TDS PRESCRIBED INFORMATION FOR ASSURED SHORTHOLD TENANCIES

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy regarding the protection of and deductions from the Deposit.

1. Address of the property to which the tenancy relates	
Flat E, 53 Warminster Road **London** **SE25 4DQ**	
Details of the Deposit Holder(s)	
2. Name(s)	**Brymore No 1 Ltd C/O Add Living Ltd**
3. Actual Address	**6 Heddon Street, London, W1B 4BT**
4. E mail Address (if applicable)	**Jodhi.Ball@AddLiving.co.uk**
5. Telephone Number	**01483 563366**
6. Fax Number (if applicable)	
Details of Tenant(s)	
7. Name(s)	**Colin Toney**
8. Address(es) for Contact after the Tenancy Ends (this can be a family member)	
149 Jack Clow Road, London, E15 3AR	
9. E mail Address (if applicable)	**colintoney@hotmail.com**
10. Mobile Number (if applicable)	**07930 234071**
11. Fax Number(s) (if applicable)	

Please provide the details requested in 7-11 for each tenant and for other relevant persons (i.e. agent, guarantor paying the Deposit etc)

The Deposit

12. The deposit is £ **1,615.38**

13. The holder of the Deposit will register the Deposit with and provide other required information to the Tenancy Deposit Scheme within 30 days of the commencement of the Tenancy or the taking of the Deposit whichever is earlier and provide proof to the Tenant of compliance. If the holder of the Deposit fails to provide proof within 30 days the Tenant should take independent legal advice from a solicitor, Citizens Advice Bureau (CAB) or other housing advisory service.

14. A leaflet entitled *What is the Tenancy Deposit Scheme?*, explaining how the Deposit is protected by the Housing Act 2004, is attached to this document for the Tenant by the person holding the Deposit being St. Pier Limited.

At the End of the Tenancy:

15. The deposit will be released following the procedures set out in of the Tenancy Agreement attached.

16. Deductions may be made from the Deposit according to of the Tenancy Agreement attached. No deductions can be made from the Deposit without written consent from both parties to the Tenancy Agreement.

17. The procedure for instigating a dispute regarding deductions from the Deposit at the end of the Tenancy is summarised in *What is the Tenancy Deposit Scheme?*, which is attached to this document. More detailed information is available on: www.tds.gb.com

18. TDS are specifically excluded under Statutory Instrument from adjudicating where, despite making reasonable efforts to do so, the Landlord or the Agent are unable to contact the Tenant, or the Tenant is unable to contact the Landlord or the Agent. Under these circumstances, the Member must do the following:

- make every practical effort, over a reasonable period of time but for no longer than it would take for the ICE to resolve a dispute, to contact the (ex)-Tenant/Landlord using information readily available.

- determine dilapidations, rent arrears and any other prospective deductions from the deposit as they would normally do

- allocate the deposit, pay the party who is present as appropriate, and transfer the amount due to the absent Tenant/Landlord to a suitably designated "Client Suspense (bank) Account".

19. A formal record of these activities should be made, supported by appropriate documentation.

20. Following sufficient time (usually at least six years) having elapsed from last contact from the absent Tenant/Landlord the Member may then donate the amount allocated to them to a

suitable registered charity – subject to an undertaking that any valid claim subsequently received by the Member from the beneficial or legal owner would be immediately met by the Member from its own resources.

21. Should the absent Tenant/Landlord return within that period and seek to dispute the allocation of the deposit, the ICE may offer to adjudicate.

The Landlord confirms that the information provided to the Tenant is accurate to the best of his knowledge and belief and that the Tenant has had the opportunity to examine the information.

The Tenant confirms he has been given the opportunity to examine this information. The Tenant confirms by signing this document that to the knowledge of the Tenant the information above is accurate to the best of his knowledge and belief.

Signed by Tenant	Colin Toney	Date 15/09/2023 12:15 UTC
Signed on behalf of Add Living Ltd	Jodhi Ball	Date 15/09/2023 11:55 UTC

The Deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

Tenancy Deposit Scheme
PO Box 1255
Hemel Hempstead
Herts
HP1 9GN

phone 0845 226 7837
web www.tds.gb.com
email deposits@tds.gb.com
fax 01442 253193

The Dispute Service Ltd also offers a service for enabling a dispute relating to the deposit to be resolved without having to go to court.