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Greater London Council

HOUSING DEPARTMENT

AN AGREEMENT made the *Twenty Eighth* day of *September 1979*
BETWEEN THE GREATER LONDON COUNCIL (hereinafter called the Council)
by LEONARD BENNETT its DIRECTOR OF HOUSING and
Agent of the one part and *NICHOLAS ROBERT APPLETON*
hereinafter called the Tenant of the other part

WHEREBY in consequence of the employment of the Tenant by the Council

1 The Council lets and the Tenant takes the premises known as
4/5 BELSIZE FIRE STATION (hereinafter called 'the
premises') from the *Twenty First* day of *August 1978* during the pleasure
of the Council and in any event only so long as the Tenant continues in the
employment of the Council as a full-time uniformed member of the London
Fire Brigade or until the tenancy is determined either by the determination
of the contract of service existing between the parties or as hereinafter
provided at the rent of *£14:22* per week/month, (subject to variation *W 21 3*
in accordance with the provisions of Clause 2(ix) hereof) inclusive of local
rates, water rate and central heating charges (if any). *£16 00 W 21 3 2-4-79*

2 The Tenant agrees with the Council as follows:-

- (i) To pay the reserved rent at all times and in manner aforesaid without any deduction.
- (ii) Not to commit or permit any waste or damage to the premises or make any alteration therein or addition thereto or do or permit any act of thing whereby the insurance against fire may be vitiated or lessened in value and not to affix or permit to be affixed any advertisement to the premises.
- (iii) Not to do or permit to be done anything on the premises which may be or become a nuisance annoyance or disturbance to the Council or to any person or persons in the neighbourhood or anything to which the Council may in writing object.
- (iv) Not to keep on the premises or any part thereof any dogs, cats rabbits, fowls, pigeons or any other animals. Tenants of dwellings with a private garden may, however, keep a dog and/or cat subject to their keeping the animal under proper control and to no nuisance or annoyance being caused to other tenants, but may not, without obtaining the previous written permission of the Council, keep any of the other animals or birds referred to above.
- (v) To keep the premises both outside and inside and the fixtures and fittings therein together with the staircases and passages leading to the premises and communal wash-houses and bathrooms (if any) and any garden or portion of the yard belonging thereto in a clean and tidy condition and in such condition to yield up the same at the end of the tenancy and to make good any damage to the premises or the windows sanitary arrangements fittings or fixtures thereof caused by the wilful or negligent act or omission of the Tenant or any member of his family and that in default the Council may make good such damage and recover the cost thereof from the Tenant the certificate of the

DIRECTOR OF HOUSING for the time being to the Council as to the amount of such cost to be final and binding upon the parties.

- (vi) To use the premises as a private dwelling house in single occupation only and not to assign underlet or part with or share the possession of the premises or any part thereof.
- (vii) To permit the Council and their Agents at all reasonable times to enter the premises to view the state and condition thereof and upon receiving notice to forthwith put the premises into such clean and tidy condition as is provided for by Clause 2(v) hereof.
- (viii) To pay all gas and electricity charges or cost of other illuminant used and rent of stoves or meters in or for the use of the premises.
- (ix) (a) If the Council shall desire to increase or decrease that element of the reserved rent not attributable to local rates and water rate and shall give to the Tenant not less than four weeks' notice of such desire, then the reserved rent payable after the expiration of the notice shall be increased or decreased accordingly. Such notice shall be signed by or on behalf of the said Director of Housing and the provisions relating to service of notice contained in Clause 3(i) hereof shall apply thereto.

(b) In the event of the local rates or water rate being either increased or decreased, the Council will give to the Tenant seven days' notice in writing of such increase or decrease and the reserved rent payable after the expiration of the notice shall be increased or decreased accordingly. Such notice shall be signed by or on behalf of the said DIRECTOR OF HOUSING and the provisions relating to service of notice contained in Clause 3(i) hereof shall apply thereto.

3 IT IS MUTUALLY AGREED AS FOLLOWS:-

- (i) If not previously determined the tenancy shall terminate on the Tenant ceasing to be employed by the Council as aforesaid and either party may terminate the tenancy at any time by giving to the other party four weeks' notice in writing such notice if given by the Council to be left addressed to the Tenant at the premises and signed by or on behalf of the said DIRECTOR OF HOUSING AND if given by the Tenant to be left addressed to the Council at the offices of the Council. The notice may in either case instead of being left be sent through the post by registered post or recorded delivery addressed to the Tenant at the premises or to the said DIRECTOR OF HOUSING at the office of the Council as the case may be.
- (ii) The conditions printed on the Council's standard form of rent card issued to the Tenant at the commencement of a weekly tenancy or on rent cards subsequently issued to the Tenant shall also apply to the tenancy hereby created so far as they are not inconsistent with the terms of this agreement.

(iii) The Council shall be entitled to deduct the rent hereby reserved from any wages or salary that may from time to time be due from them to the Tenant.

AS WITNESS the hands of the said LEONARD BENNETT and of the TENANT the day and year first before written.

Leonard Bennett

SIGNED BY THE SAID

WITNESS

ADDRESS

Appt
P.A. Coakle
259 Hawan Rd
WZ

OCCUPATION

Estate officer