SUPPLEMENTAL ASSURED SHORTHOLD TENANCY AGREEMENT

DATE:	24th February 2025	("The Date")
LANDLORD:	Mr Neil Phoenix Acting by managing agent Saint Andrews Bureau Ltd	("The Landlord")
LANDLORD'S AGENT:	SAINT ANDREWS BUREAU LTD registered office 95 High Street, Longstanton Cambridge CB24 3BT, Tel 01954 781963 email longstanton@sab.co.uk	
TENANT:	Miss Betsy Jo Brown & Mr Aaron Gerald Michael McBurney	

("The Tenant")

PRINCIPAL TENANCY AGREEMENT:	An Assured Shorthold Tenancy Agreement dated 24th December 2022 made between the Landlord (1) and the Tenant (2)	("The Principal Tenancy Agreement")
ADDRESS OF Premises") DWELLING TO BE LET:	Flat, 103 High Street, Longstanton, Cambridge, CB24 3BT	("The

which comprises the dwelling together with the fixtures, furniture and effects therein and more particularly specified in the inventory already signed by the parties hereto.

TERM: A term certain of **6** months from and including the commencement date and (if the Landlord shall not previously have served notice on the tenant of intention to take proceedings for recovery of possession of the premises at the expiry of such period) thereafter on a monthly tenancy.
("The Tenancy")

DATE OF START OF RENEWED TENANCY:	24th February 2025	("The Commencement Date")
RENT:	£1,300	("The Rent")

This Tenancy Agreement is made on the Date between the Landlord (1) and the Tenancy (2) and is supplemental to the Principal Tenancy Agreement.

Except as to the Commencement date, the rent payable and the additional information set out in the Appendix, this tenancy agreement is made upon the same terms and subject to the same reservations and to the same obligations on the part of the Landlord and Tenant respectively and to the same provisions and other conditions as were expressed and contained in the Principal Tenancy Agreement as if the same were herein set forth at length such modifications (if any) as are set in the schedule hereto.

ALL TENANTS PLEASE INITIAL THIS PAGE: ..... BB AM .....

Flat, 103 High Street, Longstanton, Cambridge, CB24 3BT

TENANT: Miss Betsy Jo Brown, Mr Aaron Gerald Michael McBurney ("the Tenant")

I/ we confirm that I/ we have received the following documents prior to signing the fixed term Supplemental Assured Shorthold tenancy agreement (please tick box):

Prescribed Information for Deposit	X
'What is the Tenancy Deposit Scheme?' Guide (Version November 2023):	X
Department for Communities and Local Government How to Rent Guide (Version October 2023):	X
Gas safety certificate dated 25/09/2024	X
EPC dated 22/11/2024	X

The Schedule

AS WITNESS the hands of the parties hereto the day and year first above written.

SIGNED by an authorised representative
of the Landlord's Agent (St Andrews Bureau Ltd): .....

Print Name: T. HAWKINS

In the presence of:

Signature of Witness: .....

Print Name: .....

SIGNED by Tenant(s) :

Print Name(s): ....

BETSY BROWN; AARON MCBURNEY

DATE: 06/02/2025

In the presence of:

Signature of Witness: .....

Print Name: .....

IF ANY CONTACT DETAILS HAVE CHANGED, PLEASE INSERT BELOW:

Miss Betsy Jo Brown, Mr Aaron Gerald Michael McBurney 103 High Street

Day telephone number(s).....

Mobile telephone number(s).....

Email addresses.....

HOUSING ACT 1988 section 13 (2), Landlord's notice proposing a new rent under an assured periodic tenancy of premises situated in England.

This notice informs you of a new rent from the date set out below. The notes set out below give guidance about this notice.

To: The Tenant

Miss Betsy Jo Brown & Mr Aaron Gerald Michael McBurney

Of:

Flat
103 High Street
Longstanton
Cambridge
CB24 3BT

The address of the property subject to the tenancy

From the Landlord

Mr Neil Phoenix
Phoenix Spencer (Dora) Limited

Of:

C/o St Andrews Bureau Limited
95 High Street, Longstanton
Cambridge, CB24 3BT

Contact Telephone Number	01954 781963

5. **This notice affects the amount of rent you pay. Please read it carefully.**

2. The landlord is proposing a new rent of £1,300 per calendar month

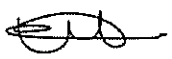
in place of the existing one of £1,040 per calendar month

3. First rent increase date after 2003 xxx

4. The starting date for the new rent will be 24th February 2025

5. If you accept the proposed new rent, you should make arrangements to pay it. If you do not accept it there are steps you should take before the starting date in paragraph 4 above. Please see the notes below for what to do next.

SIGNED: By landlord agent on behalf of the Landlord



DATE:

TENANTS

GUIDANCE NOTES - Please read these guidance notes carefully

What you must do now

This notice proposes that you should pay a new rent from the date in paragraph 4. **If you are in any doubt or need advice about any aspect of this notice, you should immediately either discuss it with St. Andrews Bureau Ltd or take it to a citizens' advice bureau, a housing advice centre, a law centre or a solicitor.**

If you accept the proposed new rent, please make arrangements to pay it. If you pay it by standing order through your bank, you must inform them that the amount has changed. You should also notify your Housing Benefit office if you are claiming benefit. If you are worried that you might not be able to pay your rent, you should seek advice from a citizens' advice bureau or housing advice centre.

If you do **not** accept the proposed new rent, and do not wish to discuss it with St. Andrews Bureau Limited, you can refer this notice to your local rent assessment committee. **You must do this before the starting date of the proposed new rent in paragraph 4 of the notice.** You should notify St. Andrews Bureau Limited that you are doing so, otherwise they may assume that you have agreed to pay the proposed new rent.

To refer this notice to the local rent assessment committee you must use the form *Application referring a notice proposing a new rent under an Assured Periodic Tenancy or Agricultural Occupancy to a Rent Assessment Committee.* You can obtain this from a rent assessment panel, housing advice centre or legal stationer (details can be found in the telephone directory).

The rent assessment committee will consider your application and decide what the maximum rent for your home should be. In setting a rent the committee must decide what rent the landlord could reasonably expect for the property if it were let on the open market on the same terms. The committee may therefore set a rent that is higher, lower or the same as the proposed new rent.