



Enfield Homes income Collection Team the Edmonton Centre 36-44 South Mall Edmonton. London N9 0TN

Phone 0800 40 80 160

E-mail: @enfieldhomes.org

For Hearing- impaired callers ONLY **Telephone:** 020 8375 8011

Date 3 March 2011 Notice of 2011/2012 rent charges

Dear Mr S Cordell,

From Monday 4 April 2011, your weekly net rent will be £74.61. In addition, the service charge for your property is as follows:

Caretaking £ 2.73

Grounds Maintenance £ 1.10

If you pay for water and sewerage services, you will continue to pay these or to: of and service charges.

If you get Housing Benefit, it will automatically be updated to take into account the new rent.

We will write to you again soon. The letter will show:

- all the individual charges and rebates that make up your new rent
- any Housing Benefit allowance, and
- the actual amount you must pay.

Use and occupation

If you are still living at this address on Monday **4 April 2011 and** if either:

- you are not our tenant on that date; or
- we have ended your security of tenure because we have served you with a notice to quit* then you must

pay a weekly charge for your continued use and occupation of ~e

this applies to you, we will soon be sending you a letter showing the actus a:-" ~r

pay every week.

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if you need this document in another language or format cal! Customer Services on 020 8379 1000, or email enfield.counc.: --enfie¹• --

Garage charges

We have increased the rent for garages by 4.6%. Below are the current rents and the new rents that will come into effect from Monday 4 April 2011.

Current rents	New rents
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Wire Cage garage	£4.65	£4.86
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Standard garage	£8.11	£8.48
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If you are a council tenant or leaseholder, and you rent 1 or 2 garages, you do not have to pay VAT.

Private tenants who rent a garage from us, or any council tenant or leaseholder that rents more than 2 garages, must pay a Non Council Tenant Premium (NCTP) on top of the rent, and add VAT of 20% onto both charges.

Current charge	New charge
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NCTP charge	£2.14	£2.24
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You may also have to pay water rates to cover the cost of draining surface water from the area around the garage.

We will show details of the charges on your next letter, which we will be sending you soon.

If you have any questions or comments about your increased charges, please contact Enfield Homes.

The address and telephone number are on the front of this letter.

The non-payment of rent is a breach of your tenancy conditions. If you are having difficulty paying your rent, Enfield Homes staff are available to give advice and help.

Yours sincerely,

Ray James

Director of Health, Housing and Adult Social Care

Payment Ref No: 497630 Patch No: N9

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Mr S Cordell

109 Burncroft Avenue

Enfield

Middlesex

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From 4 April 2011, your weekly rent is: £5.02

	<u>Dwelling</u>	<u>'Garage</u>	<u>Total</u>
<u>Rent</u>	<u>74.61</u>		<u>74.61</u>
<u>Caretaking</u>	<u>2.73</u>		<u>2.73</u>
<u>CCTV</u>			
<u>Concierge</u>			
<u>Ground Maintenance</u>	<u>1.10</u>		<u>1.10</u>
<u>Heating Watpr. Rptp</u>			
<u>VAT</u>			
<u>TOTAL</u>	<u>83.46</u>	<u>0.00</u>	<u>83.46</u>
<u>Housing Benefit</u>	<u>78.44</u>		<u>78.44</u>
<u>YOU PAY</u>	<u>5.02</u>	<u>0.00</u>	<u>5.02</u>
<u>*If you rent more than one garage, the total charges will be displayed here. If you are a non-council tenant your c</u>			

Use & Occupation

If you are still living at this address on Monday 4 April 2011 and if either:

- You are not our tenant on that date; or
- we have ended your security of tenure because we have served you with a notice to quit. Then you must

pay a weekly charge for your continued use and occupation of the property as shown on this letter.

If found, please return to:

London Borough of Enfield, PO Box 60, Civic Centre, Silver Street, Enfield Middlesex, EN1 3XN

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<https://secure.nch.com.au/cgi-bin/register.exe?software=doxillion>

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