

DATED

19 July

2023

STATUTORY DECLARATION

OF

SIMON RICHARD FRASER-ALLEN

I, **SIMON RICHARD FRASER-ALLEN**, of 3 Aubrey Road, London, N8 9HH, do solemnly and sincerely declare as follows:-

1. In this statutory declaration, save where otherwise mentioned, the facts are best on my own personal knowledge and I believe them to be true.
2. I was born on 16 May 1961 and my profession was a banker but I am now retired.
3. Since 29 July 2002, I have been the registered freehold owner, together with my wife, Fiona Fraser-Allen of a property known as no. 3 Aubrey Road, London, N8 9HH and referred to hereafter as "the Property". For the avoidance of doubt we have paid Council Tax for the Property since we moved in.
4. There is produced to me now, marked "SRFA1" a plan with the location of the Property shown edged red.
5. The Property comprises a three-storey middle terraced house plus a basement and accommodation in the roof space area, built sometime before World War One.
6. In August 2002, soon after purchasing the Property, my wife and I engaged ADB Construction of 3 Muswell Hill, London, N10 3TH to undertake works of refurbishment and other alterations to the Property, hereafter "the Works".
7. The Works included the creation of a self-contained flat in the basement of the Property, referred to hereafter as "the Flat". There is produced to me now, marked "SRFA2", a floor plan showing how the Flat was arranged upon completion of the Works. It can be seen that the Flat had its own bedroom, bathroom, WC, living room and kitchen. This meant that from completion of the Works the Flat had all the facilities needed for occupiers to live there entirely independently. It had its own separately metered gas and electricity supply, as well as its own cable TV, phone and internet connections.
8. I can confirm that since the completion of the Works, the Flat has been used and occupied separately, as a standalone dwelling, from the rest of the Property. My wife and I occupied and use the rest of the Property as our family home, while the Flat has been used and occupied independently by a number of different tenants (all of whom have paid rent) since it was established.

9. The table below sets out the details of who has occupied the Property since completion of the Works. It also sets out when the Flat was not occupied for residential purposes because it was undergoing refurbishment work.

Period of occupation	Name
May 2003 to December 2006	Mr Leigh Davy
December 2006 to May 2010	Mr Tim Graham
May 2010 to April 2013	Mr Alan Andrews and Ms Katherine Gamble
April 2013 to January 2014	Unoccupied because of building work
February 2014 to August 2014	Occupied on as temporary accommodation through lettings secured by way of bookings through Airbnb
August 2014 to February 2015	Refurbishment works because of flooding
March 2015 to August 2016	Occupied as temporary accommodation through lettings secured by Airbnb
August 2016 to January 2017	Further refurbishment because of flood damage
January 2017 to May 2017	Occupied as temporary accommodation through lettings secured by Airbnb
22 June 2017 to 26 July 2018	Ms Sarah Gleeson and Mr Connor Doherty
23 August 2018 to 21 November 2018	Mr Martin Herbert
28 November 2018 to June 2019	Occupied as temporary accommodation through lettings secured by Airbnb
17 July 2019 to the date of this declaration	Ms Francesca Lamacchi and Mr Alexander Cox

10. It can be seen from the above that the Flat was occupied as a permanent home by Mr Leigh Davy from May 2003 to December 2006. I recall there was only a short gap, perhaps a day or two, between Mr Davy vacating the Flat and Mr Tim Graham moving in. Mr Graham moved out in May 2010 and from that month on, until April 2013, Alan Andrews and Katherine Gamble occupied the Flat.

11. There is produced to me now, marked "SRFA3", a copy of the tenancy agreement that my wife and I entered into with Mr Andrews and Ms Gamble. The previous tenants, that is first Mr Davy and then Mr Graham, were friends of ours and so we did not have a formal written tenancy agreement with them, although they (like the subsequent tenants) did pay rent.
12. After the completion of further buildings works in 2013, we began to let the Flat out through AirBNB, that is, on a short-let basis. These lettings started in February 2014 and continued up until the middle of 2017. As noted in the above table, there were two periods during this time when the Flat was not occupied as it was undergoing refurbishment work because of flood damage. The first of these was from August 2014 to February 2015 and the second occasion was from August 2016 to January 2017.
13. There is produced to me now, marked "SRFA4", photographs taken by a professional photographer on behalf of AirBNB, and used to market the Flat to prospective tenants on that company's website. The Flat continues to look much the same today although there has been some updating in the interim.
14. There is produced to me now, marked "SRFA5", a schedule provided by Airbnb setting out the names of the short-term tenants who occupied the Flat together with the number of nights each one stayed for and the date when they began their booking.
15. The table below shows the number of nights the Flat was occupied for short-term accommodation from 2014 through to 2019.

2014	159
2015	224
2016	209
2017	83
2018	19
2019	89

16. The Flat was occupied on a permanent basis by Ms Sarah Gleeson and Mr Connor Doherty from June 2017 to June 2018 and there is produced to me now, marked "SRFA6", a copy of the tenancy agreement my wife agreed with that couple. Subsequently, it was then occupied on a permanent basis for a period of 90 nights by Mr Martin Herbert. This period started on 23 August 2018 and ran until 21 November 2018. After Mr Herbert moved out, the Flat was used and occupied by four different occupiers, for a total of 19 nights, as temporary sleeping accommodation, during the remainder of 2018.
17. The Flat continued to be used as temporary sleeping accommodation for the first six months of 2019, specifically that is from 1 January 2019 through to 9 June 2019. Since 17 July 2019, however, through to the present day, it has been occupied solely on a permanent basis by Ms Francesca Lamacchi and her partner Mr Alexander Cox. In that regard, there is produced to me now, marked "SRFA7", a copy of the tenancy agreement with Ms Lamacchi and Mr Cox.
18. In summary, the Flat was used and occupied exclusively for long-term residential accommodation in the period between May 2003 and April 2013. It was then used for a time for "temporary sleeping accommodation" until the end of 2016 during which there were two periods when it was undergoing renovation after damage caused by flooding. It was then used for permanent accommodation, from June 2017 to November 2018, before a further period of use as temporary sleeping-accommodation which ended in June 2019. Since July 2019 the Flat has been used and occupied as the main residence of Ms Lamacchi and Mr Cox.
19. I would like to make it absolutely clear that the Flat at all times has all the facilities necessary for private day-to-day domestic existence, with separate washing facilities, kitchen, sleeping and living accommodation. It also benefits from having its own entrance to the street as detailed on the floor plan shown at exhibit number "SRFA2".

20. In terms of utilities, while the Flat was occupied on a long-term basis, the tenants themselves were responsible for paying for their own electricity, gas, cable TV, telephony and internet access. Gas and electricity supplies are separately metered and there is produced to me now, marked "SRFA8", photographs of the gas and electricity meters that monitor the use of these supplies. During the times when the Flat was used for short-term accommodation, these services (with the exception of telephone) were included within the rent.

AND I make this Solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Declared at: 1 Crouch End Hill N8 8DH

SRFA

This 19th day of July, 2023

Norman Saville

Before me:

NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH.

Commissioner for Oaths/Solicitor empowered to administer Oaths

(signed by
the declarant
with his left hand,
he having
injured his
right wrist)
me

THIS IS THE EXHIBIT "SRFA1"

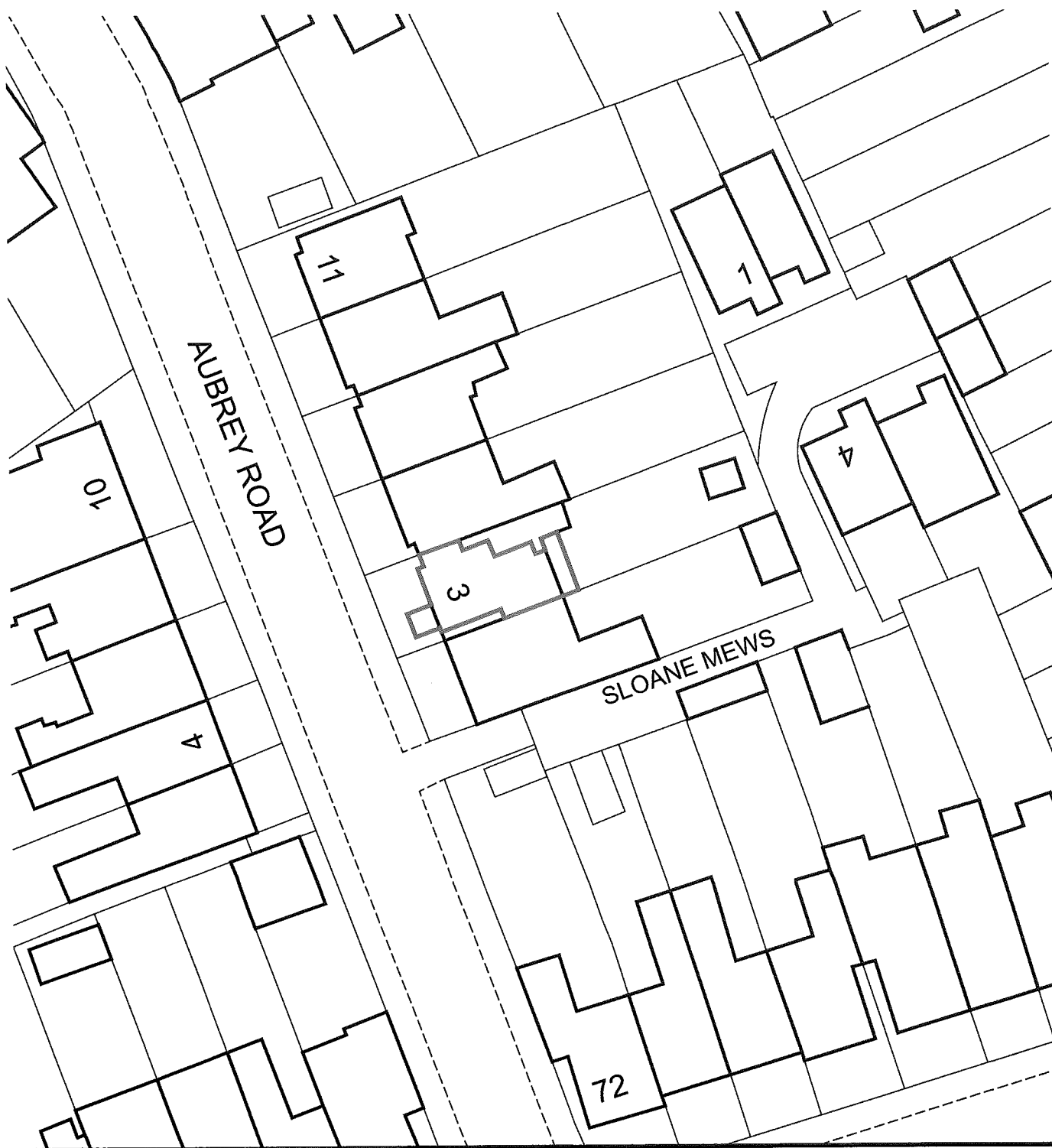
referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this: 19th day of July 2023


Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**



SITE PLAN

3 Aubrey Road, London, N8 9HH

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Ordnance Survey licence 100048957

DRG No. 02
Sep 2021

Scale 1:500

0 5 10 metres



Carter Jonas

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One Station Square
CAMBRIDGE
CB1 2GA

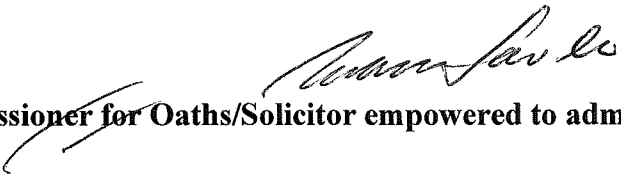
01223 368771
www.carterjonas.co.uk

THIS IS THE EXHIBIT "SRFA2"

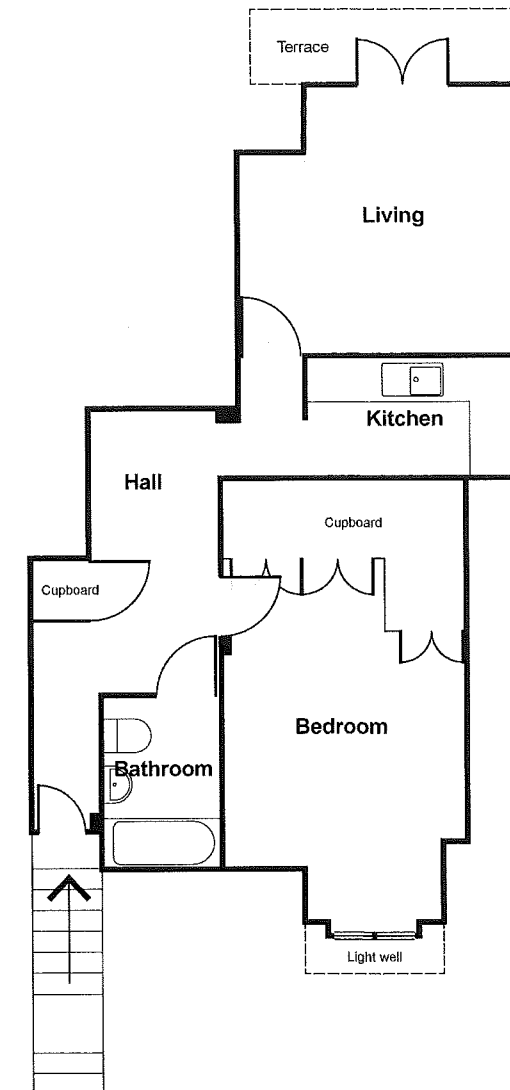
referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this: 19th **day of** July **2023**


Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**



FLOORPLAN

3 Aubrey Road, London, N8 9HH

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DRG No. 03
Sep 2021

Scale 1:100

0 1 2 metres



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One Station Square
CAMBRIDGE
CB1 2GA

01223 368771
www.carterjonas.co.uk

THIS IS THE EXHIBIT "SRFA3"

referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this: 19th day of July 2023



Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**

ASSURED SHORTHOLD TENANCY AGREEMENT

under part 1 of the Housing Act 1988
as amended under part 3 of the Housing Act 1996

Date: 10th May 2010

This agreement is between us: **Simon and Fiona Fraser-Allen**

And you: **Alan Andrews and Katherine Gamble**

The rent is: **£845 every month (inclusive of council tax)**

The rent must be paid in advance

If we need to serve any notice on you, we will deliver it by hand or send it to you by first-class post to the property address. This means that notices are served on you once they are put through your letterbox, even if you do not receive them because you have moved. If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first class post or left at that address.
If you need to serve any notice on us, they must be delivered by hand or sent by post to the following address.

Simon and Fiona Fraser-Allen, 3 Aubrey Road, London, N8 9HH

We may repossess the property if:

- You fail to pay us rent 14 days after it is due, whether you have been asked for it or not;
- You (or any of you) become bankrupt;
- Any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking the tenancy term and causing a nuisance or annoyance), or
- The arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

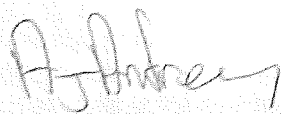
We need a court order to repossess the property. You should contact a solicitor, Citizen's Advice Bureau or Legal Advice Centre who will tell you what this means.

Our signatures:



Simon and Fiona Fraser-Allen

Your signatures:



Alan Andrews and Katherine Gamble

Witness's signature.



Name:

JENNY MCCLURE

Address:

11 HARVEY RD, LONDON N8 9HD

Occupation:

PHYSIOTHERAPIST

A) We let out the property at:

1 Lower Ground Floor, 3 Aubrey Road, London, N3 9HH
to you together as well as fixtures and furniture as stipulated on the inventory attached. The amount of rent is shown on the previous page and both you and we must keep to the terms below.

2 You will have the property for 12 months from 10th May 2010 to 10th May 2011. If, at the end of this time, you want to continue the tenancy and you have not already received from us two month's notice to end the tenancy, I will carry on from month to month as a monthly contractual tenancy. You must give three months notice to end it. This notice must be given to expire on a rent payment day.

3 This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The arrangements in section 21 of the Housing Act 1988 for the landlord to repossess the property apply to this agreement. This means that you cannot lay claim any legal rights to stay on once the tenancy has ended and a court order says you must leave. The landlord giving a section 21 notice must give at least two months notice in writing. For more information, you should consult a Housing Advice Centre, solicitor or Citizens' Advice Bureau who will tell you what this means.

4 We will let the property to you together and only Alan Andrews and Katherine Gamble will be allowed to live there.

5 If you owe rent or any other money legally payable to us under the agreement, you will have to pay interest on this amount from the date that it should have been paid. The interest rate is the base rate used by the Royal Bank of Scotland. This rate may apply before, as well as after, a court judgement has been made against you, depending on the terms of the court judgement.

6 We may keep keys to the property.

7 The landlord may remove, store, sell or otherwise dispose of any furniture or goods, which the tenant refuses or fails to remove from the property at the end of the tenancy. The tenant shall be responsible for all reasonable costs, which the landlord may incur. The landlord shall be entitled to deduct such costs and any monies lawfully due to the landlord from any money realised from the disposal of such furniture or goods.

B) You must do the following:

1 Pay rent on the days and in the way that we have agreed.

2 Keep the inside of the property in at least as good a condition as it was when the tenancy started (fair wear and tear excepted). Also, at the end of the tenancy you must leave all fixtures (see inventory) in place and put back to same/similar colours those rooms that you may have decorated.

3 Repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living or visiting the property. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings and installations. If you do not repair the damage within a reasonable period of time, depending on the repairs that need to be done. If you fail to do this within the period of notice given, we may then enter the property (after giving you 24 hours notice in writing) and carry out the work – you will have to pay us for reasonable cost of this work.

4 Pay for all electricity, gas and phone bills relating to the property that applies during the period of the tenancy.

5 Take reasonable precautions to prevent frost or similar damage to the property. If the property is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, you must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stop cock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.

6 Whenever you leave the property unattended, you must lock all the doors and windows.

7 If you give us notice that you are going to leave the property before this agreement has ended, you must pay our reasonable costs for reletting the property as well as paying the rent until a new tenant moves in.

8 Allow us or someone authorised by us to come into the property at all reasonable hours of the day to inspect the condition of the property, to carry out repairs or to do other work, which we must carry out by law. We will give you at least 24 hours' written notice if we are going to enter the property. You must let us enter the property immediately if there is an emergency.

9 Tell us about any repairs, faults or installations that we are responsible for in the structure or outside of the property.

10 Pay the reasonable costs for replacing locks if you fail to return any key.

11 Pay any reasonable cost for getting replacement keys.

12 Allow possible new tenants and prospective purchasers to look at the property on at least 24 hours written notice during the last month of the tenancy.

13 Be jointly and individually responsible for paying all the rent you have to pay under this agreement and keep to all the terms of this agreement.

14 Defrost the freezer when necessary. You will be responsible for the reasonable cost of making good any damage that is caused because you have not done this.

15 Be responsible for looking after the garden. It must be kept tidy and properly cultivated, but you do not have to improve the garden.

16 At the end of the tenancy, leave the property and our fixtures and fittings in as good a condition as at the start of the tenancy (fair wear and tear excepted) and free from rubbish.

C) You must not do the following things;

1 Alter or add anything to the outside structure of the property, or the fixtures and household belongings that are on the list that you and we signed (attached). You must not bring into the property any furniture, fixtures or household belongings, which do not meet the Furniture and Furnishings (Fire) (Safety) Regulations. You can get information about these regulations from your local Trading Standards office.

2 Anything, which may be a nuisance or annoy neighbours. You must not play any radio, CD, record player, television or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside your home between 11 pm and 7.30am.

3 Tamper with any fire precautions.

4 Sublet the property or any part of it, or give up the property or any part of it to someone else.

5 Transfer the tenancy to someone else without our permission, in writing (which we will not unreasonably withhold).

6 Display any permanent notice on the property.

7 See the property as anything other than a home.

8 Use any paraffin or portable gas heater.

D) We agree to do the following.

1 Keep the property insured against fire and other usual comprehensive risks as long as insurance cover is available.

2 Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances within the property are checked by a British Gas or Corgi-registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1994.

3 Give you back any part of the rent that you have paid for any period that the property could not be lived in because of fire or any other danger that we are insured for.

4 Keep the structure and outside of the property in good repair.

5 Keep the gas, water, electricity, space-heating and water-heating installations in good repair and proper working order.

THIS IS THE EXHIBIT "SRFA4"

referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this: 19th day of July 2023



Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**

Basement Flat, 3 Aubrey Road, London, N8 9HH

Photographs taken by an official Airbnb photographer (approx. January 2015)



Add caption



Add caption



Add caption





Add caption



Add caption



Add caption





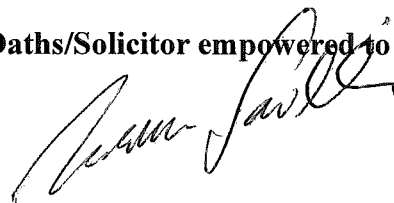
THIS IS THE EXHIBIT "SRFA5"

referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this: 19th **day of** July **2023**

Commissioner for Oaths/Solicitor empowered to administer Oaths



**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**

Date	Type	Confirmation Code	Start Date	Nights	Guest	Listing	Details	Reference	Currency	Amount	Paid Out	Host Fee	Cleaning Fee
6/8/2019	Resolution Adjustment	HMACRAPH2S	6/8/2019	3	Laura Clark	Crouch End 1 bed lower ground flat	Resolution adjustment for resolution 12794719		GBP	-150.00			
6/7/2019	Reservation	HMACRAPH2S	6/6/2019	3	Laura Clark	Crouch End 1 bed lower ground flat			GBP	318.12		11.88	30.00
5/31/2019	Reservation	HMXANJYENW	5/30/2019	4	Ari Haanpa	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
5/22/2019	Reservation	HMAQM52QH5	5/21/2019	5	Isabelle Newman	Crouch End 1 bed lower ground flat			GBP	510.92		19.08	30.00
5/10/2019	Reservation	HMAFJAK44E	5/9/2019	3	Claira Mdatchie	Crouch End 1 bed lower ground flat			GBP	318.12		11.88	30.00
5/4/2019	Reservation	HMAQP28SET	5/3/2019	4	Elvira Diglicomo	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
4/19/2019	Reservation	HMK5T2P4ES	4/17/2019	11	Kerryn Anderson	Crouch End 1 bed lower ground flat			GBP	1089.32		40.88	30.00
4/11/2019	Reservation	HMAQ8Q8SKD	4/10/2019	6	Walkiria Gimdi	Crouch End 1 bed lower ground flat			GBP	607.32		22.88	30.00
4/5/2019	Reservation	HMAFEJQB8N	4/4/2019	3	Eric Gold	Crouch End 1 bed lower ground flat			GBP	318.12		11.88	30.00
3/13/2019	Reservation	HMHFTNAAPZ	3/12/2019	10	Katherine Ryan	Crouch End 1 bed lower ground flat			GBP	844.72		35.28	30.00
3/9/2019	Reservation	HMBTKIMHZR	3/8/2019	4	Elizabeth Lopez	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
3/1/2019	Reservation	HMMW9XNNYQ	2/28/2019	4	Paul Cummins	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
2/18/2019	Reservation	HMEH6RKAFO	2/17/2019	8	Jane Kim	Crouch End 1 bed lower ground flat			GBP	761.58		28.44	30.00
2/12/2019	Reservation	HMZWJMS48	2/11/2019	5	Paul Cummins	Crouch End 1 bed lower ground flat			GBP	510.92		19.08	30.00
2/2/2019	Reservation	HMSH8KTAJ3	2/1/2019	4	Jane Johnson	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
1/21/2019	Reservation	HMJ4D5HMRX	1/20/2019	5	Joanna Martin	Crouch End 1 bed lower ground flat			GBP	510.92		19.08	30.00
1/14/2019	Reservation	HMFXTOTYXA	1/13/2019	5	Joanna Martin	Crouch End 1 bed lower ground flat			GBP	510.92		19.08	30.00
1/2/2019	Reservation	HM3ZHQB7Z2	1/1/2019	5	Brendan McMullan	Crouch End 1 bed lower ground flat			GBP	510.92		19.08	30.00
12/16/2018	Reservation	HMXFTJXHO	12/15/2018	5	Kitz Crane	Crouch End 1 bed lower ground flat			GBP	482.00		18.00	0.00
12/11/2018	Reservation	HMMQZ3CEKZ	12/10/2018	4	Joanna Martin	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
12/5/2018	Reservation	HMBDK4QBON	12/4/2018	4	Rick DeVault	Crouch End 1 bed lower ground flat			GBP	414.52		15.48	30.00
11/29/2018	Reservation	HMXNB4XKAN	11/28/2018	6	Paul Cummins	Crouch End 1 bed lower ground flat			GBP	578.40		21.60	0.00
10/24/2018	Reservation	HMJ4D3CHHE	8/23/2018	90	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	1887.04		70.47	0.00
9/24/2018	Reservation	HMJ4D3CHHE	8/23/2018	90	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	1952.10		72.60	0.00
8/24/2018	Reservation	HMJ4D3CHHE	8/23/2018	90	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	2017.18		75.33	0.00
5/9/2017	Reservation	HMD2KFRBSF	5/8/2017	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	308.00		11.22	29.86
5/2/2017	Reservation	HMAJ8YSKYP	5/2/2017	2	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	215.00		7.21	29.86
4/28/2017	Reservation	HMS2ERJ4R	4/27/2017	4	Katherine Baker	Crouch End 1 bed lower ground flat			GBP	400.00		14.48	29.79
4/25/2017	Reservation	HMQEBF2CAF	4/24/2017	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	308.00		11.22	29.86
4/22/2017	Reservation	HMTBENWJQR	4/21/2017	2	Bill Greenwell	Crouch End 1 bed lower ground flat			GBP	214.00		7.99	30.34
4/18/2017	Reservation	HMSMRTYKNC	4/18/2017	2	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	215.00		7.21	29.86
4/13/2017	Reservation	HMSBS5W8EM	4/12/2017	6	Uta Klautke	Crouch End 1 bed lower ground flat			GBP	585.00		21.38	30.40
4/4/2017	Reservation	HMFN58FZQ8	4/3/2017	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.30	29.87
3/31/2017	Reservation	T4H83Y	3/30/2017	3	Claira Salabury	Crouch End 1 bed lower ground flat			GBP	308.00		11.50	30.38
3/20/2017	Reservation	DFAFTP	3/18/2017	5	James Moore	Crouch End 1 bed lower ground flat			GBP	492.00		17.69	29.74
3/17/2017	Reservation	NSCWRY	3/16/2017	3	Nicholas Sanders	Crouch End 1 bed lower ground flat			GBP	307.00		11.18	30.30
3/14/2017	Reservation	3ETJMB	3/13/2017	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.46	30.28
3/11/2017	Reservation	PQTFCY	3/10/2017	3	Jenny Head	Crouch End 1 bed lower ground flat			GBP	307.00		11.21	29.83
3/8/2017	Reservation	M459RW	3/5/2017	5	James Moore	Crouch End 1 bed lower ground flat			GBP	492.00		17.69	29.74
3/3/2017	Reservation	58MCJX	3/2/2017	3	Sam Tai	Crouch End 1 bed lower ground flat			GBP	307.00		11.52	29.81
2/28/2017	Reservation	DY55SS	2/27/2017	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.21	29.83
2/25/2017	Reservation	Y2EPS4	2/24/2017	2	Anita Subbaraj	Crouch End 1 bed lower ground flat			GBP	215.00		7.21	29.84
2/21/2017	Reservation	QK43F9	2/20/2017	4	Emma Rush	Crouch End 1 bed lower ground flat			GBP	399.00		15.19	30.39
1/25/2017	Reservation	CCT2SC	1/24/2017	21	Chris Frost	Crouch End 1 bed lower ground flat			GBP	1766.00		65.10	29.74
1/17/2017	Reservation	JRQ3KD	1/16/2017	4	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.23	0.00
6/27/2016	Resolution Adjustment	NPFNBD	6/26/2016	82	Georgina Meneses	Crouch End 1 bed lower ground flat			GBP	-632.00			
1/5/2017	Reservation	P84JBT	1/4/2017	2	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	215.00		7.30	29.88
1/10/2017	Reservation	ZF933K	1/9/2017	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.34	29.88
1/17/2017	Reservation	JRQ3KD	1/16/2017	4	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.23	0.00
6/27/2016	Reservation	NPFNBD	6/26/2016	82	Georgina Meneses	Crouch End 1 bed lower ground flat			GBP	1628.00		60.89	0.00
7/18/2016	Adjustment	NPFNBD	6/26/2016	82	Georgina Meneses	Crouch End 1 bed lower ground flat			GBP	181.00		6.77	0.00
7/27/2016	Reservation	NPFNBD	6/26/2016	82	Georgina Meneses	Crouch End 1 bed lower ground flat			GBP	2323.00		88.89	0.00
6/27/2016	Reservation	NPFNBD	6/26/2016	82	Georgina Meneses	Crouch End 1 bed lower ground flat			GBP	2142.00		80.12	0.00
6/16/2016	Reservation	8Q2PDQ	6/15/2016	10	Facundo Ballez	Crouch End 1 bed lower ground flat			GBP	854.00		31.24	29.81
6/12/2016	Reservation	54JTAP	6/11/2016	4	Dana Benjamin	Crouch End 1 bed lower ground flat			GBP	398.00		14.50	29.68
6/7/2016	Reservation	T3XJ3W	6/6/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		10.94	30.08
5/21/2016	Reservation	ED9HMQ	5/20/2016	15	Linda Tomson	Crouch End 1 bed lower ground flat			GBP	1264.00		48.82	30.29
5/18/2016	Reservation	NZ5BCQ	5/17/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.08	29.76
5/14/2016	Reservation	FRJJND	5/13/2016	2	Andy Bailey	Crouch End 1 bed lower ground flat			GBP	214.00		8.33	29.82
5/10/2016	Reservation	2AAQTY	5/9/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.02	30.28
5/5/2016	Reservation	FFR2NA	5/4/2016	4	Abelardo Polonio	Crouch End 1 bed lower ground flat			GBP	400.00		14.39	30.15
4/1/2016	Reservation	CJ53CX	3/31/2016	28	Randy Low	Crouch End 1 bed lower ground flat			GBP	1755.00		64.93	0.00
3/25/2016	Reservation	S5TDZT	3/25/2016	3	Jessica McGuinness	Crouch End 1 bed lower ground flat			GBP	307.00		10.85	29.82
3/22/2016	Reservation	HDMPKW	3/21/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.44	30.01
3/15/2016	Reservation	BS5ZM5	3/14/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.44	30.01
3/8/2016	Reservation	PZWMN3	3/8/2016	2	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	214.00		7.85	29.86
3/5/2016	Reservation	E88CKQ	3/4/2016	3	Dimitri Augustidis	Crouch End 1 bed lower ground flat			GBP	308.00		10.72	30.03
2/27/2016	Reservation	5PUK8T	2/26/2016	7	Kimberly Cohen	Crouch End 1 bed lower ground flat			GBP	606.00		21.87	29.72
2/12/2016	Reservation	89HEKW	2/11/2016	10	Uta Klautke	Crouch End 1 bed lower ground flat			GBP	855.00		31.58	30.25
2/9/2016	Reservation	B5PTK9	2/8/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.22	30.18
1/31/2016	Reservation	5JMWR	1/30/2016	4	Ely Foster	Crouch End 1 bed lower ground flat			GBP	398.00		14.73	30.15
1/23/2016	Reservation	5PQDRP	1/22/2016	4	Kimberly Cohen	Crouch End 1 bed lower ground flat			GBP	398.00		14.85	30.35
1/22/2016	Reservation	HY2594	1/21/2016	1	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	122.00		4.15	29.81
1/20/2016	Reservation	8H8JW8	1/19/2016	1	Robel Dawit	Crouch End 1 bed lower ground flat			GBP	122.00		4.15	29.81
1/14/2016	Reservation	C22XTX	1/13/2016	4	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	92.00		3.41	0.00
1/12/2016	Reservation	C22XTX	1/11/2016	4	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.37	0.00
1/5/2016	Reservation	SSP3SP	1/4/2016	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	307.00		11.44	30.27
12/31/2015	Reservation	N58SQ3	12/30/2015	5	Kimberly Cohen	Crouch End 1 bed lower ground flat			GBP	492.00		18.26	30.01
12/25/2015	Reservation	P4SRZW	11/24/2015	35	Katrina McCarthy	Crouch End 1 bed lower ground flat			GBP	314.00		11.70	3.90
11/25/2015	Reservation	P4SRZW	11/24/2015	35	Katrina McCarthy	Crouch End 1 bed lower ground flat			GBP	2125.00		79.18	26.39
11/21/2015	Reservation	2ABATO	11/20/2015	2	Kimberly Cohen	Crouch End 1 bed lower ground flat			GBP	214.00		7.87	30.19
11/17/2015	Reservation	4HMSY	11/16/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	308.00		11.71	29.95
11/14/2015	Reservation	HPAAP4	11/13/2015	3	Jan Douglass	Crouch End 1 bed lower ground flat			GBP	308.00		11.67	29.82
11/10/2015	Reservation	CSY5SY	11/9/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	308.00		11.71	29.95
11/6/2015	Reservation	YRTJHN	11/5/2015	4	Kimberly Cohen	Crouch End 1 bed lower ground flat			GBP	400.00		14.35	30.01
11/3/2015	Reservation	8ABJ3J	11/2/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	308.00		11.71	29.95
10/30/2015	Reservation	PJ8F3H	10/29/2015	4	Kimberly Cohen	Crouch End 1 bed lower ground flat			GBP	400.00		14.35	30.01
10/27/2015	Reservation	2YHAXF	10/26/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat			GBP	308.00		11.71	29.95
10/24/2015	Reservation	PZHAFS	10/23/2015	3	Sally Darling	Crouch End 1 bed lower ground flat			GBP	307.00		11.48	29.99

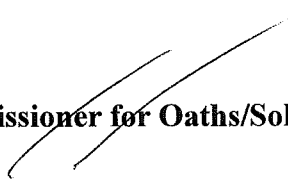
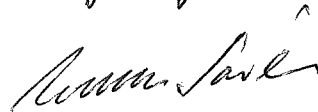
10/20/2015	Reservation	JBF5Z3	10/19/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.71	29.85
10/11/2015	Reservation	ZBP2WE	10/1/2015	15	Kimberly Cohen	Crouch End 1 bed lower ground flat	GBP	249.00	9.23	5.84
10/4/2015	Reservation	ZBP2WE	10/1/2015	15	Kimberly Cohen	Crouch End 1 bed lower ground flat	GBP	165.00	6.11	3.94
10/2/2015	Reservation	ZBP2WE	10/1/2015	15	Kimberly Cohen	Crouch End 1 bed lower ground flat	GBP	855.00	31.88	20.40
9/26/2015	Reservation	TJEPQD	9/25/2015	5	Glenn Powell	Crouch End 1 bed lower ground flat	GBP	482.00	17.97	30.15
9/22/2015	Reservation	CS3YTA	9/21/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.53	30.09
9/19/2015	Reservation	WCRTDJ	9/18/2015	2	Matt Robbins	Crouch End 1 bed lower ground flat	GBP	214.00	7.78	29.83
9/18/2015	Reservation	2H29EE	9/14/2015	4	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	94.00	3.46	0.00
9/15/2015	Reservation	2H29EE	9/14/2015	4	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	308.00	11.28	0.00
8/8/2015	Reservation	8DCP9K	8/7/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.53	30.09
8/30/2015	Reservation	5G3S2Q	8/29/2015	9	Vanessa Livingstone	Crouch End 1 bed lower ground flat	GBP	773.00	28.79	30.07
8/18/2015	Reservation	QETNTH	8/17/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.55	30.15
8/15/2015	Reservation	TXKYPC	8/14/2015	3	Lisa Morrison	Crouch End 1 bed lower ground flat	GBP	308.00	11.53	30.09
8/11/2015	Reservation	9CSP95	8/10/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	308.00	11.53	30.09
8/7/2015	Reservation	2PBYW4	8/6/2015	2	Jessica Mucke	Crouch End 1 bed lower ground flat	GBP	214.00	7.87	30.02
8/4/2015	Reservation	4BNR2N	8/3/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.52	30.09
7/25/2015	Reservation	CQYK8S	7/24/2015	2	Huw Price-Stephens	Crouch End 1 bed lower ground flat	GBP	214.00	7.69	30.11
7/17/2015	Reservation	PWCRNA	7/16/2015	4	Richard Millard	Crouch End 1 bed lower ground flat	GBP	398.00	14.73	30.10
7/11/2015	Reservation	4K4EDR	7/10/2015	5	Loi Harrison	Crouch End 1 bed lower ground flat	GBP	482.00	18.12	29.77
7/7/2015	Reservation	8BADNB	7/6/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	308.00	11.55	30.15
7/4/2015	Reservation	8SEP2Q	7/3/2015	2	Sebastian Falcia	Crouch End 1 bed lower ground flat	GBP	214.00	7.75	29.70
6/21/2015	Reservation	MYDX2K	6/20/2015	13	Wendy Lopatin	Crouch End 1 bed lower ground flat	GBP	1103.00	41.15	29.69
6/14/2015	Reservation	NMBWM9	6/13/2015	7	Mary Ann Montforton	Crouch End 1 bed lower ground flat	GBP	608.00	22.92	30.20
6/1/2015	Reservation	4423WA	5/31/2015	10	Facundo Bailez	Crouch End 1 bed lower ground flat	GBP	855.00	32.30	30.28
6/23/2015	Reservation	CQ3FMP	5/22/2015	8	Dimitar Trifunovski	Crouch End 1 bed lower ground flat	GBP	690.00	25.45	30.14
5/12/2015	Reservation	8BNSRJ	5/11/2015	4	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	400.00	14.53	29.73
5/5/2015	Reservation	RWF1TH	5/4/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	307.00	11.42	30.24
4/26/2015	Reservation	NRWMPD	4/25/2015	9	Felix Pomeranz	Crouch End 1 bed lower ground flat	GBP	772.00	28.60	29.83
4/21/2015	Reservation	Z8F8JA	4/20/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	307.00	11.42	30.24
4/19/2015	Reservation	QJHEJJ	4/17/2015	3	Nuria Royo	Crouch End 1 bed lower ground flat	GBP	307.00	11.40	30.16
4/14/2015	Reservation	5KMBMJ	4/13/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	307.00	10.80	29.99
4/8/2015	Reservation	8BYKFM	4/7/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	307.00	11.36	30.08
4/1/2015	Reservation	Q4Q3A5	3/31/2015	2	Christopher Dalton	Crouch End 1 bed lower ground flat	GBP	214.00	7.82	30.01
3/25/2015	Reservation	FFDQ4T	3/24/2015	6	Carol Kennedy	Crouch End 1 bed lower ground flat	GBP	584.00	21.63	30.15
3/20/2015	Reservation	CFNP4A	3/19/2015	4	Lisa Morrison	Crouch End 1 bed lower ground flat	GBP	398.00	14.55	29.78
3/17/2015	Reservation	8ANWBE	3/16/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.75	30.01
3/10/2015	Reservation	RK4XJT	3/9/2015	3	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	306.00	11.80	30.14
3/4/2015	Reservation	TJNAAT	3/3/2015	2	Martin Herbert	Crouch End 1 bed lower ground flat	GBP	214.00	7.85	30.10
8/14/2014	Adjustment	E3R8DA	8/1/2014	30	Louisa Waddingham	Crouch End 1 bed lower ground flat	GBP	-1346.00		
2/9/2015	Reservation	CQYMC2	2/8/2015	21	Jamea Hamilton	Crouch End 1 bed lower ground flat	GBP	1638.00	60.59	0.00
8/2/2014	Reservation	E3R8DA	8/1/2014	30	Louisa Waddingham	Crouch End 1 bed lower ground flat	GBP	1978.00	0.00	0.00
7/29/2014	Reservation	E8ZC4S	7/28/2014	4	Richard Millard	Crouch End 1 bed lower ground flat	GBP	370.00	13.75	0.00
7/12/2014	Reservation	083JEY	7/11/2014	17	Elizabeth De Silva	Crouch End 1 bed lower ground flat	GBP	1405.00	52.34	0.00
7/5/2014	Reservation	K09WNZ	7/4/2014	3	Janie Pennis	Crouch End 1 bed lower ground flat	GBP	277.00	10.68	0.00
7/2/2014	Reservation	D6XQZ4	7/1/2014	3	Kirk Duerden	Crouch End 1 bed lower ground flat	GBP	277.00	10.60	0.00
6/23/2014	Reservation	HDMY4C	6/22/2014	7	Brian Putekowski	Crouch End 1 bed lower ground flat	GBP	578.00	21.70	0.00
6/16/2014	Reservation	DDQ3WM	6/15/2014	6	Josh Meltz	Crouch End 1 bed lower ground flat	GBP	530.00	20.23	0.00
6/12/2014	Reservation	NPM8XK	6/11/2014	4	Ravi Deepres	Crouch End 1 bed lower ground flat	GBP	370.00	13.68	0.00
6/7/2014	Reservation	R8KOTS	6/6/2014	4	Ana Partida	Crouch End 1 bed lower ground flat	GBP	370.00	13.69	0.00
5/28/2014	Reservation	M3CFWP	5/27/2014	5	David Manning	Crouch End 1 bed lower ground flat	GBP	483.00	17.26	0.00
4/30/2014	Reservation	PA8NYX	4/29/2014	27	Elizabeth Lopez	Crouch End 1 bed lower ground flat	GBP	2073.00	77.06	0.00
4/26/2014	Reservation	YWCCOX	4/25/2014	2	Sam Curtis	Crouch End 1 bed lower ground flat	GBP	185.00	7.24	0.00
4/13/2014	Reservation	2TMMQA	4/12/2014	7	Elizabeth Lopez	Crouch End 1 bed lower ground flat	GBP	428.00	15.75	0.00
4/4/2014	Reservation	CK6BNP	4/3/2014	3	Sarah Scarlett	Crouch End 1 bed lower ground flat	GBP	279.00	10.21	0.00
3/29/2014	Reservation	QOFTBX	3/28/2014	2	Lucia Frandella	Crouch End 1 bed lower ground flat	GBP	185.00	7.18	0.00
3/19/2014	Reservation	MEDNMB	3/17/2014	7	Francois Zimmermann	Crouch End 1 bed lower ground flat	GBP	578.00	21.61	0.00
3/16/2014	Reservation	Y654DS	3/15/2014	2	Michelle Denham	Crouch End 1 bed lower ground flat	GBP	185.00	6.72	0.00
3/12/2014	Reservation	YYH8BQ	3/8/2014	7	Francois Zimmermann	Crouch End 1 bed lower ground flat	GBP	578.00	21.52	0.00
3/2/2014	Reservation	DWP5PX	3/1/2014	1	Louise Button	Crouch End 1 bed lower ground flat	GBP	82.00	3.58	0.00
2/19/2014	Reservation	JPRMKF	2/18/2014	11	Callin Porter	Crouch End 1 bed lower ground flat	GBP	762.00	28.06	0.00
2/3/2014	Reservation	JS54H2	2/2/2014	7	Carolyn Moore	Crouch End 1 bed lower ground flat	GBP	482.00	18.22	0.00

THIS IS THE EXHIBIT "SRFA6"

referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this: 19th day of July 2023



Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**



Assured Shorthold Tenancy

www.openrent.co.uk

You are about to sign an Assured Shorthold Tenancy for the following property:

3 Aubrey Road
Crouch End
London
N8 9HH

It sets out the promises made by the Tenant and any Guarantors to the Landlord and vice versa, including the duration of the rental and the amounts you have agreed for Rent and Deposit. You should read this document carefully and thoroughly.

Once electronically signed and dated this agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms that you do not agree with and that it contains everything you want to form part of the agreement. Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this agreement.

If you are in any doubt about the content or effect of this agreement, we recommend that you seek independent legal advice before signing.

The Parties to this agreement and the Premises

The following clauses set out the basic terms of the tenancy, the main dates and the Deposit and Rent amounts which have been agreed.

This agreement is made the day of 16 June 2017.

Premises	3 Aubrey Road Crouch End London N8 9HH together with fixtures, furniture and effects therein as specified in the inventory
Landlord	Fiona Fraser-Allen of 3 Aubrey Road, London, N8 9HH
Tenant	Conor Doherty Sarah Gleeson of 3 Aubrey Road Crouch End London N8 9HH
Guarantor	No Guarantors are named in this agreement.
Occupancy	The maximum number of people permitted to occupy the property is 2
Term	A fixed Term of 6 months Commencing on and including 22 June 2017 To and including 21 December 2017
Rent	£1,400.00, one thousand, four hundred GBP payable monthly and in advance on the 22nd day of each month
Deposit	£1,400.00, one thousand, four hundred GBP

1. The Landlord lets to the Tenant the Premises for the Term at the Rent specified above.
2. The Tenant shall pay to OpenRent on the signing of this agreement the amount of the Deposit and the first payment of Rent.
3. The Deposit will be held under the terms of the Deposit Protection Service, of which OpenRent is a registered member. Further detail is provided in the next section of this document.
4. The first payment of Rent will be held by OpenRent up to a maximum of 14 days from the beginning of the Term, after which it will be paid to the Landlord with OpenRent's fees deducted where applicable.
5. The Tenant shall pay direct to the Landlord all future Rent when it becomes due. Further detail is provided in subsequent sections of this document.

6. This agreement is intended to create an Assured Shorthold Tenancy as defined by section 19A of the Housing Act 1988 (as amended).

The Deposit

The following clauses set out:

- what OpenRent will do with the Deposit paid by the Tenant under clause 3 above;
- what the Tenant can expect of the Landlord or OpenRent when either deals with the Deposit;
- the circumstances in which the Tenant may receive less than the sum paid as a Deposit at the conclusion of the tenancy; and
- the circumstances in which other monies may be requested from the Tenant.

7.1. The Deposit will be held in a Custodial Tenancy Deposit Scheme by the Deposit Protection Service (DPS), which is the Government approved custodial scheme:

The Deposit Protection Service

The Pavilions
Bridgwater Road
Bristol
BS99 6AA

Phone: 0844 4727 000

<https://www.depositprotection.com>

7.2. Once the Deposit has been paid by the Tenant, OpenRent will transfer the Deposit to the DPS as soon as reasonably practicable. OpenRent will aim to do this within 1 working day of funds clearing, and always within the 30 days required under the terms of the scheme. Once funds have cleared, the Deposit will be re-assigned to the Landlord's registered account with the DPS.

7.3. The Deposit that the Tenant has paid shall be returned without interest according to the terms of the DPS at the end of the tenancy, howsoever determined, upon vacant possession of the Premises and return of the keys, less such sum as the Landlord shall properly deduct in respect of:

- arrears of Rent;
- any damage to the Premises and fixtures and fittings caused by the Tenant or arising from any breach of the terms of this agreement by the Tenant;
- any damage caused or cleaning required due to pets, animals, reptiles, birds, or fish occupying the Premises (whether or not the Landlord consented to its presence as set out in clause 8.20);
- any sum repayable by the Landlord to the local authority where housing benefit has been paid direct to the Landlord by the local authority;
- any other breach by the Tenant of the terms of this agreement;
- any unpaid account or charge for water, electricity, gas, other fuels or utilities used by the Tenant in the Premises;
- any unpaid council tax, telephone charges or other monies owed by the Tenant to the Landlord;
- any reasonable cost incurred to clean the Premises to the same standard as at the beginning of the tenancy;
- the charges incurred by the Landlord's bank if any cheques or standing orders from the Tenant are not honoured by the Tenant's bank.

7.4. No deductions shall be made from the Deposit unless, or until, the reason for the nature of the deductions along with their amounts have been notified to the Tenant. Any dispute arising from the proposed deductions will be subject to DPS guidelines including use of the free and independent Alternative Dispute Resolution service where its use has been agreed by the Tenant and Landlord.

7.5. The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this agreement on the ground that the Landlord, or OpenRent, holds the Deposit or any part of it.

7.6. If the Deposit is insufficient the Tenant shall pay to the Landlord such additional sums as required to cover

all costs, charges and expenses properly due within a period of 14 days from the end of the tenancy.

Obligations of the Tenant

The following clauses set out what is expected of the Tenant during the tenancy in addition to the main terms found in this agreement. If any of these terms are breached, the Landlord may be entitled to deduct monies from the Deposit, claim damages from the Tenant, and/or seek the court's permission to have the Tenant evicted from the Premises because of the breach.

The Tenant agrees:

- 8.1. Any obligation upon the Tenant under this agreement to do or not to do anything shall also require the Tenant not to permit or allow any licensee or visitor to do or not to do that thing.
- 8.2. To be responsible and liable for all the obligations under this agreement as joint and several Tenants (if applicable).
- 8.3. To pay the Rent as specified earlier in this agreement whether or not it has been formally demanded, and pay interest at 3% above the Bank of England base rate upon any Rent in arrears or other monies due under this agreement for more than seven days calculated from the date upon which it became due to the date of payment. The first payment of Rent shall be paid directly to OpenRent. The first payment of Rent will be held by OpenRent up to a maximum of 14 days from the beginning of the Term, after which it will be paid to the Landlord with OpenRent's fees deducted where applicable. All future Rent shall be paid directly to the Landlord.
- 8.4. Unless otherwise agreed in writing with the Landlord, to pay for all gas, electricity, water and sewerage services consumed on or supplied to the Premises during the Term, and for all charges made for the use of the telephone (if any), TV licence (if any), TV service (if any), and Internet service (if any) during the Term. This includes standing charges and other similar charges and VAT, as well as charges for actual consumption.
- 8.5. Unless otherwise agreed in writing with the Landlord, 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. Also to indemnify the Landlord in respect of any council tax which (during the tenancy) the Landlord becomes obliged to pay under the Act or those regulations because the Tenant ceases to live at the Premises.
- 8.6. To keep the interior of the Premises and the Landlord's contents in as good and clean state of repair and condition and decoration as the Premises were in 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 excepted).
- 8.7. Not to remove any of the Landlord's contents from the Premises.
- 8.8. To comply with all statutory requirements upon the Tenant in respect of the Premises and contents. This includes (but is not limited to) not bringing into the Premises any furniture, furnishings or personal items that do not meet the required safety standards.
- 8.9. Not to damage the Premises or the building or make any alteration or addition to it, nor damage or alter the electrical or plumbing system.
- 8.10. Not to decorate or change the style or colour of the decoration without written consent from the Landlord.
- 8.11. Not to damage interior walls or decorations by affixing pictures, mirrors, or any other hanging item using nails, screws, adhesive compounds or tapes without written consent from the Landlord.
- 8.12. Where readily accessible, and with due regard to personal safety, to keep the drains, gutters and pipes of the Premises clear of any leaves or debris.
- 8.13. If applicable, to keep the garden free from weeds, prune shrubs back if necessary, keep paths clear of moss, cut the grass where appropriate, and not cut down or remove any trees or shrubs.
- 8.14. To keep clean the windows inside and outside of the Premises, where safe access is possible, and arrange for any cracked or broken glass panes to be replaced with the same grade and type of glass as

existing.

8.15. Not to use the Premises other than for the purposes of a private residence, nor carry on or permit to be carried on upon the Premises any profession trade or business whatsoever, nor use the Premises for any immoral, illegal or improper purposes.

8.16. Not to do or permit to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance or inconvenience to the Landlord, the owner or occupiers of any adjoining property, the neighbours, other adjoining residents or people in the immediate area.

8.17. Not to alter or add to the Premises or allow anyone else to do anything on the Premises which may invalidate any insurance of the Premises against fire or increase the ordinary premium for such insurance.

8.18. Not to fix or suffer to be fixed to the exterior or windows of the Premises any notice board, sign, advertisement poster or aerial.

8.19. Not to install or change any door locks or alarm codes, and agree that the Landlord should hold a spare set of keys.

8.20. Not keep any cat, dog, bird or other pet at the Premises without the Landlord's written consent, such consent, if granted, to be revocable at will by the Landlord upon giving reasonable written notice. If consent is given, the Tenant agrees to have the Premises professionally cleaned with de-infestation cleaner at the Tenant's cost upon termination of the tenancy.

8.21. If there are common parts to the building, not to obstruct, keep or leave anything in them.

8.22. To keep the exterior free from rubbish.

8.23. To place all refuse in plastic bags in the designated dustbin(s) which should be kept in the area provided. If necessary on refuse collection day to move the dustbin(s) to the collection point as required by the local Council.

8.24. Not to hang clothes or other articles on any balcony or out of any window.

8.25. Not to erect external aerials or satellite dishes.

8.26. Not to install any gas appliances unless authorised by the Landlord and installed by a registered Gas Safe fitter.

8.27. To routinely test the operation of all smoke alarms and replace the batteries when necessary, and to advise the Landlord immediately should any alarm cease to function or be considered non-operational.

8.28. To take reasonable precautions to prevent any damage to the Premises resulting from 'freezing-up'. This includes ensuring the Premises is adequately heated during periods of cold weather to ensure the water system does not freeze. Failure by the Tenant to take such precautions will result in the Tenant having to pay for any ensuing damage.

8.29. To take all reasonable precautions to prevent condensation and damp by keeping the property adequately ventilated and heated.

8.30. To replace any light bulbs, fluorescent tubes, fuses or batteries promptly and when necessary.

8.31. To telephone the Landlord immediately regarding, and confirm in writing within 24 hours of, any defect in the Premises which comes to the Tenant's attention and which is the responsibility of the Landlord to repair, and to pay the Landlord all liabilities which may be incurred by the Landlord as a result of any such defect not having been so notified.

8.32. Not to assign sublet or part with or share possession of the Premises or any part of it nor allow the Premises to be occupied by more than the maximum number of permitted persons.

8.33. Not to take in any lodger, paying guest or person staying on either a permanent or semi-permanent basis.

8.34. To permit the Landlord, and any superior landlord, or the Landlord's employees/agents at all reasonable times by giving the Tenant 24 hours notice (except in an emergency):

- to enter the Premises to inspect the same and the Landlord's furniture and effects therein (if any) and to carry out any works of maintenance or repair to the Premises or elsewhere which the Landlord may consider necessary.
- to enter and view the Premises with any prospective future Tenants or purchasers during the last 28 days of the tenancy.

8.35. To notify the Landlord if the Tenant is to be absent from the Premises for a period exceeding 14 days. Such notification shall be made at least 5 days prior to the commencement of the period of absence and shall state the actual dates over which the Premises will be unoccupied.

8.36. To forward any notice, order or proposal affecting the Premises or its boundaries to the Landlord within 5 days of receiving it.

8.37. To deliver up the Premises to the Landlord with vacant possession at the end of the tenancy in the same good and clean state of repair and decoration as they were in at the commencement of the Term (fair wear and tear and damage by accidental fire excepted), and pay for the repair or replacement of any items of the fixtures, fittings and appliances which have been damaged, destroyed or lost.

8.38. To return the keys of the Premises to the Landlord by midday on the day of vacating the Premises, otherwise all costs of gaining entry to the Premises and resecuring the Premises will be borne by the Tenant.

8.39. To co-operate in the checking of any inventory and/or schedule of condition and to pay, or be liable to pay, for any costs incurred in such check-out procedures.

8.40. Not to smoke inside the Premises, or permit others to smoke inside the Premises, without the Landlord's written consent. Such consent, if granted, to be revocable at will by the Landlord upon giving reasonable written notice.

Furniture

If the letting includes the use of furniture and effects:

9.1 Where requested by the Landlord, the furniture and effects shall be as specified in an inventory signed by the Tenant.

9.2 The Tenant will:

- Not damage or remove from the Premises any furniture or effects.
- Make good all damage and breakages to the furniture and effects which may occur during the Term.
- Leave the furniture and effects at the end of the tenancy in the same position as they were at the commencement of the Term.
- Clean or pay for the cleaning of all carpets, curtains and any other parts of the Premises or contents included in the letting which may have been soiled during the tenancy.

Obligations of the Landlord

The following clauses set out what can be expected from the Landlord during the tenancy. If any of these terms are broken, the Tenant may be entitled to claim damages from the Landlord, or ask a court to make the Landlord keep these promises.

The Landlord agrees:

Quiet Enjoyment

10.1. To allow the Tenant to quietly hold and enjoy the Premises during the tenancy without any unlawful interruption by the Landlord or any person rightfully claiming under, through or in trust for the Landlord.

Consents

10.2. To confirm that all necessary consents have been obtained to enable the Landlord to enter this agreement (whether from superior landlords, lenders, mortgagees, insurers, or others).

Statutory Repairing Obligations

10.3. To comply with the obligations to repair the Premises as set out in sections 11 to 16 of the Landlord and Tenant Act 1985 (as amended by the Housing Act 1988). These sections impose on the Landlord obligations to repair and keep in good order:

- the structure of the Premises and exterior (including drains, gutters and pipes);
- certain installations for the supply of water, electricity and gas;
- sanitary appliances including basins, sinks, baths and sanitary conveniences;
- space heating and water heating;

but not other fixtures, fittings, and appliances for making use of the supply of water and electricity. This obligation arises only after notice has been given to the Landlord by the Tenant as set out in clause 8.31.

10.4. To repay to the Tenant any reasonable costs incurred by the Tenant to remedy the failure of the Landlord to comply with his statutory obligations as stated in clause 10.3 above.

Insurance

10.5. To insure the building of, and the Landlord's contents within, the Premises under a general household policy with a reputable insurer.

10.6. To provide a copy of the relevant insurance certificate and policy to the Tenant at the start of the tenancy or as soon as possible thereafter.

Other Repairs

10.7. To keep in repair and proper working order all mechanical and electrical items belonging to the Landlord and forming part of the fixtures and fittings, unless the lack of repair is due to the negligence or misuse of the Tenant, his family, or visitors.

Safety Regulations

10.8. To confirm that all the furniture and equipment within the Premises complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1993).

10.9. To confirm that all gas appliances comply with the Gas Safety (Installation and Use) Regulations 1998 and

that a copy of the safety check record is given to the Tenant at the start of the tenancy.

10.10. To confirm that all electrical appliances comply with the Electrical Equipment (Safety) Regulations 1994, and the Plugs and Sockets, etc. (Safety) Regulations 1994.

10.11. To ensure that any electrician carrying out electrical work at the Premises is a competent person registered with a scheme approved by The Department for Communities and Local Government (DCLG).

Possessions and Refuse

10.12. To remove or pay for the removal of all the possessions of the Landlord and any rubbish prior to the start of the tenancy.

Interrupting or Ending this Agreement

The following clauses set out the ways in which this agreement may be brought to an end by either party. In addition, these clauses set out the procedures which the Tenant or Landlord shall use when the tenancy is brought to an end.

11.1 If the tenancy is within the fixed Term, the Landlord may serve on the Tenant the appropriate notice under Section 21(1)(b) of the Housing Act 1988 (as amended) given during the fixed Term to expire on any day after the last day of the Term.

11.2 If the tenancy has lapsed into a periodic tenancy it may be terminated by:

- the Landlord serving the Tenant at least two months notice in writing under Section 21(4)(a) of the Housing Act 1988 (as amended) and expiring on the last day of a period of the tenancy.
- the Tenant giving written notice of at least one month and expiring on the last day of a period of the tenancy.

11.3 If there is a breach of any of the terms of this agreement by the Tenant then the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).

11.4 If the Rent or any part thereof shall be in arrears for at least seven days 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, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the tenancy shall terminate without prejudice to any other rights and remedies of the Landlord.

Mutual Break Clause

11.5. Any time after **four** months of the initial fixed Term of this tenancy (or after a similar period following a fixed Term extension to the original tenancy) either party may invoke this break clause by providing a minimum of two months written notice to the other (such notice to expire on the last day of a rental period of the tenancy). At the end of such notice the tenancy shall end and all obligations and responsibilities shall cease; subject nevertheless to any claim by either party against the other in respect of any breach of any of the terms and conditions of the agreement.

Notices & Miscellaneous

Notices

12.1 The Landlord gives notice to the Tenant that pursuant to Section 48(1) of the Landlord and Tenant Act 1987 that notices (including notices in proceedings) may be served on the Landlord at the address specified at the beginning of this agreement.

12.2 Any notice served upon the Tenant by the Landlord pursuant to this agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Premises or by sending the same by either recorded delivery post, or prepaid first class post to the Premises or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant 24 hours after posting the same.

12.3 The Landlord gives the Tenant notice under the Housing Act 1988 that possession may be recovered on the following grounds:

- Ground 2: The Premises is subject to a mortgage granted before the beginning of the tenancy, and the mortgagee is entitled to exercise a power of sale conferred on them by the mortgage or by section 101 of the Law of Property Act 1925 and the mortgagee requires possession of the Premises for the purpose of disposing of it with vacant possession.

Miscellaneous

13.1 If the Premises comprises part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building.

13.2 "Premises" in these conditions includes Landlord's fixtures and fittings therein.

13.3 Where two or more persons are named on the tenancy agreement, their obligations shall be joint and several.

13.4 References to masculine gender include the feminine; to the singular include the plural; and to the 'month' mean calendar month.

13.5 Tenant is responsible for insuring their own belongings, furniture and furnishings in the Premises, and the Landlord will not accept liability for any loss or damage that may occur as a result of use within the Premises.

13.6. The Landlord and the Tenant confirm their agreement with the OpenRent Terms & Conditions and Privacy Policy which they made when creating their account.

13.7. Where the Landlord's own title to the Premises is leasehold and not freehold, the Landlord may themselves be a tenant under a superior lease. The Tenant agrees to perform and observe at all times during the Term the conditions and stipulations contained in the superior lease that were notified to the Tenant prior to the commencement of the tenancy.

Contract Digitally Signed By

Here is a list of people set out to sign the contract, and signatures where they have been collected.

Where signatures have been collected dates and times are displayed in Coordinated Universal Time (UTC).

The Tenants

Signature	Printed Name	Date Signed	User Email Address
<u><i>Conor Doherty</i></u>	Conor Doherty	17/06/2017 04:38:26	Cdoherty2211@gmail.com
<u><i>Sarah Gleeson</i></u>	Sarah Gleeson	17/06/2017 07:02:46	sarah.a.gleeson@gmail.com

The Landlord

Signature	Printed Name	Date Signed	User Email Address
<u><i>Fiona Fraser-Allen</i></u>	Fiona Fraser-Allen	18/06/2017 10:57:37	fionafraser_allen@hotmail.com

THIS IS THE EXHIBIT "SRFA7"

referred to in the Statutory Declaration of

SIMON RICHARD FRASER-ALLEN

made before me on this:

19th

day of

July

2023

Norman Saville

Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**



Assured Shorthold Tenancy

www.openrent.co.uk

You are about to sign an Assured Shorthold Tenancy for the following property:

3 Aubrey Road
Crouch End
London
N8 9HH

It sets out the promises made by the Tenant and any Guarantors to the Landlord and vice versa, including the duration of the rental and the amounts you have agreed for Rent and Deposit. You should read this document carefully and thoroughly.

Once electronically signed and dated this agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms that you do not agree with and that it contains everything you want to form part of the agreement. Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this agreement.

If you are in any doubt about the content or effect of this agreement, we recommend that you seek independent legal advice before signing.

The Parties to this agreement and the Premises

The following clauses set out the basic terms of the tenancy, the main dates and the Deposit and Rent amounts which have been agreed. Below are defined terms which will have the meaning listed next to them in this agreement.

This agreement is made the day of 16 July 2019.

Premises	3 Aubrey Road Crouch End London N8 9HH together with fixtures, furniture and effects therein as specified in the inventory
Landlord	Fiona Fraser-Allen Notices should be sent to 3 Aubrey Road, London, N8 9HH
Tenant	Alexander Cox Francesca Lamacchi Notices should be sent to 3 Aubrey Road Crouch End London N8 9HH
Guarantor	No Guarantors are named in this agreement.
Occupancy	The maximum number of people permitted to occupy the property is 2
Term	A fixed Term of 12 months Commencing on and including 17 July 2019 To and including 16 July 2020
Rent	£1,400.00, one thousand four hundred GBP each month, payable in advance on or before the 17th day of each month.
Deposit	£1,400.00, one thousand four hundred GBP

1. The Landlord lets to the Tenant the Premises for the Term at the Rent specified above.
2. The Tenant shall pay to OpenRent on the signing of this agreement the amount of the Deposit and the first payment of Rent, unless the Tenant and the Landlord have agreed in writing a later date when payment may be made.
3. The Deposit will be held under the terms of the Deposit Protection Service (DPS), of which OpenRent is a registered member. Further detail is provided in the next section of this document.
4. The first payment of Rent will be held by OpenRent up to a maximum of 14 days from the beginning of the Term, after which it will be paid to the Landlord with OpenRent's fees deducted where applicable.
5. The Tenant shall pay all future Rent when it becomes due, either to OpenRent via Rent Now rent collection, or

the Landlord directly; the Tenant will be notified in writing of the correct account details for payment. Further detail is provided in subsequent sections of this document and in OpenRent's Terms of Business.

6. This agreement is conditional on the Tenant providing satisfactory documentation to allow the Landlord to verify the Tenant's identity and to satisfactorily perform the right to rent immigration checks required, if applicable.

7. This agreement is intended to create an Assured Shorthold Tenancy as defined by section 19A of the Housing Act 1988 (as amended).

The Deposit

The following clauses set out:

- what OpenRent will do with the Deposit paid by the Tenant under clause 3 above;
- what the Tenant can expect of the Landlord or OpenRent when either deals with the Deposit;
- the circumstances in which the Tenant is entitled to less than the full Deposit returned at the conclusion of the tenancy; and
- the circumstances in which other monies may be requested from the Tenant.

8.1. The Deposit will be held in a Custodial Tenancy Deposit Scheme by the Deposit Protection Service (DPS), which is the Government approved custodial scheme:

The Deposit Protection Service

The Pavilions
Bridgwater Road
Bristol
BS99 6AA

Phone: 0330 303 0030

<https://www.depositprotection.com/>

8.2. Once the Deposit has been paid by the Tenant, OpenRent will transfer the Deposit to the DPS as soon as reasonably practicable. OpenRent will aim to do this within 1 working day of funds clearing, and always within the 30 days required under the terms of the scheme. Once funds have cleared with the DPS, the Deposit will be re-assigned to the Landlord's registered account with the DPS.

8.3. The Deposit that the Tenant has paid shall be returned without interest according to the terms of the DPS at the end of the tenancy, howsoever determined, upon vacant possession of the Premises and return of the keys, less such sum as the Landlord shall properly deduct in respect of:

- arrears of Rent;
- any damage to the Premises and fixtures and fittings caused by the Tenant or arising from any breach of the terms of this agreement by the Tenant;
- any damage caused or cleaning required due to pets, animals, reptiles, birds, or fish occupying the Premises (whether or not the Landlord consented to its presence as set out in clause 9.20);
- any sum repayable by the Landlord to the local authority where housing benefit has been paid direct to the Landlord by the local authority;
- any other breach by the Tenant of the terms of this agreement;
- any unpaid account or charge for water, electricity, gas, other fuels or utilities used by the Tenant in the Premises;
- any unpaid council tax, telephone charges or other monies owed by the Tenant to the Landlord;
- any reasonable cost incurred to clean the Premises to the same standard as at the beginning of the tenancy;
- the charges incurred by the Landlord's bank if any cheques or standing orders from the Tenant are not honoured by the Tenant's bank.

8.4. No deductions shall be made from the Deposit unless, or until, the reason for the nature of the deductions along with their amounts have been notified to the Tenant. Any dispute arising from the proposed deductions will be subject to the DPS guidelines including use of the free and independent Alternative Dispute Resolution service where its use has been agreed by the Tenant and Landlord.

8.5. The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this agreement on the ground that the Landlord, or OpenRent, holds the Deposit or any part of it.

8.6. If the Deposit is insufficient the Tenant shall pay to the Landlord such additional sums as required to cover

all costs, charges and expenses properly due within a period of 14 days from the end of the tenancy.

Obligations of the Tenant

The following clauses set out what is expected of the Tenant during the tenancy in addition to the main terms found in this agreement. If any of these terms are breached, the Landlord may be entitled to deduct monies from the Deposit, claim damages from the Tenant, and/or seek the court's permission to have the Tenant evicted from the Premises because of the breach.

The Tenant agrees:

- 9.1. Any obligation upon the Tenant under this agreement to do or not to do anything shall also require the Tenant not to permit or allow any licensee or visitor to do or not to do that thing.
- 9.2. To be responsible and liable for all the obligations under this agreement as joint and several Tenants (if applicable).
- 9.3. To pay the Rent as specified earlier in this agreement whether or not it has been formally demanded, and pay interest at 3% above the Bank of England base rate upon any Rent in arrears or other monies due under this agreement for more than 14 days calculated from the date upon which it became due to the date of payment. The first payment of Rent shall be paid directly to OpenRent. The first payment of Rent will be held by OpenRent up to a maximum of 14 days from the beginning of the Term, after which it will be paid to the Landlord with OpenRent's fees deducted where applicable. The Tenant shall pay all future Rent to OpenRent via Rent Now rent collection, or the Landlord directly, and will be notified in writing of the correct payment details to use.
- 9.4. Unless otherwise agreed in writing with the Landlord, to pay for all gas, electricity, water and sewerage services consumed on or supplied to the Premises during the Term, and for all charges made for the use of the telephone (if any), TV licence (if any), TV service (if any), and Internet service (if any) during the Term. This includes standing charges and other similar charges and VAT, as well as charges for actual consumption.
- 9.5. Unless otherwise agreed in writing with the Landlord, 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. Also to indemnify the Landlord in respect of any council tax which (during the tenancy) the Landlord becomes obliged to pay under the Act or those regulations because the Tenant ceases to live at the Premises.
- 9.6. To keep the Premises and the Landlord's contents in as good and clean state of repair and condition and decoration as the Premises were in 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 excepted).
- 9.7. Not to remove any of the Landlord's contents from the Premises.
- 9.8. To comply with all statutory requirements upon the Tenant in respect of the Premises and contents. This includes (but is not limited to) not bringing into the Premises any furniture, furnishings or personal items that do not meet the required safety standards.
- 9.9. Not to damage the Premises or the building or make any alteration or addition to it, nor damage or alter the electrical or plumbing system.
- 9.10. Not to decorate or change the style or colour of the decoration without written consent from the Landlord.
- 9.11. Not to damage interior walls or decorations by affixing pictures, mirrors, or any other hanging item using nails, screws, adhesive compounds or tapes without written consent from the Landlord.
- 9.12. Where readily accessible, and with due regard to personal safety, to keep the drains, gutters and pipes of the Premises free from obstruction and clear of any leaves or debris.
- 9.13. If applicable, to keep the garden, patio, paths, balcony or terrace, (if any), in a neat and tidy condition, swept where necessary and weeded. To maintain any lawns, trees and shrubs. Not to alter the layout of the garden.

9.14. To keep clean the windows inside and outside of the Premises, where safe access is possible. Failure by the Tenant to take adequate precautions to prevent glass panes being cracked or broken will result in the Tenant having to pay for any ensuing damage.

9.15. Not to use the Premises other than for the purposes of a private residence, nor carry on or permit to be carried on upon the Premises any profession trade or business whatsoever, nor use the Premises for any immoral, illegal or improper purposes.

9.16. Not to do or permit to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance or inconvenience to the Landlord, the owner or occupiers of any adjoining property, the neighbours, other adjoining residents or people in the immediate area.

9.17. Not to alter or add to the Premises or allow anyone else to do anything on the Premises which may invalidate any insurance of the Premises against fire or increase the ordinary premium for such insurance.

9.18. Not to fix or suffer to be fixed to the exterior or windows of the Premises any notice board, sign, advertisement poster or aerial without the prior written consent of the Landlord.

9.19. Not to install or change any door locks or alarm codes, and agree that the Landlord should hold a spare set of keys. In the event of the loss of a key or other security device giving access to the Premises, the Tenant agrees to pay any reasonable costs incurred by the Landlord as a result.

9.20. Not keep any cat, dog, bird or other pet at the Premises without the Landlord's written consent, such consent, if granted, to be revocable at will by the Landlord upon giving reasonable written notice. If consent is given, the Tenant agrees to undertake a full clean, or pay for the cleaning, of the Premises with de-infestation cleaner upon termination of the tenancy.

9.21. If there are common parts to the building, not to obstruct, keep or leave anything in them.

9.22. To keep the exterior free from rubbish.

9.23. To place all refuse in plastic bags in the designated dustbin(s) which should be kept in the area provided. If necessary on refuse collection day to move the dustbin(s) to the collection point as required by the local Council.

9.24. Not to hang clothes or other articles on any balcony or out of any window.

9.25. Not to erect external aerials or satellite dishes without the prior written consent of the Landlord.

9.26. Not to install any gas appliances unless authorised by the Landlord and installed by a registered Gas Safe fitter.

9.27. To routinely test the operation of all smoke alarms and replace the batteries when necessary, and to advise the Landlord immediately should any alarm cease to function or be considered non-operational.

9.28. To take reasonable precautions to prevent any damage to the Premises resulting from 'freezing-up'. This includes ensuring the Premises is adequately heated during periods of cold weather to ensure the water system does not freeze. Failure by the Tenant to take such precautions will result in the Tenant having to pay for any ensuing damage.

9.29. To take all reasonable precautions to prevent condensation and damp by keeping the property adequately ventilated and heated.

9.30. To replace any light bulbs, fluorescent tubes, fuses or batteries promptly and when necessary.

9.31. To notify the Landlord immediately regarding, and confirm in writing as soon as practical thereafter, any defect in the Premises which comes to the Tenant's attention and which is the responsibility of the Landlord to repair. Failure to do so will result in the tenant having to pay the Landlord all liabilities which may be incurred by the Landlord as a result of any such defect not having been so notified.

9.32. Not to assign sublet or part with or share possession of the Premises or any part of it nor allow the Premises to be occupied by anyone other than the Tenant (and the Permitted Occupier) and no more than the maximum number of permitted persons (the Occupancy).

9.33. Not to grant any licensees, take in any lodger, paying guest or person staying on either a permanent or semi-permanent basis.

9.34. To permit the Landlord, and any superior landlord, or the Landlord's employees/agents at all reasonable times by giving the Tenant 24 hours notice (except in an emergency):

- to enter the Premises to inspect the same and the Landlord's furniture and effects therein (if any) and to carry out any works of maintenance or repair to the Premises or elsewhere which the Landlord may consider necessary. If the Tenant fails to allow access and such failure causes the Landlord to incur costs, the Tenant shall be liable for all reasonable losses resulting as a consequence.
- to enter and view the Premises with any prospective future Tenants or purchasers during the last 60 days of the tenancy.

9.35. To notify the Landlord if the Tenant is to be absent from the Premises for a period exceeding 14 days. Such notification shall be made at least 5 days prior to the commencement of the period of absence and shall state the actual dates over which the Premises will be unoccupied.

9.36. To forward any notice, order or proposal affecting the Premises or its boundaries to the Landlord within 5 days of receiving it.

9.37. At the end of the Term to vacate the Premises and give vacant possession. The Premises and its content must at the end of the Term be in the same good and clean state of repair and decoration as the Premises was in at the commencement of the Term (fair wear and tear excepted). The tenant must pay for the repair or replacement of any items of the fixtures, fittings and appliances which have been damaged, destroyed or lost.

9.38. To return the keys of the Premises to the Landlord by 2pm on the day of vacating the Premises, otherwise all costs of gaining entry to the Premises and resealing the Premises will be borne by the Tenant.

9.39. To co-operate in the checking of any inventory and/or schedule of condition. The Landlord will bear the costs of preparing the inventory and/or schedule of condition and associated check-in or check-out report. The Tenant agrees to take all reasonable steps to ensure that such a report can be completed, and that they will be liable for any additional costs arising as a result of the Tenant's actions. Those are including but not limited to call-out fees from missed appointments, or any other losses or costs.

9.40. Not to smoke inside the Premises, or permit others to smoke inside the Premises, without the Landlord's written consent. Such consent, if granted, to be revocable at will by the Landlord upon giving reasonable written notice.

Furniture

If the letting includes the use of furniture and effects:

10.1 Where requested by the Landlord, the furniture and effects shall be as specified in an inventory signed by the Tenant.

10.2 The Tenant will:

- Not damage or remove from the Premises any furniture or effects.
- Make good all damage (except fair wear and tear) and breakages to the furniture and effects which may occur during the Term.
- Leave the furniture and effects at the end of the tenancy in the same position as they were at the commencement of the Term.
- Clean or pay for the cleaning of all carpets, curtains and any other parts of the Premises or contents included in the letting which may have been soiled during the tenancy.

Obligations of the Landlord

The following clauses set out what can be expected from the Landlord during the tenancy. If any of these terms are broken, the Tenant may be entitled to claim damages from the Landlord, or ask a court to make the Landlord fulfil their obligations.

The Landlord agrees:

Quiet Enjoyment

11.1. To allow the Tenant to quietly hold and enjoy the Premises during the tenancy without any unlawful interruption by the Landlord or any person rightfully claiming on behalf of the Landlord.

Consents

11.2. To confirm that all necessary consents have been obtained to enable the Landlord to enter this agreement (whether from superior landlords, lenders, mortgagees, insurers, or others).

Statutory Repairing Obligations

11.3. To comply with the obligations to repair the Premises as set out in sections 11 to 16 of the Landlord and Tenant Act 1985 (as amended by the Housing Act 1988). These sections impose on the Landlord obligations to repair and keep in good order:

- the structure of the Premises and exterior (including drains, gutters and pipes);
- certain installations for the supply of water, electricity and gas;
- sanitary appliances including basins, sinks, baths and sanitary conveniences;
- space heating and water heating;

but not other fixtures, fittings, and appliances for making use of the supply of water and electricity. This obligation arises only after notice has been given to the Landlord by the Tenant as set out in clause 9.31.

11.4. To repay to the Tenant any reasonable costs incurred by the Tenant to remedy the failure of the Landlord to comply with his statutory obligations as stated in clause 11.3 above.

Insurance

11.5. To insure the building of the Premises under a general household policy with a reputable insurer.

11.6. To provide a copy of the relevant insurance certificate and policy to the Tenant at the start of the tenancy or as soon as possible thereafter.

Other Repairs

11.7. To keep in repair and proper working order all mechanical and electrical items belonging to the Landlord and forming part of the fixtures and fittings, unless the lack of repair is due to the negligence or misuse of the Tenant, his family, or visitors.

Safety Regulations

11.8. To ensure that all the furniture and equipment within the Premises complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1993).

11.9. To ensure that all gas appliances comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the safety check record is given to the Tenant at the start of the tenancy. The current safety

certificate (as of signing date) expires on 23 August 2019. The landlord is responsible for renewing the certificate annually.

11.10. To ensure that all electrical appliances comply with the Electrical Equipment (Safety) Regulations 1994, and the Plugs and Sockets, etc. (Safety) Regulations 1994.

11.11. To ensure that any electrician carrying out electrical work at the Premises is a competent person registered with a scheme approved by The Department for Communities and Local Government (DCLG).

Possessions and Refuse

11.12. To remove or pay for the removal of all the possessions of the Landlord and any rubbish prior to the start of the tenancy.

Interrupting or Ending this Agreement

The following clauses set out the ways in which this agreement may be brought to an end by either party. In addition, these clauses set out the procedures which the Tenant or Landlord shall use when the tenancy is brought to an end.

12.1 If the tenancy is within the fixed Term, the Landlord may serve on the Tenant the appropriate notice under Section 21(1)(b) of the Housing Act 1988 (as amended) given during the fixed Term to expire on any day after the last day of the Term.

12.2 If the tenancy has lapsed into a periodic tenancy it may be terminated by:

- the Landlord serving the Tenant at least two months notice in writing under Section 21(4)(a) of the Housing Act 1988 (as amended).
- the Tenant giving written notice of at least one month and expiring on the last day of a period of the tenancy.

12.3 If there is a breach of any of the terms of this agreement by the Tenant then the Landlord may serve notice in accordance with any relevant Grounds under Section 8 of the Housing Act 1988 (as amended).

12.4 If the Rent or any part thereof shall be in arrears for at least 14 days 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, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the tenancy shall terminate without prejudice to any other rights and remedies of the Landlord.

Mutual Break Clause

12.5. Any time after 4 months from the start of the Tenancy Agreement either party can exercise the break clause by giving two months notice in writing to the other party. This means that the earliest time that the tenancy can be ended by this clause is after the expiry of 6 months from the commencement of the Term.

Notices & Miscellaneous

Notices

13.1 The Landlord gives notice to the Tenant that pursuant to Section 48(1) of the Landlord and Tenant Act 1987 that notices (including notices in proceedings) may be served on the Landlord at the address specified at the beginning of this agreement.

13.2 Any notice served upon the Tenant by the Landlord pursuant to this agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Premises or by sending the same by either recorded delivery post, or prepaid first class post to the Premises or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant 24 hours after posting the same.

13.3 The Landlord and the Tenant agree that notice may be served on the other party by email. The email addresses for notice are:

Landlord: fionafraser_allen@hotmail.com

Tenants: alexanderjcox5@gmail.com, francescalamacchi@gmail.com

13.4 The Landlord gives the Tenant notice under the Housing Act 1988 that possession may be recovered on the following grounds:

- Ground 2: The Premises is subject to a mortgage granted before the beginning of the tenancy, and the mortgagee is entitled to exercise a power of sale conferred on them by the mortgage or by section 101 of the Law of Property Act 1925 and the mortgagee requires possession of the Premises for the purpose of disposing of it with vacant possession.

Miscellaneous

14.1 If the Premises comprises part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building.

14.2 Where two or more persons are named on the tenancy agreement, their obligations shall be joint and several.

14.3 References to masculine gender include the feminine; to the singular include the plural; and to the 'month' mean calendar month.

14.4 Tenant is responsible for insuring their own belongings, furniture and furnishings in the Premises, and the Landlord will not accept liability for any loss or damage that may occur as a result of use within the Premises.

14.5 The Landlord and the Tenant confirm their agreement with the OpenRent Terms & Conditions and Privacy Policy which they made when creating their account.

14.6 Where the Landlord's own title to the Premises is leasehold and not freehold, the Landlord may themselves be a tenant under a superior lease. The Tenant agrees to perform and observe at all times during the Term the conditions and stipulations contained in the superior lease that were notified to the Tenant prior to the commencement of the tenancy.

Contract Digitally Signed By

Here is a list of people set out to sign the contract, and signatures where they have been collected.

Where signatures have been collected dates and times are displayed in Coordinated Universal Time (UTC).

The Tenants

Signature	Printed Name	Date Signed	Email (verified)	IP Address
	Alexander Cox	17/07/2019 09:41:54	alexanderjcox5@gmail.com	79.173.136.26
	Francesca Lamacchi	17/07/2019 09:37:33	francescalamacchi@gmail.com	89.197.24.66

The Landlord

Signature	Printed Name	Date Signed	Email (verified)	IP Address
	Fiona Fraser-Allen	17/07/2019 10:46:02	fionafraser_allen@hotmail.com	86.130.96.73

THIS IS THE EXHIBIT "SRFA8"

referred to in the Statutory Declaration of

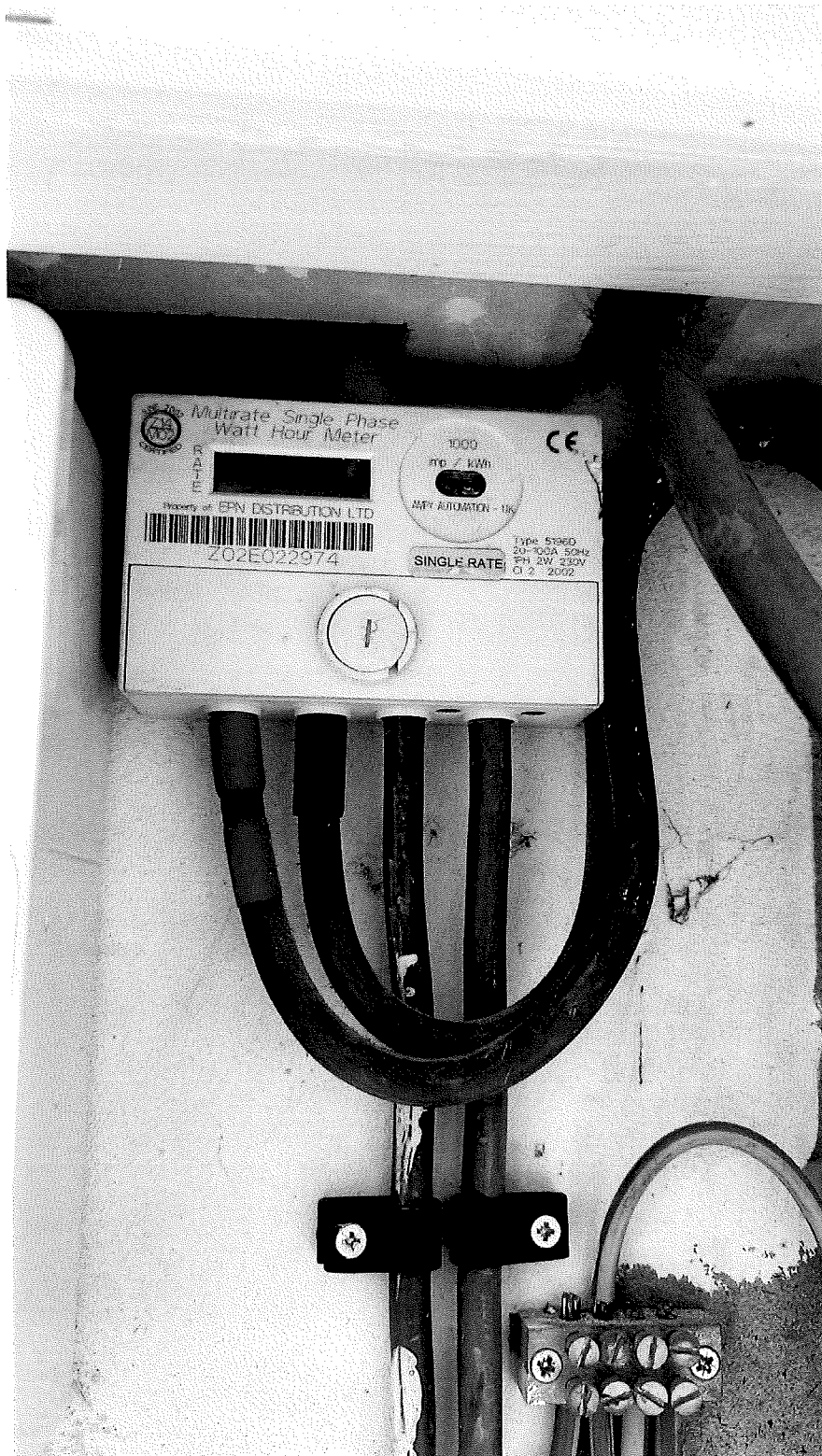
SIMON RICHARD FRASER-ALLEN

made before me on this: 19th day of July 2023


Commissioner for Oaths/Solicitor empowered to administer Oaths

**NORMAN SAVILLE
SOLICITOR
1 CROUCH END HILL
LONDON N8 8DH**

Electricity meter for the Flat



Gas meter for the Flat

