

Terms of this Licence

This Licence to occupy is between:

EHSL (“The Licensor”) of 614 Reading Road, Winnersh, Wokingham, RG41 5HE

And

***** (“The Licensee”)

And concerns:

***** (“The Premises”)

This Licence permits the Licensee to occupy the Premises until the Licence is terminated.

The Licensor acknowledges that the Licensee has a requirement for the provision of care, support and supervision in respect of their disability, and this Licence is issued pursuant to said requirement in order that the Licensee may receive the services they require, at the Premises.

The Licensor will take all reasonable steps to ensure that the Licensee understands the obligations of this agreement (within the level of the Licensee’s capacity).

The Licensee agrees that they do not have a right to exclusive possession of the Premises or any specific room in the Premises and that persons lawfully engaged by any party to provide support to the Licensee may enter the Premises in order to provide such support.

1. Commencement

- 1.1. The Licence will begin on
- 1.2. The Licence will end subject to the termination provisions in section 6 of this agreement.

2. The Licence fee

- 2.1. The Weekly Licence fee will be £
- 2.2. The Licensee is required to pay the weekly licence fee every 4 weeks, and in arrears.
- 2.3. The Licensor may review the Licence Fee on an annual basis and increase the License Fee providing that a minimum of 4 weeks’ written notice is provided to the Licensee.

3. The Licensor’s obligations

- 3.1. The Licensor agrees to:
 - 3.1.1. Allow the Licensee to occupy the Premises and to share the use of the communal rooms at the Premises.
 - 3.1.2. Allow such persons that are involved in the provision of care, support and supervision to the Licensee to access the Premises in furtherance of the provision of these services.
 - 3.1.3. Keep in repair the structure and exterior of the Premises (including drains, gutters and external pipes), and keep in repair and proper working order the service installations and heating and hot water systems in the Premises
 - 3.1.4. Have a Gas Safety Certificate in place at the start of this agreement and to have it renewed annually by a Gas Safe registered Gas Engineer.
 - 3.1.5. Ensure that the heating, and hot water systems are in working order and that all appropriate legislation in respect of appliances (gas and electric), furniture and fire safety is complied with, and that where necessary checked on an annual basis
 - 3.1.6. Provide the services listed in the service charges section of the licence fee breakdown.

4. The Licensee's obligations

4.1. The Licensee agrees to:

- 4.1.1. Pay the Licence fee including service charge(s) on time;
- 4.1.2. Live in the Premises and keep it in a clean condition
- 4.1.3. Tell the Licensor and the Licensee's support worker (or workers) if something in the Premises is faulty or broken;
- 4.1.4. Ensure that the Licensor is reimbursed for any costs incurred as a result of a breach of this Licence by the Licensee.
- 4.1.5. Accept the support from the Licensee's support worker(s) as set out in their care plan.
- 4.1.6. Help to maintain the overall environment of the Premises and any building in which it is situated and contribute to the care and cleaning of any communal areas insofar as the Licensee is able;
- 4.1.7. Purchase a television licence if they wish to use a television on the Premises.

4.2. The Licensee agrees that they will not:

- 4.2.1. Intentionally damage the Premises or any building in which the Premises is situated, or any contents.
- 4.2.2. Make any alterations to the Premises or any building in which the Premises is situated nor alter or remove any fixtures fittings or furniture provided by the Licensor
- 4.2.3. Smoke in the Premises;
- 4.2.4. Keep pets in the Premises
- 4.2.5. Burn candles or other flammable material in the Premises;
- 4.2.6. Keep anything hazardous in the Premises;
- 4.2.7. Be violent to anyone (including other Licensees and support workers);
- 4.2.8. Cause damage to anyone else's property or possessions;
- 4.2.9. Cause a nuisance to other Licensees, neighbours, or anybody engaged in lawful activity in the vicinity of the Premises;
- 4.2.10. Cause a disturbance by making, or causing to be made, too much noise;
- 4.2.11. Remove from the Premises any item provided by the Licensor.
- 4.2.12. Do anything which has a detrimental effect on the security of the Premises
- 4.2.13. Use the Premises for any illegal or immoral purpose. This includes not bringing, keeping, consuming or using any illegal substance in the Premises
- 4.2.14. Take in lodgers or allow any other person to stay or live in the Premises (other than those people that the Licensor may have also given licence to)

4.3. The Licensor retains control and possession of the Premises and may access the Premises at any time for any purpose. The Licensee will not interfere with or inhibit this right.

4.4. This Licence is personal to the Licensee and is not transferable.

5. Consent to share information.

- 5.1. The Licensee agrees that the Licensor is permitted to discuss the Licensee's Housing Benefit claim with the local authority from which benefit is being sought.
- 5.2. The Licensee agrees that the Licensor may discuss this Licence and the Licensees adherence to the terms of it with the nominated support provider and any parties connected with the provision of care, support and supervision to the Licensee.

6. Ending this agreement

- 6.1. The Licensor is able to bring this Licence to an end by providing 4 weeks written notice to the Licensee.
- 6.2. The Licensee is able to bring this Licence to an end by providing 4 weeks written notice to the Licensor.
- 6.3. The Licence Fee will remain due until the expiry of notice served by either party, and the Licensee has ceased to occupy the Premises.

7. Signatures

Dated

**Signature of:
On behalf of the Licensor (EHSL)**

X

Dated X

Licensee Signature
