

Copy Invoices

Mr C Hulme

Sign Out

Customer Ref. 232124056009
My Account 0

15 St Peters Mews, BIRKENHEAD, CH42 1RT

Our Services

Home > My Account

My Dashboard

Mr C Hulme

You have opted for paperless communication | [Update](#)

Customer ref: 232124056009
15 St Peters Mews, BIRKENHEAD, CH42 1RT

My details

[Change](#)

Property address

15 St Peters Mews
BIRKENHEAD
CH42 1RT
MERSEYSIDE

Email address

will@rentwirral.com

My cases

0

28/06/2023

Accessing the portal

[Closed](#)

[Go to cases](#)

Account balance

£0.00 to pay

Statement sent via email

[Statement](#)

Welcome To HomeGround!

Please take a look around our new customer portal and if you have any comments we'd really like to hear from you.

[Read more](#)

My recent transactions

[28/06/2023](#)

Payment via Tenant Portal

-30.00

Payment Received

[01/04/2023](#)

Half Yearly Rent in Advance

10.00

Paid

[01/10/2022](#)

Half Yearly Rent in Advance

10.00

Paid

[01/04/2022](#)

Half Yearly Rent in Advance

10.00

Paid

[17/09/2021](#)

Receipt by TEL

-10.00

Payment Received

[01/10/2021](#)

Half Yearly Rent in Advance

10.00

Paid

[Go to transactions](#)

My documents

[Go to documents](#)

[Consent for Alterations](#)



[Consent to Sublet](#)



[Lease Extension](#)



[Freehold Purchase](#)



[TOP](#)



Log in or create your online account. Make payments and view your account on: www.homegroundonline.com

HomeGround.
property matters made easy

Your Online Security Key: 7Z0V3A9Q

Invoice

Mr C Hulme
C/O Ben Hulme, Chadworth Developments
Ltd
2C Bromborough Road
WIRRAL
CH63 7RE

INVOICE: 1022726
Customer ref: 232124056009
Invoice Date: 27/02/2020

This Invoice - Due 01/04/2020

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE – SEE OVERLEAF.

Ground rent (Period 01/04/2020 – 30/09/2020) **£10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
Adriatic Land 6 (GR1) Limited 21 Palmer Street London SW1H 0AD SW1H 0AD

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 27/02/2020	£0.00
Ground rent as detailed in this invoice	£10.00
Total balance	£10.00

Remittance advice

Please return with payment

Amount demanded.

£10.00

Customer ref. no.

232124056009

Please see payment options overleaf.



HomeGround | PO BOX 6433 | London W1A 2UZ

enquiries@homegroundonline.com

tel: 020 3966 2974

To Mr C Hulme [\[see note 1\]](#)

This notice is in respect of:

15 St Peters Mews, BIRKENHEAD, CH42 1RT

It requires that you pay rent of £10.00 on 01/04/2020 [\[see note 2\]](#)

This rent is payable in respect of the period 01/04/2020 to 30/09/2020. In accordance with the terms of your lease, the amount is/was due on 01/04/2020 [\[see note 3\]](#).

This notice is given by your landlord: **Adriatic Land 6 (GR1) Limited 21 Palmer Street London SW1H 0AD SW1H 0AD**

All notices (including notices in proceedings) may be served upon the Landlord at:

Payment and Enquiries should be made to: **Homeground Management Limited at PO Box 6433, London, W1A 2UZ** or by email to: enquiries@homegroundonline.com.

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Commonhold and Leasehold Reform Act 2002 S.166 Notice to Long Leaseholders of Rent Due

Notes for Leaseholders

Read this notice carefully. It sets out the amount of rent due from you and the date by which you must pay it. You are advised to seek help immediately, if you cannot pay, or dispute the amount.

Those who can help you include a citizens' advice bureau, a housing advice centre, a law centre and a solicitor. Show this notice and a copy of your lease to whoever helps you.

The landlord may be able to claim additional sums from you if you do not pay by the date specified in this notice. You have the right to challenge the reasonableness of any additional sums at a tribunal. Section 167 of the Commonhold and Leasehold Reform Act 2002 and regulations made under it prevent your landlord from forfeiting your lease for non-payment of rent, service charges or administration charges (or a combination of them) unless the unpaid amount is more than £350 or consists of, or includes an amount that has been outstanding for more than three years.

Notes for Landlords

Note 1. If you send this notice by post, address it to the leaseholder at the dwelling in respect of which the payment is due, unless he has notified you in writing of a different address in England and Wales at which he wishes to be given notices under section 166 of the Commonhold and Leasehold Reform Act 2002.

Note 2. This date must not be either less than 30 days or more than 60 days after the day on which this notice is given or before that on which the leaseholder would have been liable to make the payment in accordance with the lease.

Note 3. Include this statement only if the date for payment is not the same as the date determined in accordance with the lease.

How to pay



Online: Please login to our online payment service, www.homegroundonline.com. This is the quickest and most convenient way to pay and print receipts.



Phone: Please call **03300 887953** and follow the easy instructions. You will need your 12-digit customer reference number to use this service. Standard call rates apply. Calls from mobiles or landlines may be included in free call packages.



Cheque: Made payable to 'HomeGround' Please write the name and address of the property that the payment refers to and your unique Customer Reference, 232124056009, on the back of the cheque and send to: HomeGround Management Ltd. PO Box 6433 London W1A 2UZ

Please note: HomeGround are unable to accept post dated cheques.

You're already registered, log into your online account

- Make online payments;
- View transactions and documents on your account;
- Contact us and view updates on existing cases.



Invoice

Mr C Hulme
C/O Ben Hulme, Chadworth Developments Ltd
2C Bromborough Road
Wirral
England
CH63 7RE

INVOICE: 1969467
Customer Ref: 232124056009
Invoice Date: 02/02/2023

This Invoice - Due 01/04/2023

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE - SEE OVERLEAF.

Ground rent (Period 01/04/2023 – 30/09/2023) **Gross: £10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
**Adriatic Land 6 (GR1) Limited 6th Floor, 125 London Wall London
EC2Y 5AS EC2Y 5AS**

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 02/02/2023	£ 20.00
Ground rent as detailed in this invoice	Gross: £10.00
Total balance	£30.00

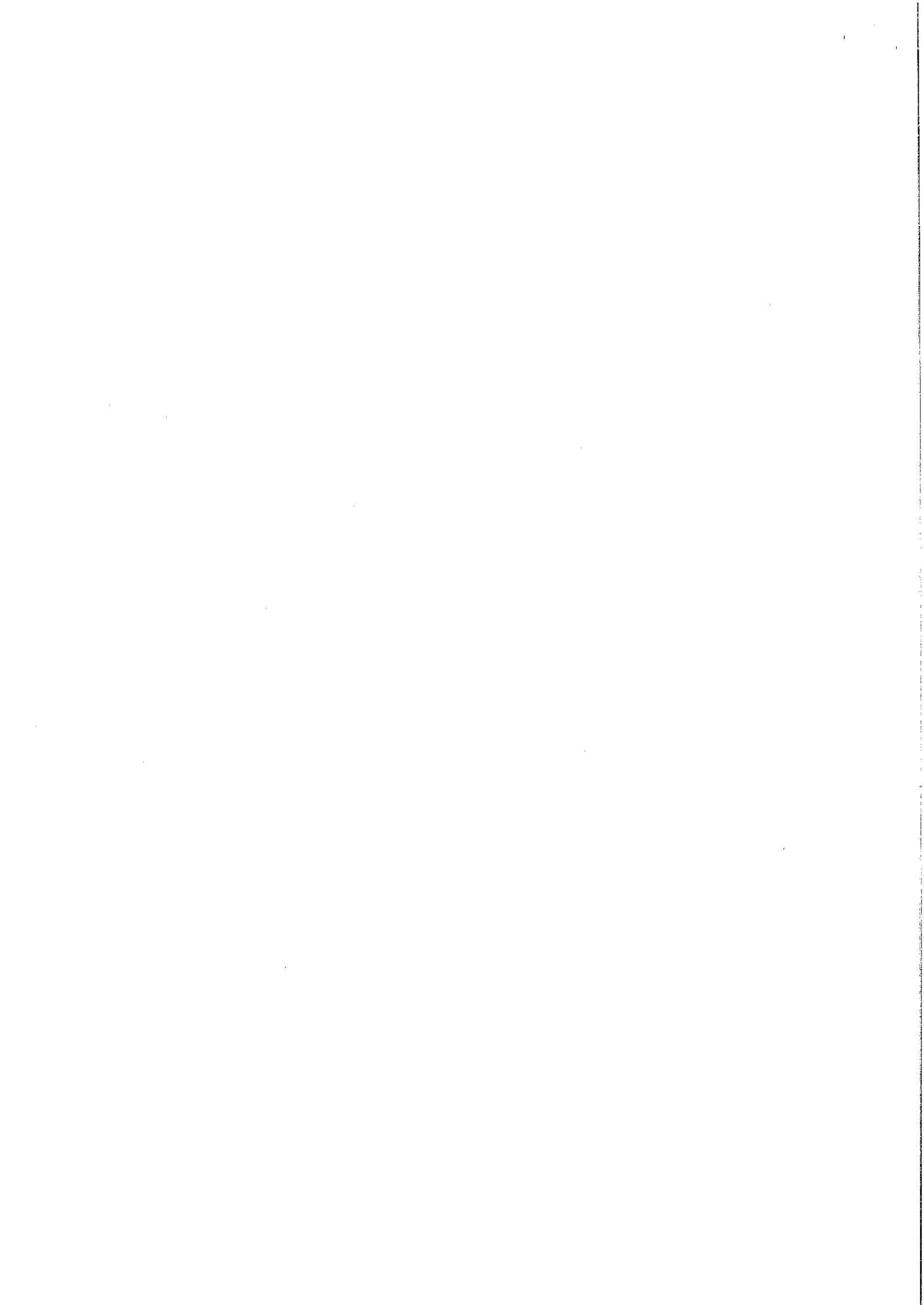
Payment advice

Amount demanded. **£10.00**
Customer ref. no. 232124056009

Please see payment options overleaf.



HomeGround | PO Box 6433 | London W1A 2UZ | enquiries@homegroundonline.com | tel: 03300 887953



You're already registered, log into your online account

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- View transactions and documents on your account;
- Contact us and view updates on existing cases.



Invoice

Mr C Hulme
C/O Ben Hulme, Chadworth Developments Ltd
2C Bromborough Road
Wirral
England
CH63 7RE

INVOICE: 1778532
Customer Ref: 232124056009
Invoice Date: 23/08/2022

This Invoice - Due 01/10/2022

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE - SEE OVERLEAF.

Ground rent (Period 01/10/2022 - 31/03/2023) **Gross: £10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
**Adriatic Land 6 (GR1) Limited 6th Floor, 125 London Wall London
EC2Y 5AS EC2Y 5AS**

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 23/08/2022		£ 10.00
Ground rent as detailed in this invoice	Gross:	£10.00
Total balance		£20.00

Remittance advice

Please return with payment

Amount demanded.

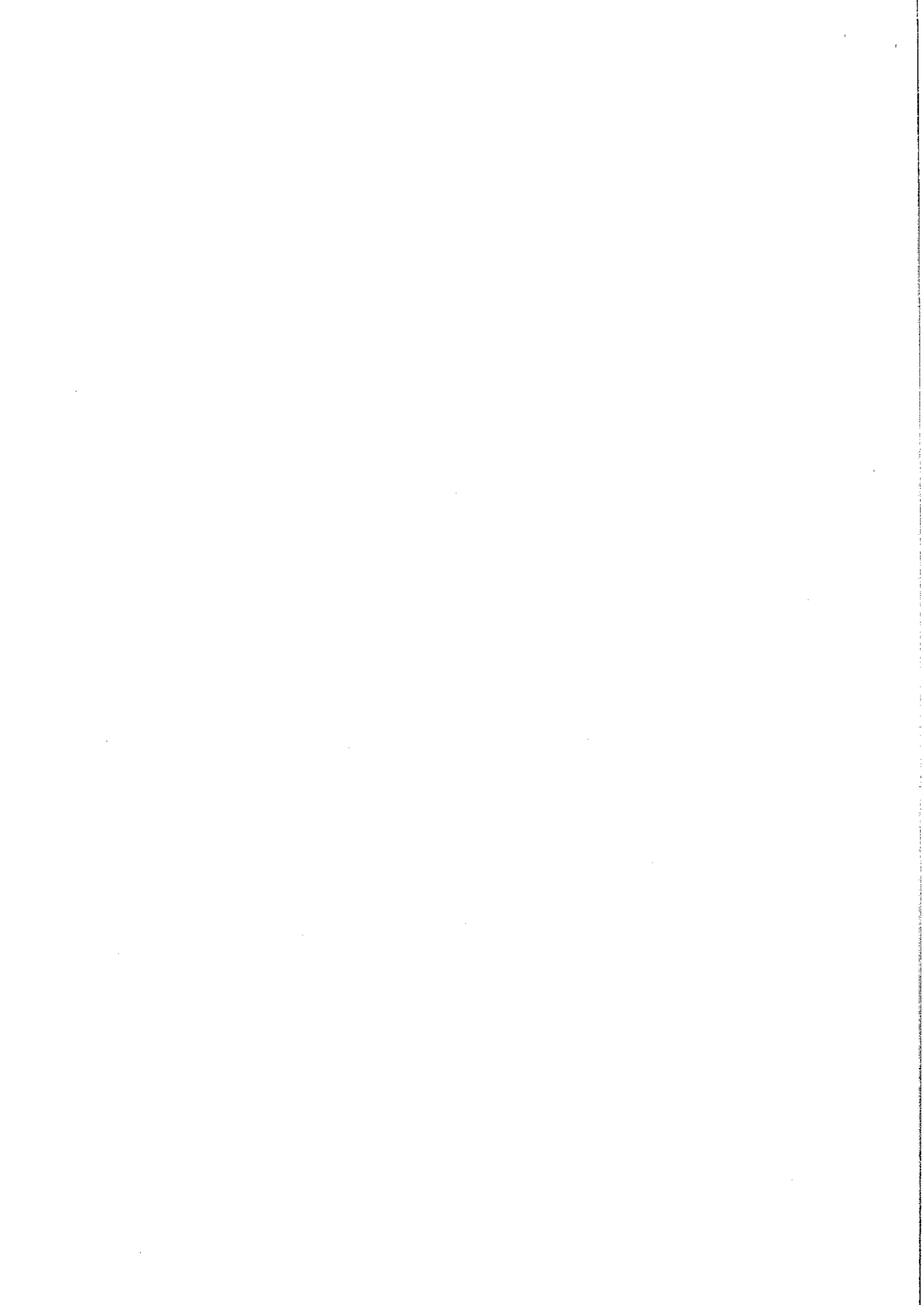
£10.00

Customer ref. no.

232124056009

Please see payment options overleaf.





You're already registered, log into your online account

- Make online payments;
- View transactions and documents on your account;
- Contact us and view updates on existing cases.



Invoice

Mr C Hulme
C/O Ben Hulme, Chadworth Developments Ltd
2C Bromborough Road
Wirral
England
CH63 7RE

INVOICE: 1641162
Customer Ref: 232124056009
Invoice Date: 18/02/2022

This Invoice - Due 01/04/2022

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE - SEE OVERLEAF.

Ground rent (Period 01/04/2022 – 30/09/2022) **Gross: £10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
**Adriatic Land 6 (GR1) Limited 6th Floor, 125 London Wall London
EC2Y 5AS EC2Y 5AS**

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 18/02/2022	£ .00
Ground rent as detailed in this invoice	Gross: £10.00
Total balance	£10.00

Remittance advice

Please return with payment

Amount demanded.

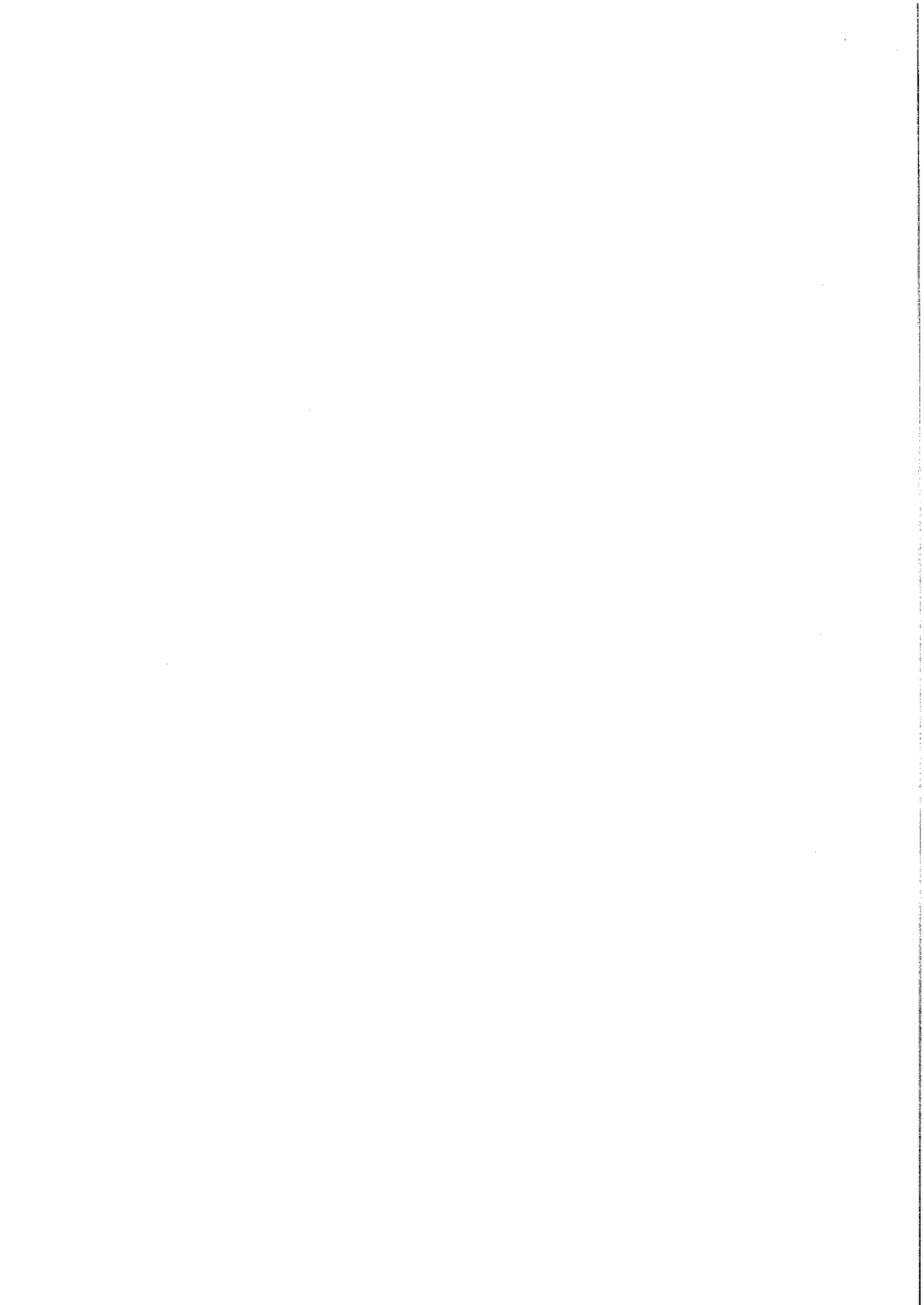
£10.00

Customer ref. no.

232124056009

Please see payment options overleaf.





You're already registered, log into your online account

- Make online payments;
- View transactions and documents on your account;
- Contact us and view updates on existing cases.

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property matters made easy

Invoice

Mr C Hulme

C/O Ben Hulme, Chadworth Developments Ltd
2C Bromborough Road
Wirral
England
CH63 7RE

INVOICE: 1641162
Customer Ref: 232124056009
Invoice Date: 18/02/2022

This Invoice - Due 01/04/2022

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE - SEE OVERLEAF.

Ground rent (Period 01/04/2022 – 30/09/2022) **Gross: £10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
**Adriatic Land 6 (GR1) Limited 6th Floor, 125 London Wall London
EC2Y 5AS EC2Y 5AS**

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 18/02/2022	£ .00
Ground rent as detailed in this invoice	Gross: £10.00
Total balance	£10.00

Remittance advice

Please return with payment

Amount demanded.

£10.00

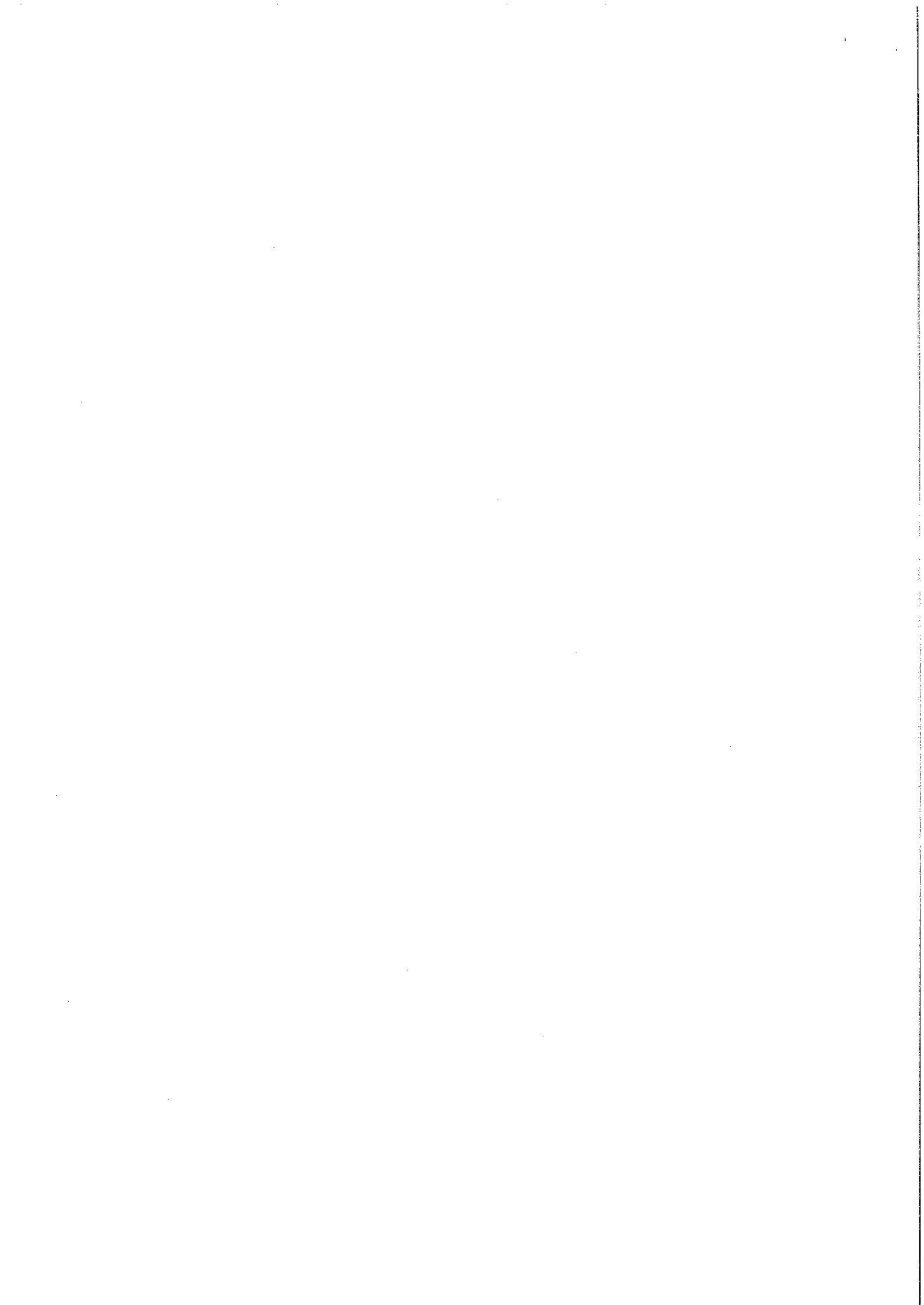
Customer ref. no.

232124056009

Please see payment options overleaf.



HomeGround | PO Box 6433 | London W1A 2UZ | enquiries@homegroundonline.com | tel: 020 3966 2974



Log in or create your online account. Make payments and view your account on: www.homegroundonline.com

HomeGround.
property matters made easy

Your Online Security Key: **7Z0V3A9Q**

Invoice

Mr C Hulme
C/O Ben Hulme, Chadworth Developments Ltd
2C Bromborough Road
Wirral
CH63 7RE

INVOICE: 1325352
Customer Ref: 232124056009
Invoice Date: 09/02/2021

This Invoice - Due 01/04/2021

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE - SEE OVERLEAF.

Ground rent (Period 01/04/2021 - 30/09/2021) **Gross: £10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
**Adriatic Land 6 (GR1) Limited 6th Floor, 125 London Wall London
EC2Y 5AS EC2Y 5AS**

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 09/02/2021		£ 20.00
Ground rent as detailed in this invoice	Gross:	£10.00
Total balance		£30.00

Remittance advice

Please return with payment

Amount demanded.

£10.00

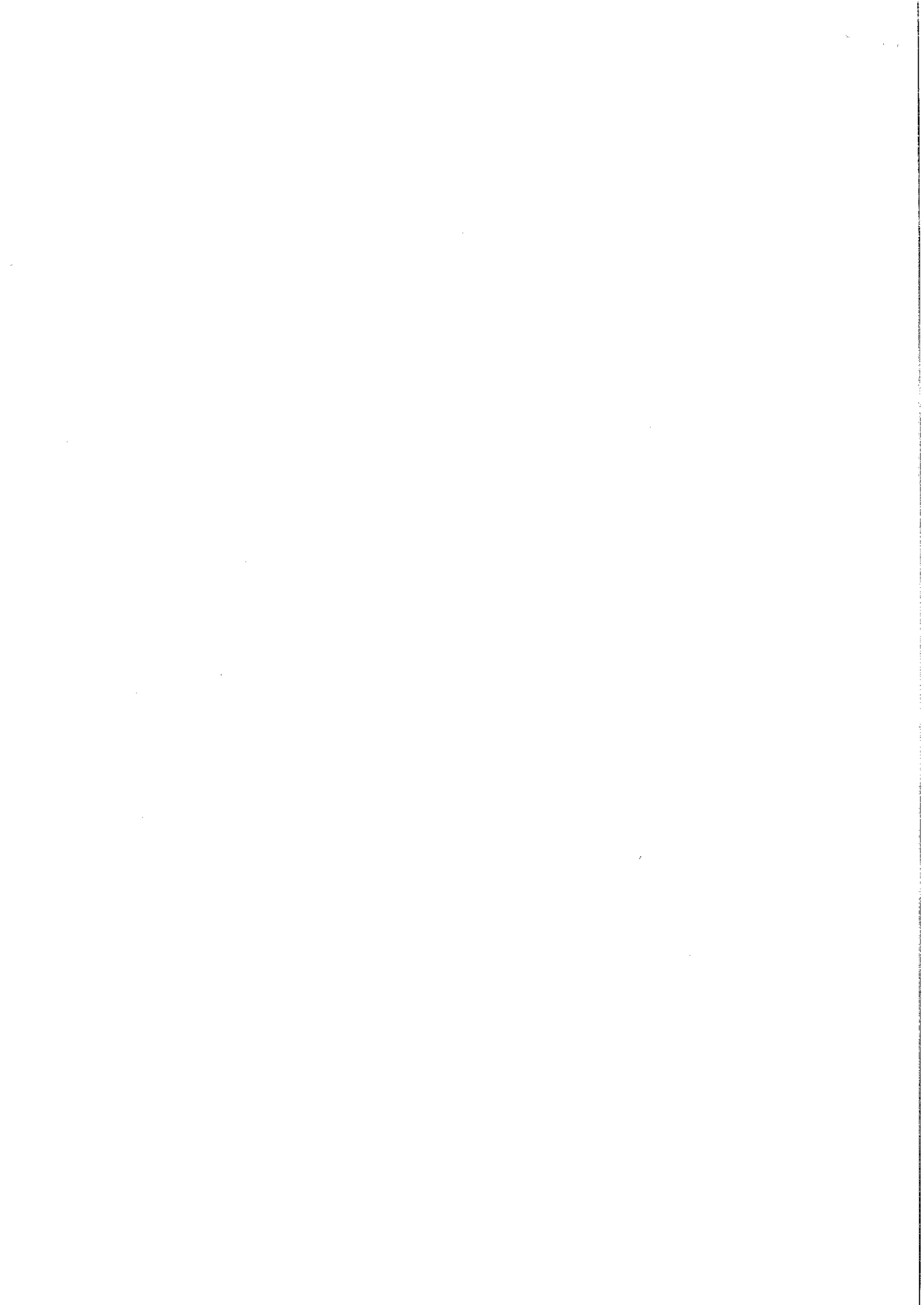
Customer ref. no.

232124056009

Please see payment options overleaf.



HomeGround | PO Box 6433 | London W1A 2UZ | enquiries@homegroundonline.com | tel: 020 3966 2974



Log in or create your online account. Make payments and view your account on: www.homegroundonline.com

HomeGround.
property matters made easy

Your Online Security Key: **7Z0V3A9Q**

Invoice

Mr C Hulme
C/O Ben Hulme, Chadworth Developments Ltd
2C Bromborough Road
Wirral
CH63 7RE

INVOICE: 1140485
Customer Ref: 232124056009
Invoice Date: 04/08/2020

This Invoice - Due 01/10/2020

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166. NOTICE TO LONG LEASEHOLDERS OF RENT DUE - SEE OVERLEAF.

Ground rent (Period 01/10/2020 - 31/03/2021) **Gross: £10.00**
in respect of 15 St Peters Mews, BIRKENHEAD, CH42 1RT
given by your landlord:
**Adriatic Land 6 (GR1) Limited 21 Palmer Street London SW1H 0AD
SW1H 0AD**

Please Note: Administration charges will be incurred if payment is not made by the due date shown above, and may be applied as soon as a reminder letter is issued. To avoid these charges, please ensure prompt payment is made.

Account summary

Balance B/F as at 04/08/2020	£ 10.00
Ground rent as detailed in this invoice	Gross: £10.00
Total balance	£20.00

Remittance advice

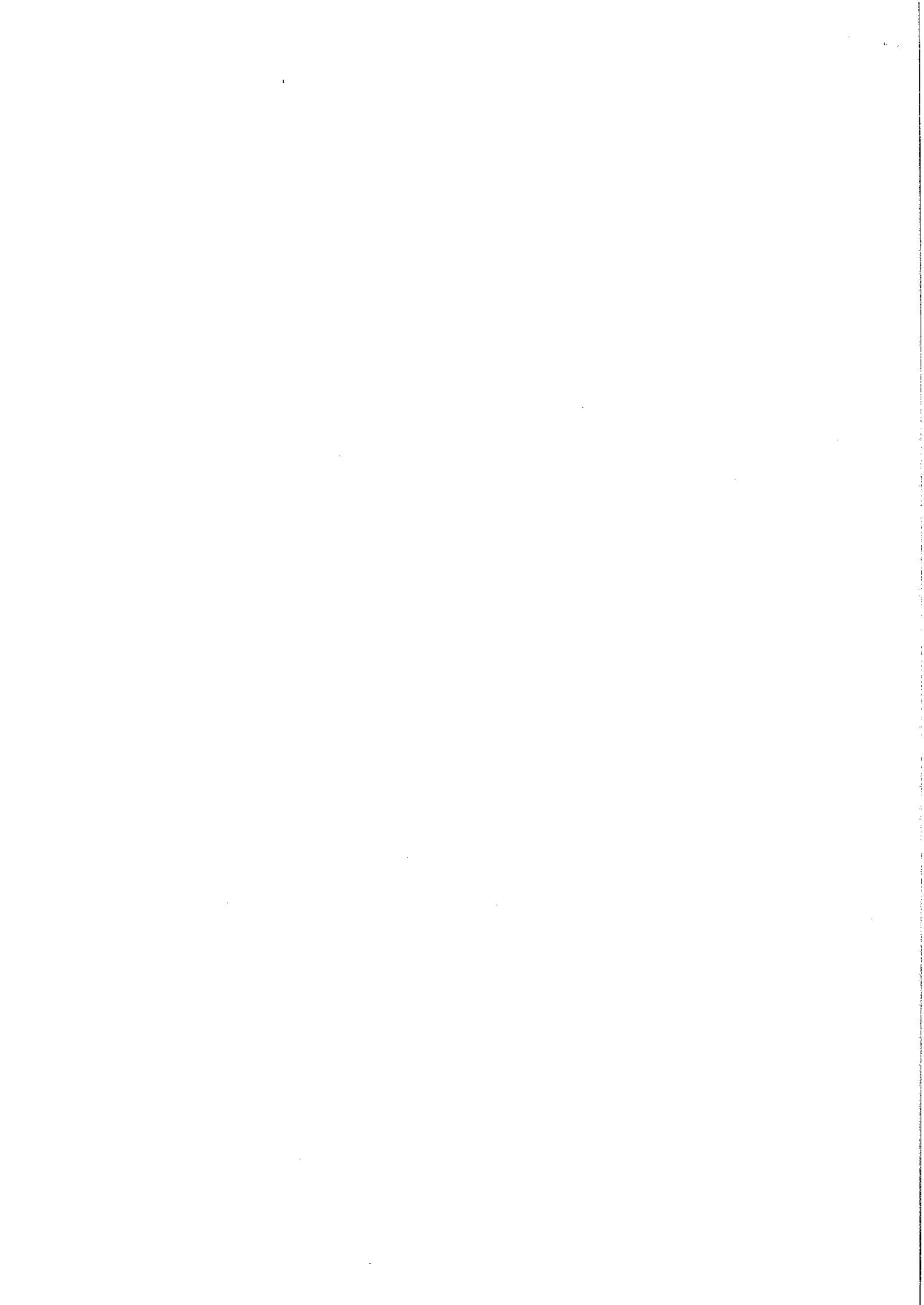
Please return with payment
Amount demanded.
Customer ref. no.

£10.00
232124056009

Please see payment options overleaf.



HomeGround | PO B0x 6433 | London W1A 2UZ | enquiries@homegroundonline.com | tel: 020 3966 2974



**Property Owners Insurance Policy Schedule
15 St. Peters Mews**

Insured: Chadworth Developments Ltd & Clients of Chadworth

Property Address: 15 St. Peters Mews
Birkenhead
Merseyside
CH42 1RT

Interested Party: Abbey & Mr/Mrs Hulme

The Business: Property Owner & no other for the purpose of this insurance

Period of Insurance: 1st May 2023 to 30th April 2024

Insurer: Aviva Insurance Limited

Policy Number: 100721600BDN - 0/CHDX11PO01

Sections Covered: Property Damage, Loss of Rent , Employer's Liability & Public Liability

	Sums Insured	
Buildings - Accidental Damage Cover Included	£	89,250
		Index Linked
Landlords Contents		Not Insured
Loss of Rent	£	26,775
This cover only applies where the property is 100% residential and occupied		Index Linked
	Indemnity Limit	
Employers Liability	£	10,000,000
Public Liability	£	5,000,000
Annual Premium	£	70.70
Insurance Premium Tax at 12.00%	£	8.49
Total Premium	£	79.19
Excesses:		
Subsidence, ground heave & landslip (structure claims only)	£	1,000
Malicious damage caused by tenants	£	1,000
Escape of water		£ 500
Terrorism excluded		
Public Liability	Nil	
Employers Liability	Nil	
Any other damage	£	250

ENDORSEMENTS

Endorsement - amended Contract of Insurance

The following applies to your policy:

The first part of the Contract of Insurance clause is amended and restated as follows:

Property Owners Policy CHDX11PO01 - Chadworth Developments Ltd & Clients of Chadworth - Issued: 28/06/2023

IMPORTANT NOTE:

This Schedule replaces any previous Schedule of Cover for this property
The Schedule and Policy Wording should be read together as one document

Alan Boswell Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority.
Aviva Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Aviva Insurance Limited
Registered in Scotland No.2116. Registered Office: Pitheavlis, Perth, Scotland, PH2 0NH. An Aviva company

Property Owners Insurance Policy Schedule

Property Address 15 St. Peters Mews
 Birkenhead
 Merseyside
 CH42 1RT

IN RESPECT OF THE PREMISES SHOWN ABOVE

Endorsements Continued

The Contract of Insurance

The contract of insurance between you and us consists of the following elements, which must be read together:

- > *your policy wording;*
- > *the information contained on your "Statement of Fact" document issued by us;*
- > *the policy schedule;*
- > *any notice issued by us;*
- > *any endorsement to your policy; and*
- > *the information under the heading "Important Information" which we give you when you take out or renew your policy.*

In return for you having paid or agreed to pay the premium, we will provide the cover set out in this policy, to the extent of and subject to the terms and conditions contained in or endorsed on this policy.

The following paragraphs remain unaltered:

- > Important
- > Breach of Term
- > Terms not relevant to the actual loss

Property Owners Policy CHDX11PO01 - Chadworth Developments Ltd & Clients of Chadworth - Issued: 28/06/2023

IMPORTANT NOTE:

This Schedule replaces any previous Schedule of Cover for this property
The Schedule and Policy Wording should be read together as one document

Alan Boswell Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority.
Aviva Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Aviva Insurance Limited
Registered in Scotland No.2116. Registered Office: Pitheavlis, Perth, Scotland, PH2 0NH. An Aviva company

Copy of old AST with recent
rent increase notice which took
effect 06/06/23

DATED 5TH JULY, 2007

MR & MRS C HULME
C/O HULME CHARLTON & FERGUSON
(CHADWORTH DEVELOPMENTS LTD)

AND

MS AMANDA LOUISE SPENCE

AGREEMENT

For the letting of

15 ST PETER'S MEWS, ROCK FERRY, WIRRAL. CH42 1RT

(Unfurnished flat)

on a

SIX MONTH
ASSURED SHORTHOLD TENANCY

Agreement for letting a house unfurnished on an ASSURED SHORTHOLD TENANCY
Under Part 1 of the Housing Act 1988

AN AGREEMENT made the 5th day of JULY, 2007.

Between MR & MRS C HULME C/O HULME CHARLTON & FERGUSON (CHADWORTH
DEVELOPMENTS LTD)

(hereinafter called 'the landlord' which expression shall where the context so admits include the person(s)
for the time being immediately expectant on the tenancy hereby created) of the one part
and MS AMANDA LOUISE SPENCE

of 15 ST PETER'S MEWS, ROCK FERRY, WIRRAL, MERSEYSIDE. CH42 1RT

(hereinafter called 'the tenant', which expression shall where the context so admits include the person(s)
deriving title from the tenant) of the other part.

WHEREBY IT IS AGREED as follows:

1. The landlord agrees to let and the tenant agrees to take the premises described in Part I of the First Schedule hereto (hereinafter called 'the premises') subject to the exceptions and reservations specified in Part II of the First Schedule hereto, together with the fixtures and fittings therein including those described in the Second Schedule hereto FOR THE TERM of SIX [month(s)] [~~year(s)~~] from the 5TH day of JULY, 2007 [and thereafter for each FOUR WEEK PERIOD until the tenancy shall be determined], at the [~~WEEKLY~~] [~~YEARLY~~] [MONTHLY] RENT of £350.00 payable without any deduction and in [~~arrears~~] [advance], by equal installments of £350.00 every month during the tenancy hereby created, the first of such payments to be made on the 5TH day of JULY, 2006.
2. The tenancy hereby created may be determined by the tenant before the expiration of the term certain by giving FOUR WEEK'S notice in writing, expiring on the 31ST day of any month.
3. THE TENANT AGREES with the landlord as follows:
 - (1) To pay the said rents on the said days and to arrange for all Housing Benefit entitlement to be paid direct to the landlord;
 - (2) To pay all charges for gas and electric current consumed and telephone calls made during the occupation of the premises by the tenant and a fairly apportioned part of all standing charges made in respect of the premises for gas, electric current and the telephone;
 - (3) To pay all existing and future taxes assessments and outgoings payable in respect of the premises either by the owner or occupier thereof;
 - (4) To use the premises in a careful and tenant like manner and to put and keep all those parts of the premises which the landlord is not liable by the terms of this agreement to repair [in good repair and condition] [in as good repair and condition as the same are now in (reasonable wear and tear excepted)] and to yield up the premises in such repair and condition at the determination of the tenancy;
 - (5) To use the premises for the purpose of a single private residence only;
 - (6) Not to carry on any profession, trade or business on or from the premises;

- (7) Not to use, or permit the use of, the premises in such a manner as to cause a nuisance or annoyance to the owners or occupiers of neighbouring land or buildings or so as to avoid or make voidable, or increase the rate of premium payable in respect of, any policy of insurance of the landlord in respect of the premises or the furniture;
- (8) Not to make any alteration or addition to the premises without first obtaining the landlord's written consent to the proposed alteration or addition;
- (9) Not to assign, underlet or part with the possession of the premises or any part thereof [without first obtaining the landlord's consent in writing (such consent not to be unreasonable refused)];
- (10) To permit the landlord or his agent, with or without workmen, to enter upon and examine the condition of the premises and fixtures and fittings at all reasonable times, provided at least twenty-four hours notice in writing is given to the tenant (provided always that in cases of real emergency the said requirement as to notice need not be complied with);
- (11) To permit the landlord during the FOUR weeks immediately preceding the determination of the tenancy to affix and maintain upon any part of the premises a notice that the premises are to be let or sold and during the said period of FOUR weeks to permit any person to view the premises, who is authorised in that behalf by the landlord or his agent at all reasonable times;
- (12) To give the landlord promptly a copy of any notice received concerning the premises or any neighbouring premises;
- (13) To report promptly to the landlord all defects or wants of repair in the premises which it is the duty of the landlord to repair;
- (14) To pay all expenses (including solicitors' costs and surveyors' fees) incurred by the lessor incidental to the preparation and service of a notice under section 146 of the Law of Property Act 1925 notwithstanding forfeiture is avoided otherwise than by relief granted by the court;
- (15) To maintain the garden of the premises in a neat and tidy condition and to lop and prune all trees shrubs and hedges on the premises;
- (16) On an assignment by virtue of which the tenant is to any extent released from his covenants to enter into an authorised guarantee agreement with the landlord:-
 - (a) To guarantee the assignee's obligations under the said covenants as if he were sole or principal debtor in respect of those obligations;
 - (b) In the event of any tenancy assigned by him being disclaimed, to take a new tenancy of the premises confirmed in the assignment, the term of which expires not later than the term of the tenancy assigned by him and the covenants of which are not more onerous than those of that tenancy.

Insert here any special stipulations required from the tenant

1. At the end of this Tenancy Agreement, that the tenant be bound by the conditions of this Agreement but that this Agreement will automatically, if approved, continue as a Statutory Periodic Tenancy on a renewable monthly basis.

4. THE LANDLORD AGREES with the tenant as follows:

- (1) that the tenant paying the rent and observing the stipulations on his part herein contained shall peacefully hold and enjoy the premises during the tenancy without any interruption by the landlord or any person lawfully claiming under or in trust for him;
- (2) (a) to keep in repair the structure and exterior of the dwelling house comprised in the premises [including the drains, gutters and external pipes] and

- (c) to keep in repair and proper working order the installations in the said dwelling house –
 - (i) for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not except as aforesaid, fixtures, fittings and appliances for making use of the supply of water, gas or electricity) and
 - (ii) for space heating or heating water.

This term shall not be construed as requiring the landlord –

- a) to carry out works or repairs for which the tenant is liable by virtue of his duty to use the premises in a tenant like manner;
- b) to rebuild or reinstate the premises in the case of destruction or damage by fire, or by tempest, flood or other inevitable accident;
- c) to keep in repair or maintain anything which the tenant is entitled to remove from the dwelling house.

In determining the standard of repair required by this term, regard shall be had to the age, character and prospective life of the dwelling house and the locality in which it is situated.

- 5. PROVIDED ALWAYS that if any rent is in arrear for twenty-one days after it has become due (whether formally demanded or not) or if the tenant fails to observe any of the stipulations contained in paragraph 3 hereof or becomes bankrupt or enters into any composition with his creditors the landlord may at any time thereafter re-enter upon the premises or any part thereof in the name of the whole and thereupon the tenancy hereby granted shall absolutely determine but without prejudice to any claim of the landlord (whether for arrears of rent or otherwise) in respect of any breach of the stipulations contained in paragraph 3 hereof;
- 6. FOR the purposes of section 48 of the Landlord and Tenant Act 1987 the address of the landlord at which notices (including notices in proceedings) may be served upon him by the tenant is:
- 7. THE provisions as to services of notices contained in section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Services Act 1962 shall apply hereto.
- 8. WHERE a covenant is made with persons jointly, it shall be deemed to be made with them jointly and severally.

AS WITNESS the hands of the said parties hereto the day and year first above written.

WITNESS to the signature of the said)

A. h. Spence TENANT
AMANDA SPENCE

Sharon Penrice LANDLORD/AGENT

FIRST SCHEDULE
PART I
DESCRIPTION OF THE PREMISES
(Full description of the whole of the premises let)

1 BEDROOM PURPOSE BUILT FLAT
1 RECEPTION ROOM
HALL WITH STORAGE CUPBOARD
FITTED KITCHEN
SHOWER ROOM
PAVED GARDEN AREA
PARKING BAY

PART II
EXCEPTIONS AND RESERVATIONS
(All rights excepted and reserved by the landlord for himself or his other tenants, e.g. rights of passage of soil and water, rights of way, right of light and air in respect of and to build upon adjoining premises)

SECOND SCHEDULE
PRINCIPAL FIXTURES AND FITTINGS LET WITH THE PREMISES

ELECTRIC STORAGE HEATERS
ELECTRIC WATER HEATER
ELECTRIC SHOWER
VERTICAL BLINDS
GARDEN SHED

HOUSING ACT 1988

Section 21 (1)(b)

Assured Shorthold Tenancy : Notice Requiring Possession

(1) Name and address of tenant

To ⁽¹⁾ AMANDA LOUISE SPENCE
15 ST PETER'S MEWS
ROCK FERRY, WIRRAL. CH42 1RT

(2) Name and address of landlord (Note 2)

From ⁽²⁾ MR & MRS C HULME
of HULME CHARLTON & FERGUSON
(CHADWORTH DEVELOPMENTS LTD)
2C BROMBOROUGH RD, BEBINGTON, WIRRAL

(3) Address of dwelling

I give you notice that I require possession of the dwelling house known as ⁽³⁾

15 ST PETER'S MEWS,
ROCK FERRY, WIRRAL. CH42 1RT

(4) Date of expiry Note (3)

after ⁽⁴⁾ 4TH JANUARY, 2008

(5) Note (3)

Dated ⁽⁵⁾ 5TH JULY, 2007

(6) Name and address of landlord

Landlord MR & MRS C HULME

HULME CHARLTON & FERGUSON
(CHADWORTH DEVELOPMENTS LTD)
2C BROMBOROUGH RD, BEBINGTON, WIRRAL

[or Landlord's agent] ⁽⁶⁾

NOTES.

1. On or after coming to an end of a fixed term assured shorthold tenancy, a court must make an order for possession if the landlord has given a notice in this form.
2. Where there are joint landlords, at least one of them must give this notice.
3. The length of the notice must be at least two months and the notice may be given before or on the day on which the fixed term comes to an end.

Signed..... A.L. Spence DATE 5/7/07
AMANDA LOUISE SPENCE