of the modifications and your consent to abide and be bound by the modified Privacy Policy. If we make any material changes to this Privacy Policy, we will notify you either through the email address you have provided us, or by placing a prominent notice on the Site.

Withdrawal of consent

Should you wish to withdraw your consent to our use of your details you can do so by contacting our Data Protection Officer. Please see the section 'Contacting our Data Protection Officer' below for contact details.

Tenants, Licensee's & Landlords

Please note you cannot withdraw consent if you are in an active Tenancy Agreement or an active License for The Occupation of a Room agreement as we require your Personal Information to meet our legal and contractual obligations. You can withdraw consent once the Tenancy/Licensing Agreement has ended.

Data Retention

We may store your data for up to 7 years after consent has been withdrawn to meet our legal and contractual obligations. After this period your Personal Information will automatically be removed.

Rights of the User

As a registered user of the site, you have the following rights:

- **Right of Access:** You have the right to obtain a copy of the personal data we hold about you.
- **Right to Object:** You can object to processing that is likely to cause or is causing damage or distress.
- **Right to Prevent Direct Marketing:** You have the right to prevent your data from being used for direct marketing purposes.
- **Right to Object to Automated Decisions:** You can object to decisions made by automated means.
- **Right to Rectify:** In certain circumstances, you have the right to have inaccurate personal data corrected, blocked, erased, or destroyed.
- **Right to Compensation:** You can claim compensation for damages caused by a breach of the GDPR regulation.
- **Right to Lodge a Complaint:** You have the right to lodge a complaint with a supervisory authority, this is the Information Commissioner's Office.

Refund Policy

If you have made a payment in error, please contact the office on 01904 611 611 or email enquiries@adambennett.co.uk. We will process your refund within 14 days of notifying us.

Contacting our Data Protection Officer

If you have any questions about this Privacy Policy, please contact:

Data Protection Officer
58 Gillygate, York, YO31 7EQ
e: dpo@adambennett.co.uk
t: 01904611611