

Tenant (Contract-holders) Fees as per Occupation Contracts from 1st December 2022 (Wales only)

		A contract-holder will also pay:
56	A FT & PT	a fair proportion of all charges, based on the length of their occupation of the dwelling, including water and sewerage charges, rates and assessments (but of an annual or recurring nature only) and for all gas, electricity, oil or solid fuel consumed on the dwelling (including all fixed and standing charges, and including any Green Deal costs) and all charges for the telephone and broadband charges during this contract. If the landlord is held responsible for the payment of any of these bills, the contract holder agrees to refund to the principal contact the amount covering these bills.
60	A FT & PT	final accounts to the relevant authorities on possession being returned to the landlord.
		Control and use of the dwelling.
		The contract-holder must:
64	A FT & PT	<p>1) The contract-holder must permit the principal contact or others, after giving 24 hours' written notice and at reasonable hours of the daytime, to enter the dwelling:</p> <ul style="list-style-type: none"> • to view the state and condition and to execute repairs and other works upon the dwelling or other properties, or • to show prospective purchasers the dwelling at all times during the contract and to erect a board to indicate that the dwelling is for sale, or • to show prospective contract-holders or tenants the dwelling, during the last month of the contract and to erect a board to indicate that the dwelling is to let. • to take photographs for use in promoting the dwelling for sale or rental, or as evidence of damage or breach of this contract. The contract-holder will ensure that the electricity and gas is kept on, the dwelling is kept in a tidy and presentable condition and the dwelling is kept warm during viewing periods. <p>2) On being given at least 24 hours' notice, the contract-holder must allow the principal contact, or others, access for any other reasonable purpose for the general management of the building or dwelling including (but not limited to): surveyors, energy assessors and contractors.</p> <p>3) The contract-holder must afford all reasonable facilities for executing any works or repairs which the landlord is entitled to execute.</p> <p>4) Any breach of any part of paragraph (1), (2) or (3) of this term may result in the contract-holder being liable for any costs or losses (including potential costs or losses) as a result of the breach. Those costs or losses include (but are not limited to) potential rent loss and contractor call-out fees which the landlord may not otherwise have been liable for.</p>
		Care of the dwelling.
		The contract-holder must:
93	A FT & PT	undertake promptly any repairs for which the contract-holder is liable following any notice being served by the principal contact and if the contract-holder does not carry out the repairs the principal contact may, after correct written notice, enter the dwelling, with or without others, to effect those repairs and the contract-holder will pay on demand the reasonable costs involved.
111	A FT & PT	ensure the oven door is shut when using the grill, where an oven grill is designed to be used with the door shut. Failure can cause damage to surrounding cupboards and the oven itself. The principal contact reserves the right to repair, at the contract-holder's expense, any doors, units, drawer fronts or the oven itself, where the finish has been so damaged.
		End of contract.
		The contract-holder must:
147	A FT & PT	return possession of the dwelling in the same good clean state and condition as it was provided under the original contract, even if this was under a different occupation contract from the contract under which the dwelling is being returned, and make good, pay for the repair of, or replace all such items of the fixtures, fittings, furniture and effects as shall be broken, lost, damaged or destroyed (reasonable wear and tear and damage for which the landlord has agreed to insure excepted).
150	A FT & PT	leave the fixtures, fittings, furniture and effects at the end of the contract in the rooms and places in which they were at the original occupation date.