



Payment reference number 497630

Enfield

Customer Services Team
Enfield Homes
The Edmonton Centre
36-44 South Mall, Edmonton Green
N9 0TN

Enfield Homes Customer Services The Edmonton

Centre 36-44 South Mall Edmonton Green, London N9 0TN

Phone: 0800 40 80 160 E-mail: rent@enfieldhomes.org

For hearing-impaired callers ONLY Textphone: 020 8375 8011

Date: 2 March 2012

Mr S Cordell
105 Burncroft Avenue
Enfield
Middlesex
EN3 7JD



Dear Mr S Cordell,

From 2 April 2012, your weekly net rent will be £79.70. In addition, the service charges for your property are:

Ground Maintenance £ 1.16

Caretaking £ 2.87

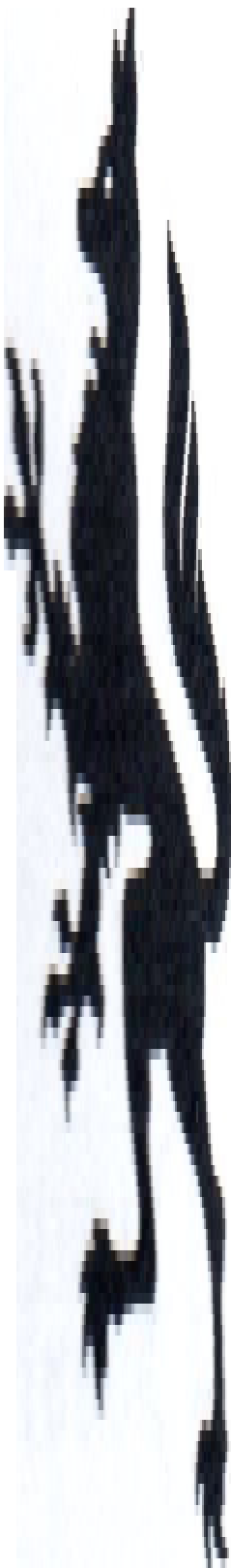
If you pay for water and sewerage services, you will continue to pay these on top of your rent and service charges.

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

Phone: 0800 40 80 160
(For hearing-impaired callers ONLY)
Textphone: 020 8375 8011
Repairs: 0800 40 80 160
(Out of office hours ONLY)
Repairs: 020 8379 1000
Email: rent@enfieldhomes.org



• the actual amount you must pay.
: ? If you need this document in another language or format call Customer Services on 020 8379
1000, or email enfield.council@enfield.gov.uk

Use and occupation

If you are still living at this address on 2 April 2012 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. If this applies to you, we will soon be sending you a letter showing the actual amount you must pay every week.

Garage charges

We have increased the rent for garages by 5.6%. Below are the current rents and the new rents that will come into effect from 2 April 2012.

Current rents New rents

Wire Cage garage £4.86 £5.13

Standard garage £8.48 £8.95

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

NCTP charge £2.24 £2.37

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,

Mr Simon Cordell
105 Burncroft Avenue
Enfield
EN3 7JQ

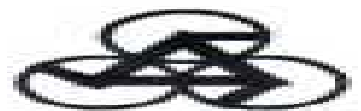
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Ray James

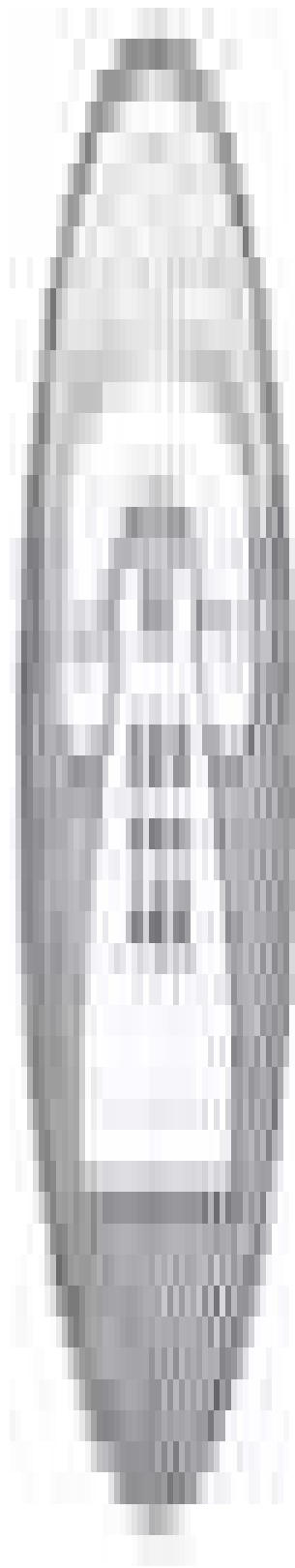
Director of Health, Housing and Adult Social Care

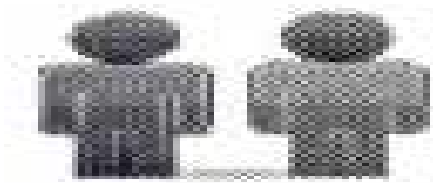
*We are sending this letter in accordance with the requirements of your tenancy agreement,
and the*

Housing Act 1985 Sections 24, 102 and 103.









Payment Ref No: 497630 Patch No: N9

From 2 April 2012, your weekly rent is: £5.40

	<u>Dwelling</u>	<u>'Garage</u>	<u>Total</u>
<u>Rent</u>	<u>79.70</u>		<u>79.70</u>
<u>Caretaking</u>	<u>2.87</u>		<u>2.87</u>
<u>CCTV</u>			
<u>Concierge</u>			
<u>Ground Maintenance</u>	<u>1.16</u>		<u>1.16</u>
<u>Heating</u>			
<u>Heating Standing Charge</u>			
<u>Water Rate</u>	<u>5.40</u>		<u>5.40</u>
<u>VAT</u>			
<u>TOTAL</u>	<u>89.13</u>	<u>0.00</u>	<u>89.13</u>
<u>Housing Benefit</u>	<u>83.73</u>		<u>83.73</u>
<u>YOU PAY</u>	<u>5.40</u>	<u>0.00</u>	<u>5.40</u>

***If you rent more than one garage, the total charges will be displayed here. If you are a non-council tenant your garage charges will also be shown here.**

Please note:

Your rent is payable weekly, if you pay fortnightly or monthly, you must ensure your payments are made in advance, as per the terms and conditions of your tenancy agreement. There are several methods to pay your rent of which direct debit is the most convenient.

If you have rent arrears or an arrangement to repay the debt, please contact Enfield Homes

on 0800 40 80 160. This is a free phone number, so there's no charge if you use a landline. If using a mobile phone, you may find it cheaper to call our landline number, 020 8379 1327.

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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

HMCAR

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