

Appendices

Application for Certificate of Lawful Use

Change of Use from HMO to 12x self contained flats

23-24 New Windsor Street, Uxbridge, UB8 2TX



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1.0 APPENDIX 1

Statutory Declaration from Viswajit Palasuntheram

STATUTORY DECLARATION

I Viswajit Palasuntheram of 29-31 High Street, Harrow-on-the Hill, Middlesex HA1 3HT do solemnly and sincerely declare as follows:-

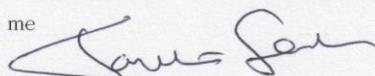
1. On 15 March 2012 I purchased the freehold property 23 and 24 New Windsor Street, Uxbridge UB8 2TX ('the Property') registered at HM Land Registry under title number MX326314 and on 21st August 2019 I transferred the Property to my company Ventra 27 Limited ('the Company').
2. There are 12 flats and one non self contained room (numbered 11) in the Property .
3. The 12 flats have been occupied as self contained dwellings for a continuous period of over 4 years.
4. I am able to make this declaration from my own knowledge.
5. I am duly authorised by the Company to make this declaration.

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 133 Praed Street London W2 1RN

This 29th day of June 2023

Before me



A Commissioner for Oaths/Solicitor



Wgs Solicitors
133 Praed Street
London
W2 1RN

2.0 **APPENDIX 2**
Statutory Declaration from xxxxxxxx

3.0 APPENDIX 3

Page from Officers Report for application reference 66555/APP/2017/260

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located to the south of New Windsor Street and is located to the rear of Nos. 23-24 New Windsor Street which contains 12 self contained flats. The flats are the end building of a row of residential terraces. To the rear of the terrace row are numerous outbuildings along with private car parking for the properties. To the west of the site is a small retail unit and an area of undeveloped vegetation which separates the site from the bank of the Fray's River.

The site is located within Rockingham Bridge Conservation Area and is within the 'developed area' as identified by the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission to construct a new single detached garage to the rear of Nos. 23 and 24 New Windsor Street, Uxbridge. It would have a depth of 6.21 metres and a width of 4.8 metres. It would be characterised by a dual pitched roof with a maximum height of 3.5 metres. The garage is currently under construction.

3.3 Relevant Planning History

66555/APP/2016/2396 24 New Windsor Street Uxbridge

Single storey garage to rear (Part-Retrospective)

Decision: 07-09-2016 WD

Comment on Planning History

A previous application for the garage was withdrawn on 07/09/2016 following a request for a Flood Risk Assessment and alterations to the roof.

This new application involves a pitched roof and a Flood Risk Assessment has been submitted.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- 1st March 2017

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

Eight neighbouring properties were consulted on 26/01/2017.

A site notice was also displayed which expired on 22/02/2017.

4.0 APPENDIX 4

Email from Hillingdon Council HMO Licensing

The Swiss Group Mail - HMO Application - 23/24 New Windsor Street <https://mail.google.com/mail/u/0/?ik=badde093ee&view=pt&search=...>



property management <propertymanagement@theswissgroup.com>

HMO Application - 23/24 New Windsor Street

HMO licensing <hmolicensing@hillingdon.gov.uk>
To: property management <propertymanagement@theswissgroup.com>

Wed, Sep 19, 2018 at 11:18 AM

Good Morning,

Thank you for your reply.

Taking into account that only two of the flats are sharing amenities, you will not require a HMO Licence for this property.

I will arrange a refund to be returned to you.

Kind Regards

Sarah

HMO Licensing
Residents Services
2E/08, Civic Centre, High Street
Uxbridge, Middlesex
UB8 1UW

Tel: 01895 250111

E-Mail: HMOLicensing@hillingdon.gov.uk

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5.0 APPENDIX 5

<https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QIdPYOdQ&page=2> website showing separate Council taxed properties

Property information for

FLAT 1 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643505111 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 12 April 2015 |
| Mixed-use property | No |
| Court code | None |

Property information for

FLAT 2 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643505072 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 25 January 2010 |
| Mixed-use property | No |
| Court code | None |

Property information for

FLAT 3 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504921 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

FLAT 4 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504934 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

FLAT 5 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504947 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

FLAT 6 AT 23-24, NEW WINDSOR STREET, UXBRIDGE, MIDDX, UB8 2TX

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504950 |
| Council Tax band | B |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

**FLAT 7 AT 23-24, NEW WINDSOR
STREET, UXBRIDGE, MIDDX, UB8 2TX**

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504963 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

**FLAT 8 AT 23-24, NEW WINDSOR
STREET, UXBRIDGE, MIDDX, UB8 2TX**

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504976 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

**FLAT 9 AT 23-24, NEW WINDSOR
STREET, UXBRIDGE, MIDDX, UB8 2TX**

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504989 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

**FLAT 10 AT 23-24, NEW WINDSOR
STREET, UXBRIDGE, MIDDX, UB8 2TX**

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643504992 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 19 January 2008 |
| Mixed-use property | No |
| Court code | None |

Property information for

**FLAT 12 AT 23-24, NEW WINDSOR
STREET, UXBRIDGE, MIDDX, UB8 2TX**

| | |
|----------------------------------|----------------------------|
| Local Authority | Hillingdon |
| Local authority reference number | 643505098 |
| Council Tax band | A |
| Improvement indicator | No |
| With effect from | 23 April 2012 |
| Mixed-use property | No |
| Court code | None |

6.0 APPENDIX 6

EPC Certification

Flat 1 EPC certificate

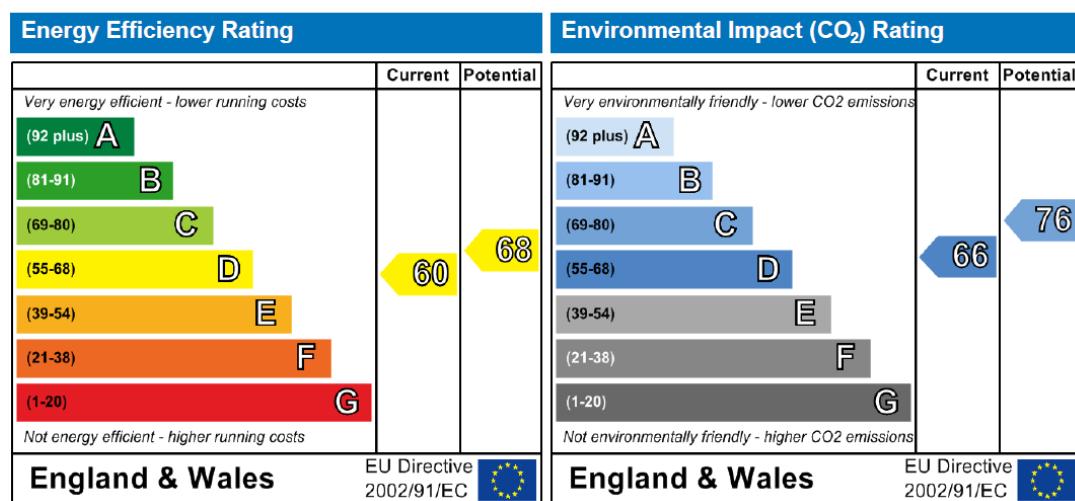
Energy Performance Certificate



Flat 1
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type: Ground-floor flat
Date of assessment: 14 December 2011
Date of certificate: 17 December 2011
Reference number: 9848-5960-6252-9949-1970
Type of assessment: RdSAP, existing dwelling
Total floor area: 12 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Flat 2 EPC certificate

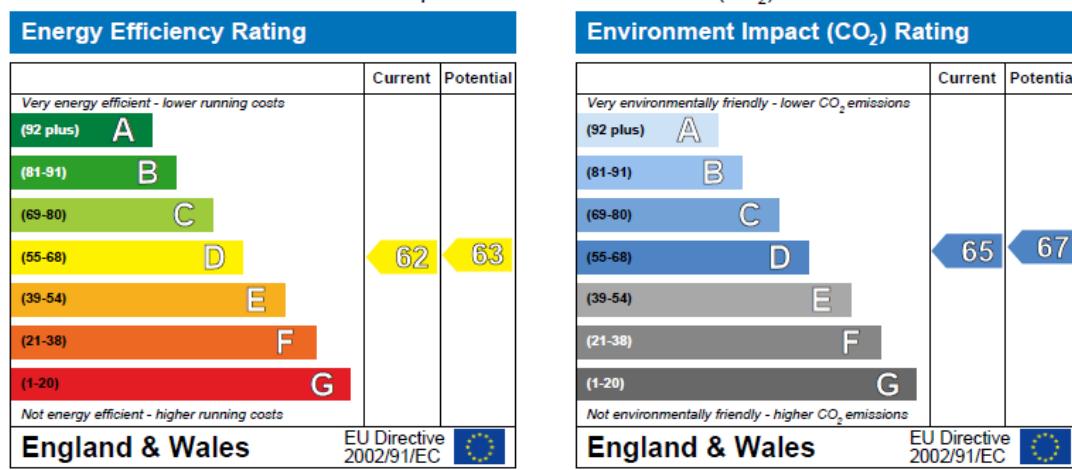
Energy Performance Certificate



Flat 2
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type: Ground-floor flat
Date of assessment: 20 March 2012
Date of certificate: 22 March 2012
Reference number: 8972-6127-9670-5420-0922
Type of assessment: RdSAP, existing dwelling
Total floor area: 22 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Flat 3 EPC certificate

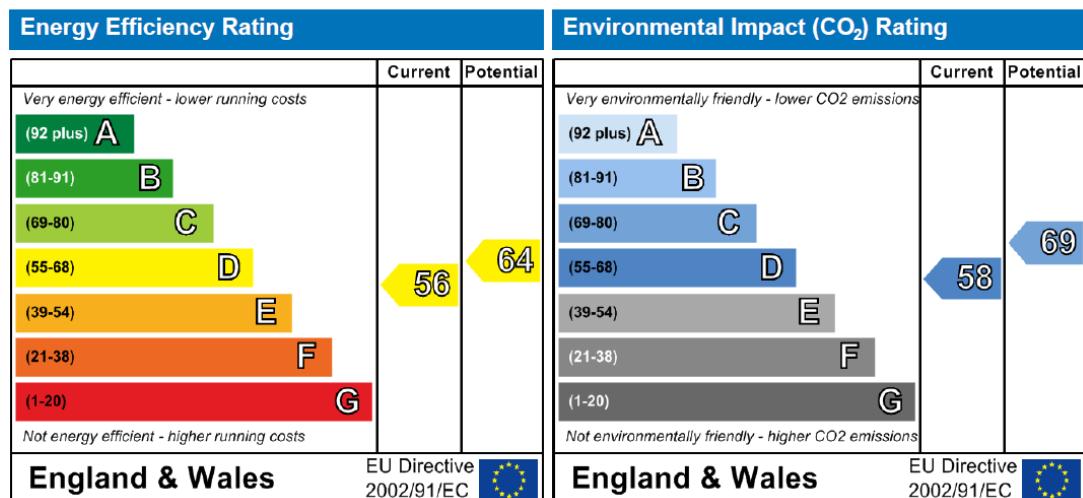
Energy Performance Certificate



Flat 3
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type: Ground-floor flat
Date of assessment: 14 December 2011
Date of certificate: 17 December 2011
Reference number: 9495-2844-6722-9199-9071
Type of assessment: RdSAP, existing dwelling
Total floor area: 20 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Flat 4 EPC certificate

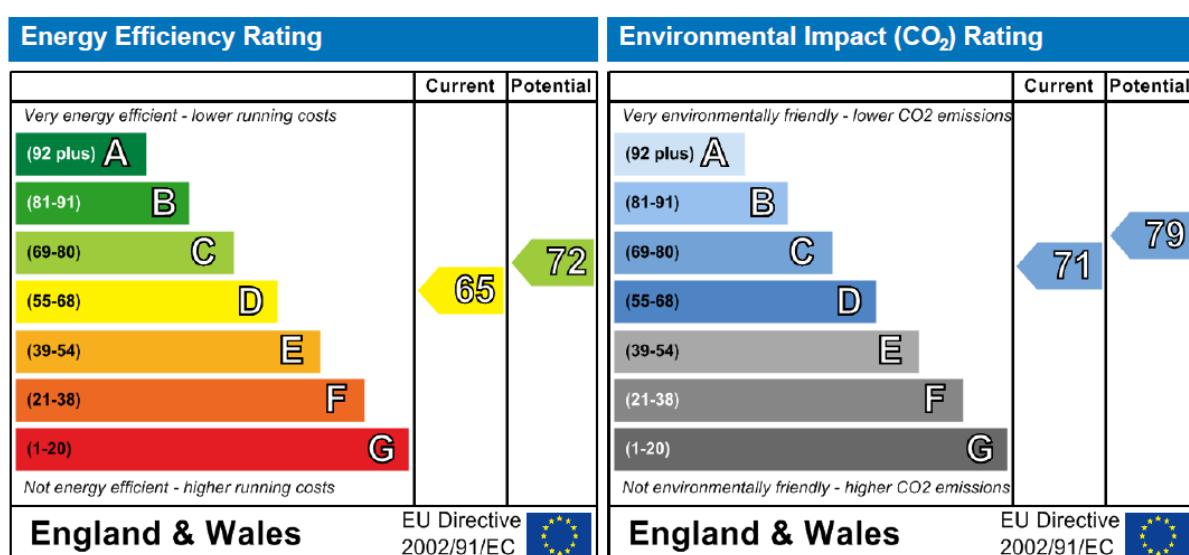
Energy Performance Certificate



Flat 4
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type: Ground-floor flat
Date of assessment: 14 December 2011
Date of certificate: 17 December 2011
Reference number: 9294-2844-6721-9199-6045
Type of assessment: RdSAP, existing dwelling
Total floor area: 17 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Flat 5 EPC certificate

Energy Performance Certificate

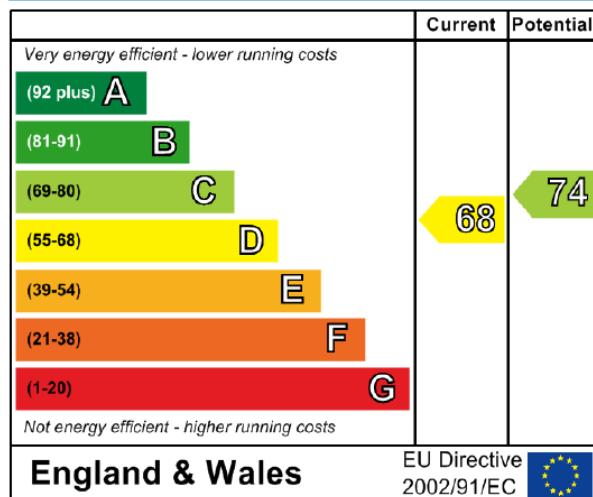


Flat 5
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

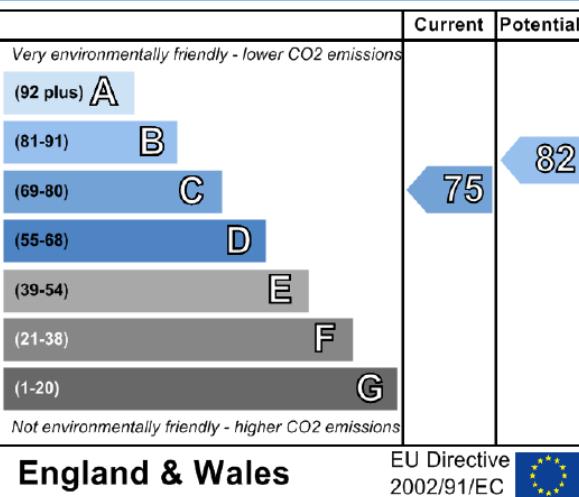
Dwelling type: Ground-floor flat
Date of assessment: 14 December 2011
Date of certificate: 17 December 2011
Reference number: 8969-6122-9689-0464-0992
Type of assessment: RdsAP, existing dwelling
Total floor area: 16 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Flat 6 EPC certificate

Energy Performance Certificate



Flat 6, 23-24 New Windsor Street, UXBRIIDGE, UB8 2TX

Dwelling type: End-terrace bungalow
Reference number: 8801-6126-9690-6427-0992
Date of assessment: 13 June 2019
Type of assessment: RdsAP, existing dwelling
Date of certificate: 14 June 2019
Total floor area: 19 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,331

Over 3 years you could save

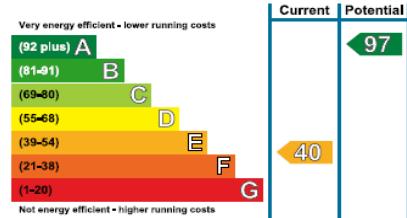
£ 1,374

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|--------------------|--|
| Lighting | £ 57 over 3 years | £ 66 over 3 years | |
| Heating | £ 1,854 over 3 years | £ 699 over 3 years | |
| Hot Water | £ 420 over 3 years | £ 192 over 3 years | |
| Totals | £ 2,331 | £ 957 |  You could save £ 1,374 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Flat 6a EPC certificate

Energy Performance Certificate



Flat 6a, 23-24 New Windsor Street, UXBRIDGE, UB8 2TX

Dwelling type: Ground-floor flat Reference number: 8521-7225-6320-2459-4906
 Date of assessment: 01 May 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 May 2019 Total floor area: 19 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,470 |
|---|---------|

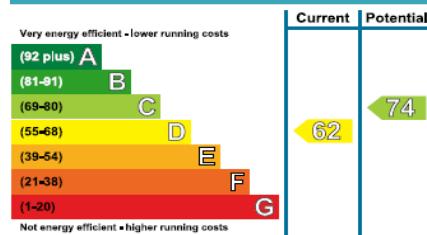
| | |
|-----------------------------|-------|
| Over 3 years you could save | £ 465 |
|-----------------------------|-------|

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|-----------|--------------------|--------------------|-----------------------------------|
| Lighting | £ 57 over 3 years | £ 66 over 3 years | |
| Heating | £ 993 over 3 years | £ 477 over 3 years | |
| Hot Water | £ 420 over 3 years | £ 462 over 3 years | |
| Totals | £ 1,470 | £ 1,005 | You could save £ 465 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Flat 7 EPC certificate

Energy Performance Certificate

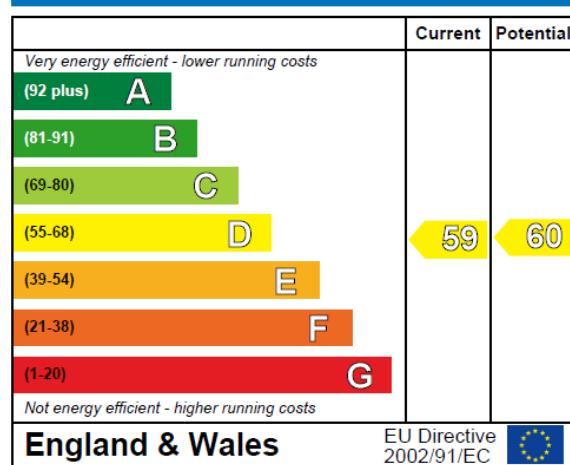


Flat 7
 23-24 New Windsor Street
 UXBRIDGE
 UB8 2TX

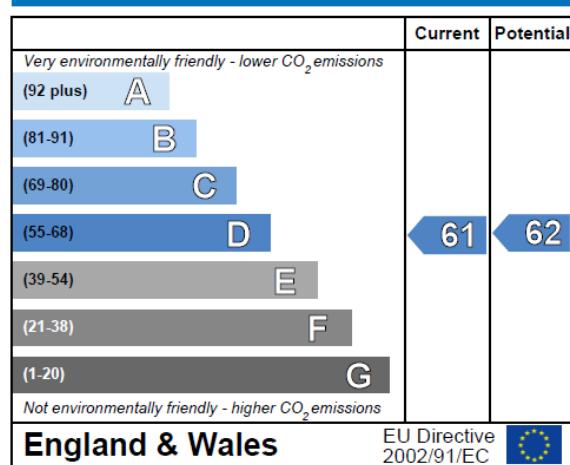
Dwelling type: Top-floor flat
 Date of assessment: 20 March 2012
 Date of certificate: 22 March 2012
 Reference number: 8842-6127-9710-8410-0922
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 20 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environment Impact (CO₂) Rating



Flat 8 EPC certificate

Energy Performance Certificate



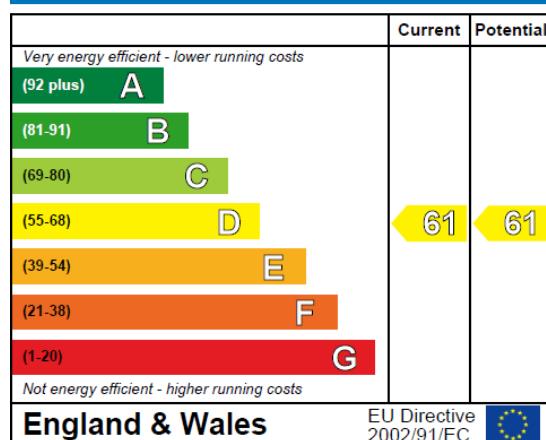
Flat 8
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

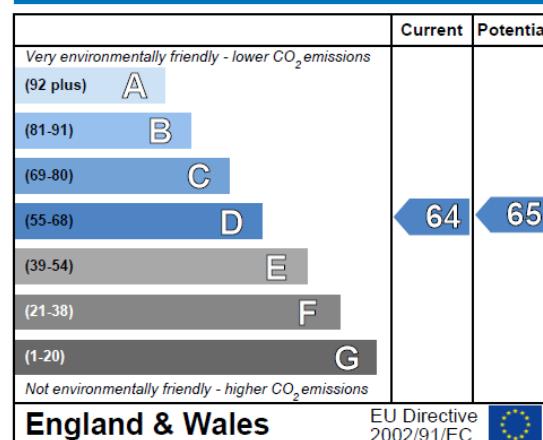
Top-floor flat
20 March 2012
22 March 2012
0893-2840-6676-9122-7051
RdSAP, existing dwelling
17 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environment Impact (CO₂) Rating



Flat 9 EPC certificate

Energy Performance Certificate



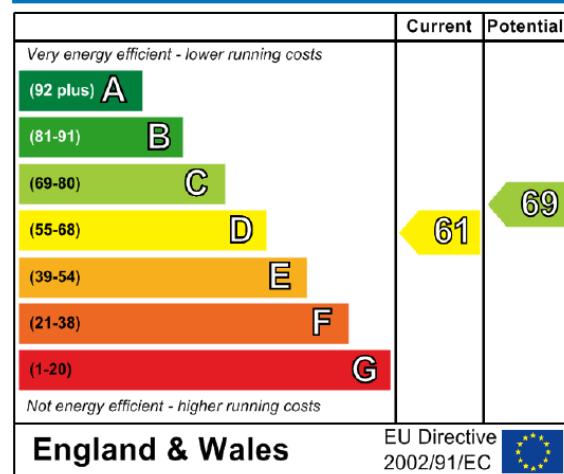
Flat 9
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

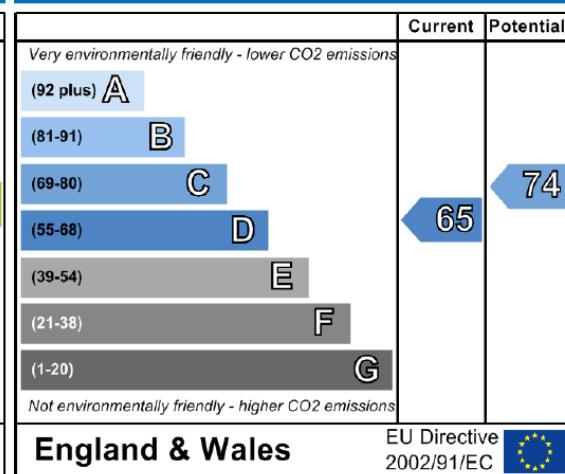
Top-floor flat
13 December 2011
17 December 2011
9978-7960-6282-9949-1924
RdSAP, existing dwelling
23 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Flat 10 EPC certificate

Energy Performance Certificate



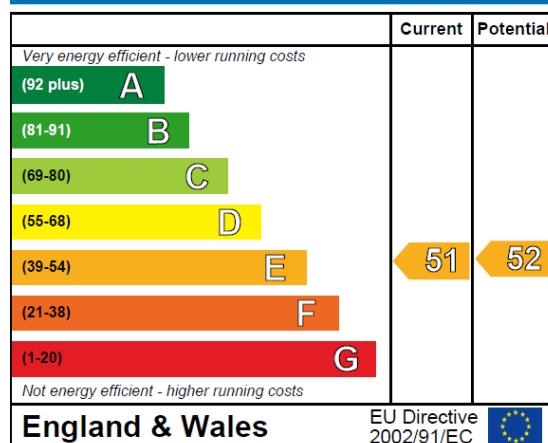
Flat 10
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

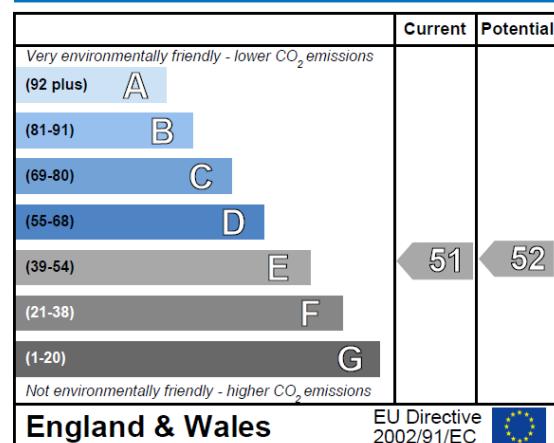
Top-floor flat
20 March 2012
22 March 2012
8009-3109-6429-9626-4723
RdSAP, existing dwelling
20 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environment Impact (CO₂) Rating



Flat 12 EPC certificate

Energy Performance Certificate



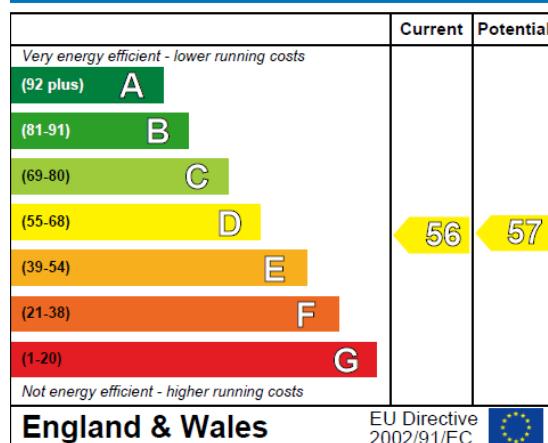
Flat 12
23-24 New Windsor Street
UXBRIDGE
UB8 2TX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

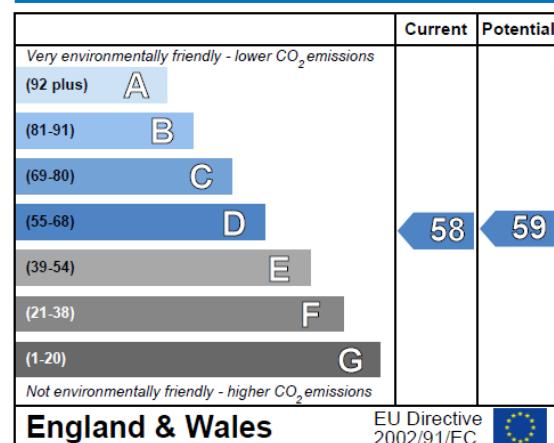
Top-floor flat
20 March 2012
22 March 2012
8322-6127-9680-6480-0926
RdSAP, existing dwelling
17 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environment Impact (CO₂) Rating



6.0 **APPENDIX 7**
Assured Shorthold Tenancy Agreement

Flat 1

**ASSURED SHORTHOLD TENANCY
AGREEMENT**

MARCH 2018 EDITION
RESIDENTIAL LANDLORDS ASSOCIATION

Page | 1

**Assured Shorthold
Tenancy Agreement**

RLA RESIDENTIAL
LANDLORDS ASSOC.

(Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996)
If you need to pay a deposit, we will deal with it under one of the government-approved schemes as shown in
this agreement. We must also give you certain information relating to the deposit.

Date: **a** **22 March 2018**

This agreement is between us:

b VENTRA 27 LIMITED
the landlord or landlords

and you (individually and together):

c **Redacted**
the tenant or tenants

**Assured Shorthold
Tenancy Agreement**

RLA RESIDENTIAL
LANDLORDS ASSOC.

A We are renting out the property at:
1 in FLAT 1, 23/24 NEW WINDSOR STREET, UXBRIDGE, UB8 2TX

to you (individually and together if there is more than one of you) as well as the furniture, fixtures and
household belongings that are on the list that you and we signed. 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 and the furniture for **o 12 MONTHS**

starting on **p 31 MARCH 2018** to **q 30 MARCH 2019**

Property: Flat 1, 23-24 New Windsor Street, Uxbridge, UB8 2TX

ASSURED SHORTHOLD TENANCY

AGREEMENT

Flat 1, 23-24 New Windsor Street, Uxbridge, UB8 2TX

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 20th day of August 2019

Term: 20th August 2019 to 19th August 2020

Agreement lease: 1-year tenancy

Rent: £725.00 PCM (Seven Hundred & Twenty-Five Pounds)

Deposit: £836.00 (Eight Hundred & Thirty-Six Pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: **Ventra 27 Limited**

Contact Address: **29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT**

Contact Telephone: **02088641124**

Contact Email: **propertymanagement@theswissgroup.com**

Flat 2

**Assured Shorthold
Tenancy Agreement**



(Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996)
If you need to pay a deposit, we will deal with it under one of the government-approved schemes as shown in this agreement. We must also give you certain information relating to the deposit.

Date: a 07 August 2018

This agreement is between us:
b VENTRA 27 LIMITED

the landlord or landlords

and you (individually and together):

c [REDACTED]

the tenant or tenants

d £ [REDACTED] 0
The rent is:

every: calendar month e

(Please tick appropriate box)

**Assured Shorthold
Tenancy Agreement**



A We are renting out the property at:

1 n FLAT 2, 23/24 NEW WINDSOR STREET, UXBRIDGE, UB8 2TX

to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. 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 and the furniture for 12 MONTHS

starting on p 19 SEPTEMBER 2018

to q 18 SEPTEMBER 2019

ASSURED SHORTHOLD TENANCY

AGREEMENT

Flat 3, 23-24 New Windsor Street, Uxbridge, UB8 2TX

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 9th day of August 2018

Term: 9th August 2018 to 8th August 2019

Agreement lease: 1-year tenancy with 6 months break clause

Rent: £675.00 (Six Hundred & Seventy-Five Pounds)

Deposit: £935.00 (Nine Hundred & Thirty-Five Pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com

Out of Hours Emergency: 07840926572 (TEXT ONLY)

ASSURED SHORTHOLD TENANCY AGREEMENT

MARCH 2018 EDITION
RESIDENTIAL LANDLORDS ASSOCIATION

**Assured Shorthold
Tenancy Agreement**



(Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996)
If you need to pay a deposit, we will deal with it under one of the government-approved schemes as shown in this agreement. We must also give you certain information relating to the deposit.

Date:

This agreement is between us:

b VENTRA 27 LIMITED

the landlord or landlords

and you (individually and together):

the tenant or tenants

**Assured Shorthold
Tenancy Agreement**



A We are renting out the property at:

1

to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. 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 and the furniture for

starting on to

If, at the end of this time, we have not received from you at least one calendar month's notice, in

ASSURED SHORTHOLD TENANCY

AGREEMENT

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 6th day of January 2017

Term: 6th January 2018 to 5th January 2019

Agreement lease: 1-year tenancy with 6 months break clause

Rent: £725.00 (Seven Hundred and twenty-five pounds)

Deposit: £1003.00 (One thousand and three pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com



Assured shorthold tenancy agreement

under part 1 of the Housing Act 1988 as amended under part 3 of the Housing Act 1996
 If you need to pay a deposit, we will deal with it under one of the Government-approved schemes as specified in
 this Agreement, we must also give you prescribed information relating to the deposit.

Date: ^a 27 March 2017

This agreement is between us:

^b Ventra 27 Limited
 29-31 High Street, Harrow on the Hill,
 Middlesex, HA1 3HT
 the landlord or landlords

and you (individually and together):

^c Mr Marius Serdean & Mrs Oana Serdean
 the tenant or tenants

The rent is: ^d £ [REDACTED] every: calendar month

(Please tick appropriate box)

^e [REDACTED]

A
 1 We let out the property at:

ⁿFLAT 6
 23/24 NEW WINDSOR STREET
 UXBRIDGE, UB8 2TX

to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. 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 and the furniture for ^o 12 MONTHS

starting on ^p 23 APRIL 2017 to ^q 22 APRIL 2018

If, at the end of this time, you stay in the property the tenancy will continue as a statutory periodic tenancy. The periods of this tenancy will depend on the periods for which you pay rent. You must give at least four weeks' (or a month if you pay rent monthly) notice to end it. This notice must end on the last day of a tenancy period.

3 This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The no fault 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 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 (individually and together) and only you and

^r N/A

will be allowed to live there.

5 No children are allowed to live in the property without our permission, in writing (which we will not unreasonably withhold).

6 No animals are allowed in the property without our permission, in writing (which we will not unreasonably withhold). We can withdraw this permission if we have a good reason.

7 You have to pay a deposit of ^s £ [REDACTED] (If none is due insert "nil"). The Deposit will be

Flat 6a

Property: Flat 6A, 23 - 24 New Windsor Street, Uxbridge, UB8 2TX

ASSURED SHORTHOLD TENANCY

AGREEMENT

Flat 6A, 23-24 New Windsor Street, Uxbridge, UB8 2TX

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 1st day of May 2019

Term: 1st May 2019 to 30th April 2020

Agreement lease: 1-year tenancy with 6 months break clause

Rent: £ [REDACTED] PCM ([REDACTED] Pounds)

Deposit: £ [REDACTED] ([REDACTED] Pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com

ASSURED SHORTHOLD TENANCY

AGREEMENT

Flat 7, 23-24 New Windsor Street, Uxbridge, UB8 2TX

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 8th day of June 2019

Term: 8th June 2019 to 7th June 2020

Agreement lease: 1-year tenancy with 6 months break clause

Rent: £ [REDACTED] PCM ([REDACTED])

Deposit: £ [REDACTED] (£ [REDACTED] Pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com

Flat 8

Property: Flat 8, 23 - 24 New Windsor Street, Uxbridge, UB8 2TX

ASSURED SHORTHOLD TENANCY

AGREEMENT

Flat 8, 23-24 New Windsor Street, Uxbridge, UB8 2TX

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 27th day of April 2019

Term: 27th April 2019 to 26th April 2020

Agreement lease: 1-year tenancy with 6 months break clause

Rent: £ [REDACTED] ([REDACTED] Pounds)

Deposit: £ [REDACTED] ([REDACTED] Pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com

Flat 9

Property: Flat 9, 23-24 New Windsor Street, Uxbridge, UB8 2TX

ASSURED SHORTHOLD TENANCY

AGREEMENT

Flat 9, 23-24 New Windsor Street, Uxbridge, UB8 2TX

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 13th day of July 2019

Term: 13th July 2019 to 12th July 2020

Agreement lease: 1-year tenancy

Rent: £ [REDACTED] PCM ([REDACTED] Pounds)

Deposit: £ [REDACTED] ([REDACTED] Pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 Hight Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com

Flat 10, 23-24 New Windsor Street, Uxbridge, UB8 2TX

Landlord's copy

ASSURED SHORTHOLD TENANCY

AGREEMENT

For letting a dwelling on an Assured Shorthold Tenancy

under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 9th day of April 2017

Term: 9th April 2017 to 8th April 2018

Agreement lease: 1-year tenancy with 6 months break clause

Rent: £ [REDACTED] ([REDACTED] pounds)

Deposit: £ [REDACTED] ([REDACTED] pounds)

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Ventra 27 Limited

Contact Address: 29-31 High Street, Harrow on the Hill, Middlesex, HA1 3HT

Contact Telephone: 02088641124

Contact Email: propertymanagement@theswissgroup.com



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Landlord's copy Page | 1

Assured shorthold tenancy agreement

(Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996)
If you need to pay a deposit, we will deal with it under one of the government-approved schemes as shown in this agreement. We must also give you certain information relating to the deposit.

Date: ^a 09 March 2018

This agreement is between us:

^b VENTRA 27 LIMITED

the landlord or landlords

and you (individually and together):

^c [Redacted]

the tenant or tenants

The rent is: ^d £ [Redacted] 0

every: calendar month

(Please tick appropriate box)

^e

Except as shown in the boxes i to m above, you confirm to us that nobody who is not a tenant has paid towards the deposit.

A We are renting out the property at:

1 ⁿ FLAT 12

23/24 NEW WINDSOR STREET, UXBRIDGE, UB8 2TX

to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. 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 and the furniture for ^o 12 MONTHS

starting on ^p 23 MARCH 2018

to ^q 22 MARCH 2019

If, at the end of this time, we have not received from you at least one calendar month's notice, in writing, expiring on the last day of the fixed term of the tenancy to terminate the agreement, the tenancy will continue on as a contractual periodic tenancy. The periods of this contractual periodic tenancy shall be the same as those for which rent was last payable under the initial fixed term of the tenancy. This periodic tenancy will carry on until you have served the required notice in writing to terminate the agreement or we serve the required notice or re-possess the property under a ground set out in Clause F.

To end the contractual continuation tenancy the required notice is written notice to the other party. The notice must end on the last day of a rental period and must be of sufficient length. This means that for tenancies that run on as weekly, fortnightly or four weekly, the notice period must be at least 28 days in length. Where the tenancy is for monthly rental periods the notice must be at least one calendar month in length.

3 This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The no-fault 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 claim any legal rights to stay on once the tenancy has ended and a court order says you must leave. If we give you a section-21 notice, we 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 can explain what this means.

4 We will let the property to you (individually and together) and only you and



DLA
Heritage

DLA
Strategic

DLA
Commercial

DLA
Residential

DLA
Leisure