

COPY

Dated 2/12 1953

THE
RURAL DISTRICT COUNCIL
OF
HIGHWORTH
AND

Agreement

for Tenancy of Premises
known as

No. 77 Green Road

Upper Graton

HIGHWORTH RURAL DISTRICT COUNCIL

An Agreement made the 28th day of MARCH
one thousand, nine hundred and fifty Three BETWEEN the RURAL DISTRICT
COUNCIL FOR THE RURAL DISTRICT OF HIGHWORTH in the County of Wiltshire acting by
the Council (hereinafter called "the Council") by Wilfred Stanley Gordon Mills their Clerk of the one
part and MR. H. LOTT,
77, GREEN ROAD,
of UPPER STRATTON, SWINDON.
(hereinafter called "the tenant") of the other part

WHEREBY:—

1. THE COUNCIL agree to let and the Tenant agrees to take ALL THAT messuage or dwelling-house
with the outbuildings garden and appurtenances thereto belonging situate and known as No.
77 Green Road in the Parish of STRATTON ST MARGARET
(the same being together hereinafter called "the premises") for one week from the 28th
day of MARCH 1953 and so on from week to week until the
tenancy is determined by either party giving to the other one week's notice in writing such notice to
expire and possession to be given on a Saturday at the weekly rent of nineteen shillings
and ten pence. The tenant shall in addition to the rent pay the rates
and water charges in respect of the premises by weekly payments except those premises at Haydon
Wick Stratton St. Margaret and Wroughton which are situated within the Statutory Water Area of
the Swindon Borough in which case water rates should when demanded be paid direct to the Borough
Treasurer of the Swindon Corporation.
All weekly payments due to the Council as aforesaid shall be due on the Saturday of each week the
first payment to be due on Saturday the 4th day of APRIL 1953
and from this date the rent due in each year will be collected over 50 weeks.

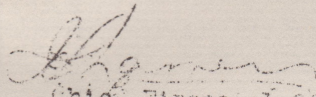
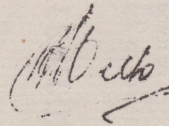
2. THE TENANT agrees with the Council as follows:—
- (a) To pay the said rent and rates (and water rates) on the days and in the manner aforesaid.
 - (b) Not to make any alterations or additions to the premises (including the erection of a television aerial) without the previous written consent of the Council and to keep the interior of the premises and internal fixtures in upon and belonging to the premises in good and tenantable repair and in clean condition during the tenancy.
 - (c) To cultivate properly the garden (front and back) and to keep all fences in good order and be responsible for any damage done thereto.
 - (d) To make good to the satisfaction of the Council or to repay to the Council the cost of replacing broken windows or repairing any damage to the premises caused by wilful acts or negligence of the tenant members of his family his invitees or licencees.
 - (e) On notification in writing by the Council to make good any damage or works including works of restitution or cultivation for which he is liable in the opinion of the Council under the fore-going sub-clauses (b) (c) and (d) or to repay to the Council the cost of carrying out any repairs or replacements under the fore-going sub-clause (d).

- (f) To permit the Council or their officers or servants to enter and inspect the state of repair condition and cleanliness thereof at all reasonable hours of the day and to execute any repairs therein.
- (g) The tenant shall not assign underlet or part with the possession of the premises or any part thereof and shall not take in lodgers without the previous consent in writing of the Council. In respect of visitors the Tenant shall inform the Council's agent when visitors are making a stay of a period longer than fifteen days.
- (h) The Tenant shall use the premises as a private-dwelling house only and shall not sell or permit the sale therein of any article for trading purposes or to use or permit to be used the premises in any way whatsoever for business purposes.
- (i) To give immediate notice of any stoppage to the drains. The placing in the water-closet of rags, cotton, bottles or anything likely to choke it or the drain leading therefrom is strictly forbidden and in the case of any breach of this sub-clause the cost of clearing the water-closet or drain will be repayable by the tenant.
- (j) To have all chimneys in use swept at least twice every twelve months.
- (k) To keep no animals (other than a cat or dog) poultry or pigeons on the premises without the consent in writing of the Council.
- (l) Not to erect any fowl pens sheds or other buildings structures or fences except as shall first be approved in writing by the Council.
- (m) Not to cause nuisance or annoyance to other neighbouring tenants of the Council.
- (n) Not to erect or exhibit any trade name plate or sign poster or advertisement without first obtaining the consent of the Council.
- (o) The tenant shall be responsible for renewing fuses.
- (p) The tenant shall not place oilcloth or linoleum on the ground floors without consent of the Council.
- (q) The tenant shall not paper or paint the walls or woodwork without the written consent of the Council.
- (r) The tenant shall not allow the water in the fireback boiler to boil continually as this will cause a deposit to form on the inside with a resultant inefficient system for hot water.
- (s) The tenant shall put a little lubricant oil on all hinges and moveable fittings of windows doors and gates to prevent unnecessary breakages through rusting.
- (t) During frosty weather the tenant should take all reasonable precautions to protect water pipes and fittings also the water-closet pans from damage either by wrapping the pipes and covering the fittings or by draining the water from the pipes and fittings.
- (u) Where the premises are fitted with a system of drainage that incorporates a cess-pool the tenant shall be responsible for emptying the cess-pool if it is in the garden of the premises.
- (v) The tenant shall where the house is of the Airey type treat the walls with special care as they are lined internally with hardboard and whilst very durable will not withstand rough treatment. Nails must not be driven into the walls.

3. PROVIDED ALWAYS AND IT IS HEREBY MUTUALLY AGREED AND DECLARED that the weekly rent payable hereunder shall from time to time be increased or reduced by the Council in accordance with the Housing Act 1936 or any Act amending or extending the same. Any such variation in the amount of the said rent shall be ascertained by the Council's Chief Financial Officer (whose decision shall in every case be final and binding upon the tenant) and shall be notified by the Council to the tenant and thenceforth the amount of rent stated in any such notification authenticated by the signature of the Clerk of the Council shall as from the date specified therein be and become the rent payable and recoverable hereunder and a copy of such notification so authenticated shall be receivable in evidence without the production of the original.

AS WITNESS the hands of the parties the day and year first before written

Signed by the before-named
WILFRED STANLEY GORDON MILLS
in the presence of:—



Chief Financial Officer.

Signed by the before named
in the presence of:—

