

SPECIAL CONDITIONS

26 Ffordd Ganol, Bridgend, CF31 1TR

1. The Sellers are [REDACTED]
2. The Seller's Solicitors are SB Lawyers Ltd.

Reference: B [REDACTED]
Telephone No: 02920467156
Fax No: 02920468522
[REDACTED]
3. The Property is all that Freehold Property known as 26 Ffordd Ganol, Bridgend, CF31 1TR
4. The Property is sold subject to a periodic occupation contract dated 10th November 2023 in favour of [REDACTED] with a current monthly rent of £600. Rent due under the occupation contract will be apportioned accordingly on Completion.
5. The Buyer purchases with full knowledge of the occupier's email dated 12 June 2026 addressed to the auctioneers.
6. The title is registered at HM Land Registry under title WA941917.
7. The Buyer shall reimburse the Seller the sum of £1,341.82 in respect of legal fees and disbursements incurred.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA941917

Edition date / Dyddiad yr
argraffiad 07.03.2025

- This official copy shows the entries on the register of title on 22 JUN 2026 at 12:15:23.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 22 MEHEFIN 2026 am 12:15:23.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 22 Mehefin 2026.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

BRIDGEND/PEN-Y-BONT AR OGWR

- 1 (25.11.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 26 Ffordd Ganol, Bridgend (CF31 1TR).
- 2 (25.11.1999) The Conveyance dated 21 October 1999 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (25.11.1999) The Conveyance dated 21 October 1999 referred to above contains provisions as to light or air and boundary structures.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (07.03.2025) PROPRIETOR: [REDACTED].
- 2 [REDACTED].
- 3 (07.03.2025) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (07.03.2025) The address for service of [REDACTED] has been changed.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (25.11.1999) A Conveyance of the land in this title dated 21 October 1999 made between (1) Bridgend County Borough Council and (2) [REDACTED] contains restrictive covenants.

NOTE: Original filed.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

The electronic official copy of the title plan follows this message.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

This official copy is issued on 22 June 2026 shows the state of this title plan on 22 June 2026 at 12:15:24. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

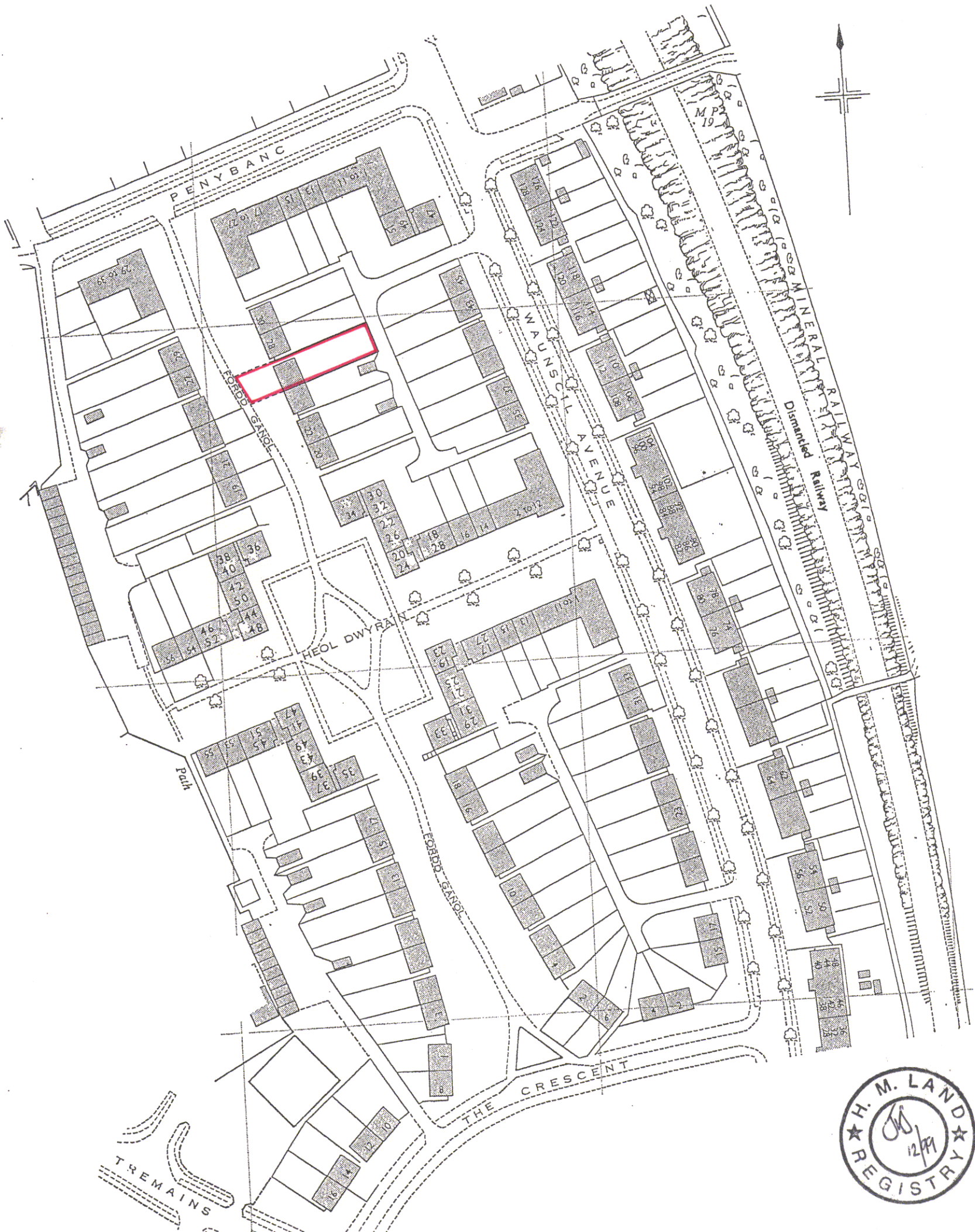
Mae'r copi swyddogol hwn a gyhoeddir ar 22 Mehefin 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 22 Mehefin 2026 am 12:15:24. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

This title is dealt with by the HM Land Registry, Wales Office .

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© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EF. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded AC0000851063.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 941917	
ORDNANCE SURVEY PLAN REFERENCE ①	SS 9179	SECTION B	Scale 1/1250
ADMINISTRATIVE AREA BRIDGEND PEN-Y-BONT AR OGWR			© Crown copyright 1987



These are the notes referred to on the following official copy

Title Number WA941917

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

THIS CONVEYANCE is made the 21st day of October One thousand nine hundred and ninety nine BETWEEN BRIDGEND COUNTY BOROUGH COUNCIL of Civic Offices Angel Street Bridgend (hereinafter called "the Council") of the one part and [REDACTED] both of 26 Ffordd Ganol Brackla Bridgend (hereinafter called "the Purchaser") of the other part

WHEREAS :-

- (1) The Council being the Local Authority of the said Borough for the purposes of the Housing Act 1985 is seised of the property hereinafter described for an estate in fee simple in possession
- (2) The Purchaser being the secure tenant of the said property has served upon the Council a Notice under the provisions of the Act exercising his right to buy the said property
- (3) The Purchasers right to buy having been admitted it has been established and agreed in manner provided by the Act that:-
 - (a) The value of the said property at the relevant time is Twenty Eight Thousand Five Hundred Pounds (£28,500)
 - (b) The discount to which the Purchaser is entitled (hereinafter referred to as "the discount") and for which due allowance has been made (as the Purchaser hereby acknowledges) is Thirteen Thousand Nine Hundred and Sixty Five Pounds (£13,965) and
 - (c) That the said property shall be sold and conveyed to the Purchaser for an estate in fee simple in possession subject except and reserving as hereinafter provided but otherwise free from incumbrances for the sum of Fourteen Thousand Five Hundred and Thirty Five Pounds (£14,535) (being the value of the said property less the discount allowed for the Purchaser)

NOW THIS DEED WITNESSETH:

1. IN pursuance of the said Agreement and in consideration of the sum of Fourteen Thousand Five Hundred and Thirty Five Pounds (£14,535) paid by the Purchaser to the Council (the receipt whereof is hereby acknowledged) the Council with full title guarantee hereby conveys unto the Purchaser ALL THAT property described in the First Schedule hereto Together with the rights expressly referred to in the said First Schedule AND EXCEPT AND RESERVED to the Council and its successors and assigns the rights and benefits specified in the Second Schedule hereto TO HOLD the same unto the Purchaser in fee simple

SUBJECT TO:



SEQ108



WA941917

(a) the exceptions reservations covenants conditions and stipulations contained or otherwise referred to in the Conveyance or other documents mentioned in the Third Schedule hereto so far as the same are still subsisting and affecting the premises hereby conveyed; and

(b) the covenants on the part of the Purchaser set forth in Clauses 2 3 6 and 7 hereof

2. THE Purchaser hereby covenants with the Council that if he or any of his successors or person deriving title under him or under such successor shall within the three years next after the date of this Deed dispose of the said property otherwise than by way of Mortgage the Purchaser or such person as aforesaid shall pay to the Council the proportion of the discount as specified in the Fourth Schedule hereto PROVIDED that if there is more than one such disposal then the appropriate proportion of the discount is payable only on the first of them

3. THE Purchaser hereby covenants with the Council that he the Purchaser and the persons deriving title under him will indemnify the Council in respect of the matters specified in the Fifth Schedule hereto and further covenants that he and the persons deriving title under him will cause a similar covenant to be incorporated in any Conveyance by the Purchaser of the property hereby conveyed or part thereof

4. THE Council hereby covenants with the Purchaser and his successors in title that it and the persons deriving title under it will indemnify the Purchaser and such successors in title in respect of the matters specified in the Sixth Schedule hereto and further covenants that it will cause a similar covenant to be incorporated in any Conveyance by the Council or its successors in title of any adjoining or neighbouring properties

5. THE Council hereby covenants with the Purchaser and his successors in title that it and the persons deriving title under it will cleanse repair renew and relay where necessary such drains laid or to be laid in or under adjoining or neighbouring properties for draining the same in combination with the premises hereby conveyed (hereinafter called "the common drain") and to bear with the owners and occupiers of the premises an equal proportion of the costs charges and expenses of cleansing repairing renewing and relaying the common drain as need shall require

6. THE Purchaser hereby covenants with the Council that he the Purchaser and the persons deriving title under him will at all times hereafter observe and perform the several stipulations set forth in the Seventh Schedule hereto

7. THE Purchaser hereby covenants with the Council not to dispose of the property or any part or parts thereof or to grant any interest therein to any person or permit any person to occupy or use the property or any part or parts thereof without obtaining from such person covenants in favour of the Council for the observance and performance of the several stipulations set forth in the Seventh Schedule hereto and including this covenant

8. THE Council hereby reserves unto itself the right to modify vary waive or dispense with the said stipulations set forth in the Seventh Schedule hereto or any of them

9. IT is hereby declared that in this Deed the words importing the masculine gender only include the feminine gender and the words importing singular number only include the plural and vice

versa AND when there are two or more persons included in the expression "the Purchaser" the following provision shall have effect namely:-

- (i) that covenants expressed to be made by the Purchaser shall be deemed to be made by such persons jointly and severally; and
- (ii) the Purchaser shall hold the premises hereby conveyed upon trust to sell the same with powers to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants AND until expiration of twenty one years from the death of the survivor of the Purchasers and the Trustees for the time being of this Deed shall have power subject as herein provided to mortgage charge lease or otherwise dispose of all or any part of the said premises with all the powers in that behalf of an absolute owner

10. IT is further expressly agreed and declared that:-

- (a) the Purchaser shall not acquire an absolute or indefeasible right of light or air or any other right over the adjoining or neighbouring land of the Council
- (b) subject to the provisions of the First Schedule hereinafter contained all walls and/or fences between the premises and any adjoining premises which comprise dwellinghouses owned by the Council shall be party walls and/or fences and shall be maintained and repaired as such

11. THE Council who retains possession of the documents in the Eighth Schedule hereto hereby acknowledge the right of the Purchaser to the production and delivery of copies thereof and undertakes with the Purchaser for the safe custody of the same

12. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds **SIXTY THOUSAND POUNDS**

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Purchaser has hereunto set his hand the day and year first before written

**FIRST SCHEDULE referred to:-
(The property included in this Conveyance)**

1. ALL THAT piece or parcel of land together with the messuage or dwellinghouse erected thereon or on part thereof together with outbuildings (if any) situate at and known as 26 Ffordd Ganol Brackla aforesaid as the same is now occupied by the Purchaser all of which said piece or parcel of land is for the purposes of identification only delineated and described on the plan annexed hereto and thereon edged red together with the boundaries marked inward thereon with the letter "T" together with a right of way at all times and for all purposes connected with the reasonable use and enjoyment of the said premises over and along the pathway shown coloured yellow on the said plan PROVIDED ALWAYS and it is hereby declared that nothing herein

contained shall permit the Purchaser or otherwise in any way to obstruct by deposit of materials or otherwise such pathway as aforesaid together with (so far as the Council can grant the same) rights of free passage and running of water and soil (in common with the Council and all other persons entitled thereto) by and through the channels drains pipes and sewers in or under the neighbouring land of the Council and all other rights licences easements or quasieasements (so far as the Council can grant the same) as are at present appurtenant to or enjoyed with the premises

2. THE full right and liberty to enter upon the adjoining or adjacent property of the Council with or without workmen for the purpose of repairing cleansing maintaining and renewing the said channels drains pipes and sewers or removing therefrom any obstruction the Purchaser or his successors in title making good all damage caused by the exercise of such rights as aforesaid and paying a fair proportion in common with all other persons having the like right to use the said drains of the expenses of repairing cleansing maintaining and renewing the same

3. THE benefit so far as the Council can grant the same of the covenants on the part of all Purchasers of the adjoining or neighbouring properties of the Council with full power to enforce the performance and the observance of such covenants

**SECOND SCHEDULE referred to:-
(Rights excepted and reserved out of this Conveyance)**

1. TO the Council and its agents servants and contractors and for the owners or occupiers for the time being of 26 Ffordd Ganol aforesaid and their agents and licencees a right of way at all times and for all purposes connected with the reasonable use and enjoyment of 26 Ffordd Ganol over and along the pathway shown coloured blue on the said plan annexed hereto

2. THE right (in common with the Purchaser and all others entitled thereto) of free and uninterrupted passage and running of water and soil gas and electricity by and through the channels drains pipes cables and sewers in or under the premises

3. THE right for the Council and its Agents or Contractors to enter upon the premises with or without workmen for the purpose of inspection and of executing works of repair maintenance replacement cleansing or renewal of channels sewers drains cesspits pipes cables or other apparatus in connection with the enjoyment of the easements rights or privileges hereinbefore reserved the Council making good any damage thereby occasioned

4. THE rights of the Council and its Agents servants or Contractors (and if authorised by the Council the Lessees tenants and occupiers of adjoining premises belonging to the Council) with all necessary workmen and appliances to enter upon the premises to execute repairs renewals or alterations on any adjoining premises now or hereafter belonging to the Council or to construct connect alter repair cleanse renew or maintain any walls sewers drains gutters and other pipes in or under the premises for the accommodation of any adjoining premises now or hereafter belonging to the Council any damage thereby occasioned being made good by the person or persons exercising such rights

5. (a) The right for the Council or the Council's Licensees Rediffusion (Wales) (hereinafter called "the Licensees") to maintain upon the premises any of the

Licensees' poles wires and brackets (if any) now situate thereon and to exercise in respect thereof the rights mentioned or referred to in sub-paragraph (b) of this paragraph

- (b) The right for the Council or the Licensees without making any payment or allowance to the Purchaser the full and free exercise of the following rights in respect of the Licensees' poles wires and brackets now situate upon the premises the Licensees however to do no unnecessary damage in the exercise of such rights and to make good all damage done that is to say:
- (i) to maintain such poles wires and brackets (or any replacement thereof) upon the premises and to use the same for the purpose of the Licensees general Rediffusion service
 - (ii) at all reasonable times upon giving reasonable notice to the Purchaser to enter by their servants upon so much of the premises as may be necessary for the purpose of inspecting repairing or replacing such poles wires and brackets

THIRD SCHEDULE referred to:-
(Document as to subsisting interests)

<u>Date</u>	<u>Document</u>	<u>Parties</u>
None		

FOURTH SCHEDULE referred to:-

WHEREAS it is considered that the value of the said property exceeds the purchase price of Fourteen Thousand Five Hundred and Thirty Five Pounds (£14,535) paid by the Purchaser by an amount of Thirteen Thousand Nine Hundred and Sixty Five Pounds (£13,965) ("the discount") in accordance with the provisions of Clause 2 hereof the repayment of the said discount shall be as follows:-

Time Disposal	Specified Proportion
before the first anniversary of the Deed	The whole
before the second anniversary of the Deed	Two Thirds
before the third anniversary of the Deed	One Third

FIFTH SCHEDULE referred to:-
(Indemnity referred to in Clause 3 hereof)

1. Will indemnify the Council and its successor in title and keep it or them indemnified in respect of a fair proportion of all losses claims demands actions or proceedings whatsoever arising out of any wilful or reckless or negligent act or acts omission or omissions by the Purchaser or such successor in title or persons deriving title under him in connection with the following items so far

as the same relates to the premises hereby conveyed BUT so that the liability of the Purchaser hereunder and those deriving title under him shall cease upon his or their parting with all interest in the property hereby conveyed apart from his or their liability for any loss claim demand action or proceedings which may thereafter arise as a result of the wilful reckless or negligent act or acts omission or omissions of the Purchaser or those deriving title under him whilst the said property was still vested in him or them

- (a) chimneys and roofs shared with adjoining owner
- (b) gutters or down pipes shared with adjoining owner
- (c) electrical systems shared with adjoining owner
- (d) water and drainage systems or cesspits or other forms of drainage shared with adjoining owner
- (e) footpaths and steps used jointly with other persons
- (f) common heating apparatus or systems used jointly with other persons
- (g) common boundaries fences walls and gates used jointly with other persons
- (h) common accesses used jointly with other persons
- (i) communal television aerials or other aerials of any kind overhanging adjoining or neighbouring properties
- (j) communal Rediffusion or other wayleaves of any kind affecting other adjoining or neighbouring properties

2. Will reimburse to the Council or such successor in title a fair proportion of any expense necessarily or reasonably incurred by him or such successor in title in connection with any of the foregoing items PROVIDED that such fair proportion shall in the case of dispute be determined by a single arbitrator in accordance with the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force

SIXTH SCHEDULE referred to:-
(Indemnity referred to in Clause 4 hereof)

1. Will indemnify the Purchaser and his successor in title and keep him or them indemnified in respect of a fair proportion of all losses claims demands actions or proceedings whatsoever arising out of any wilful reckless or negligent act or acts omission or omissions by the Council its tenants or lessees or successor in title or persons deriving title under it in connection with the following items so far as the same relate to property owned by the Council at the date hereof and adjoining the premises hereby conveyed BUT so that the liability of the Council hereunder shall cease upon its parting with all interest in the said adjoining property apart from its liability for any loss claim demand action or proceedings which may thereafter arise as a result of the wilful reckless or

negligent act or acts omission or omissions of the Council its tenants or lessees whilst the adjoining property was still vested in it

- (a) chimneys and roofs shared with the Purchaser or such successor in title
- (b) gutters or down pipes shared with the Purchaser or such successor in title
- (c) electrical systems shared with the Purchaser or such successor in title
- (d) water and drainage systems or cesspits or other forms of drainage shared with the Purchaser or such successor in title
- (e) communal television aerials or other aerials of any kind overhanging the premises hereby conveyed
- (f) communal Rediffusion or other wayleaves of any kind affecting the premises hereby conveyed
- (g) footpaths and steps used jointly with the Purchaser or such successor in title
- (h) heating apparatus or systems used jointly with the Purchaser or such successor in title
- (i) common boundaries fences walls and gates used jointly with the Purchaser or such successor in title
- (j) common accesses used jointly with the Purchaser or such successor in title

2. WILL reimburse the Purchaser a fair proportion of any expense necessarily or reasonably incurred by it in connection with any of the foregoing items PROVIDED that such fair proportion shall in case of dispute be determined by a single arbitrator in accordance with the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force

SEVENTH SCHEDULE referred to:-

(Stipulations imposed by Clause 6 hereof)

1. NOT at any time to carry on or permit or suffer to be carried on upon the property any trade or business whatsoever and to use the property only as a single private dwellinghouse

2. NO advertisement shall be displayed and no advertisement or hoarding or any other structure of any kind whether temporary or permanent shall be erected on the premises or any part thereof (other than one notice board to indicate the dwellinghouse is to be let or sold) nor shall any structural alterations in or additions to the premises be made without the previous consent in writing of the Council (such consent not to be unreasonably withheld) and if such consent be obtained the Purchaser will do all consequent work to the satisfaction of the Director of Personal Services for the time being of the Council

3. NOT to do or permit to be done on the property any act or bring or allow to remain on the property anything which may be or grow to be a nuisance or annoyance to the occupiers of the remainder of the said estate or which may otherwise tend to depreciate the value of the adjoining or neighbouring houses forming part of the said estate

4. WITHOUT lessening the effect of the foregoing sub-clause 3 hereof not to use or permit the use of the front garden of the property or the access thereto other than on the driveway for the parking of motor vehicles caravans or other vehicles of a like nature or to use or permit to be used for residential purposes any caravan at any time parked on any other part of the said property

5. TO maintain in good repair order and condition:-

- (a) the boundary walls and/or fences of the premises hereby conveyed and marked with a inward "T" on the plan annexed hereto;
- (b) drains and sanitary and water apparatus thereof; and
- (c) jointly with the owners and occupiers of the adjoining and neighbouring premises all parts of the premises used in common with such owners and occupiers

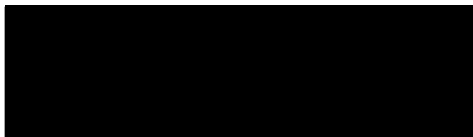
6. TO bear with such owners and occupiers of adjoining and neighbouring premises a fair proportion of the costs charges and expenses of so maintaining such parts of the premises used in common as aforesaid

7. TO cleanse repair renew and relay where necessary such drains laid or to be laid in or under the premises for draining the same in combination with adjoining or neighbouring properties (hereinafter called "the common drain") and to bear with the owners and occupiers of the adjoining or neighbouring properties aforesaid his equal proportion of the costs charges and expenses of cleansing repairing renewing and relaying the common drain as need shall require

EIGHTH SCHEDULE referred to:-

<u>Date</u>	<u>Document</u>	<u>Parties</u>
None		

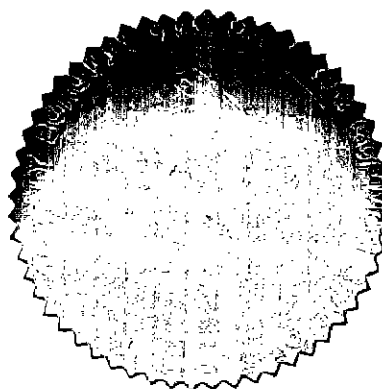
THE COMMON SEAL of the Bridgend)
County Borough Council was hereunto)
affixed in the presence of:-)



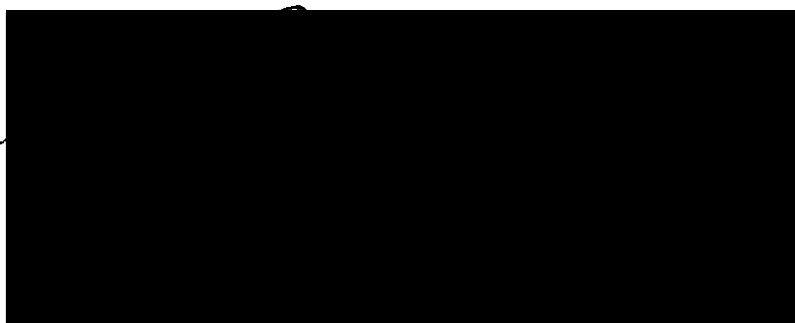
MAYOR



AUTHORISED SIGNATORY

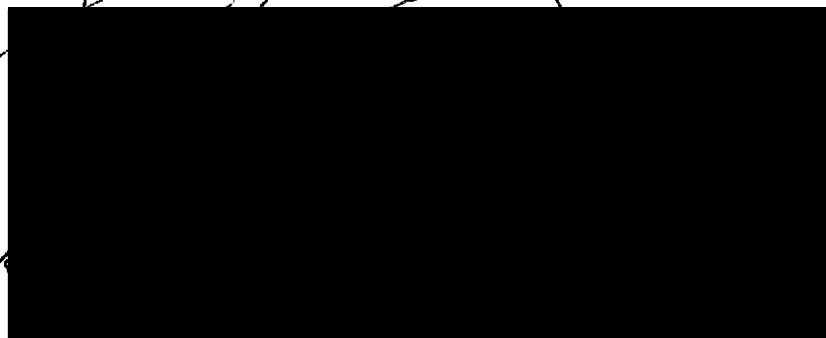


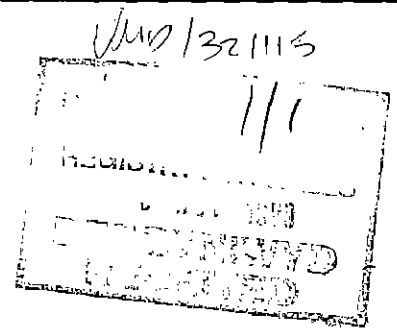
SIGNED AS A DEED by
in the presence of:-



ELECTRICIAN

SIGNED AS A DEED by N
in the presence of:-





DATED

21ST OCTOBER

1999

THE BRIDGEND COUNTY BOROUGH COUNCIL

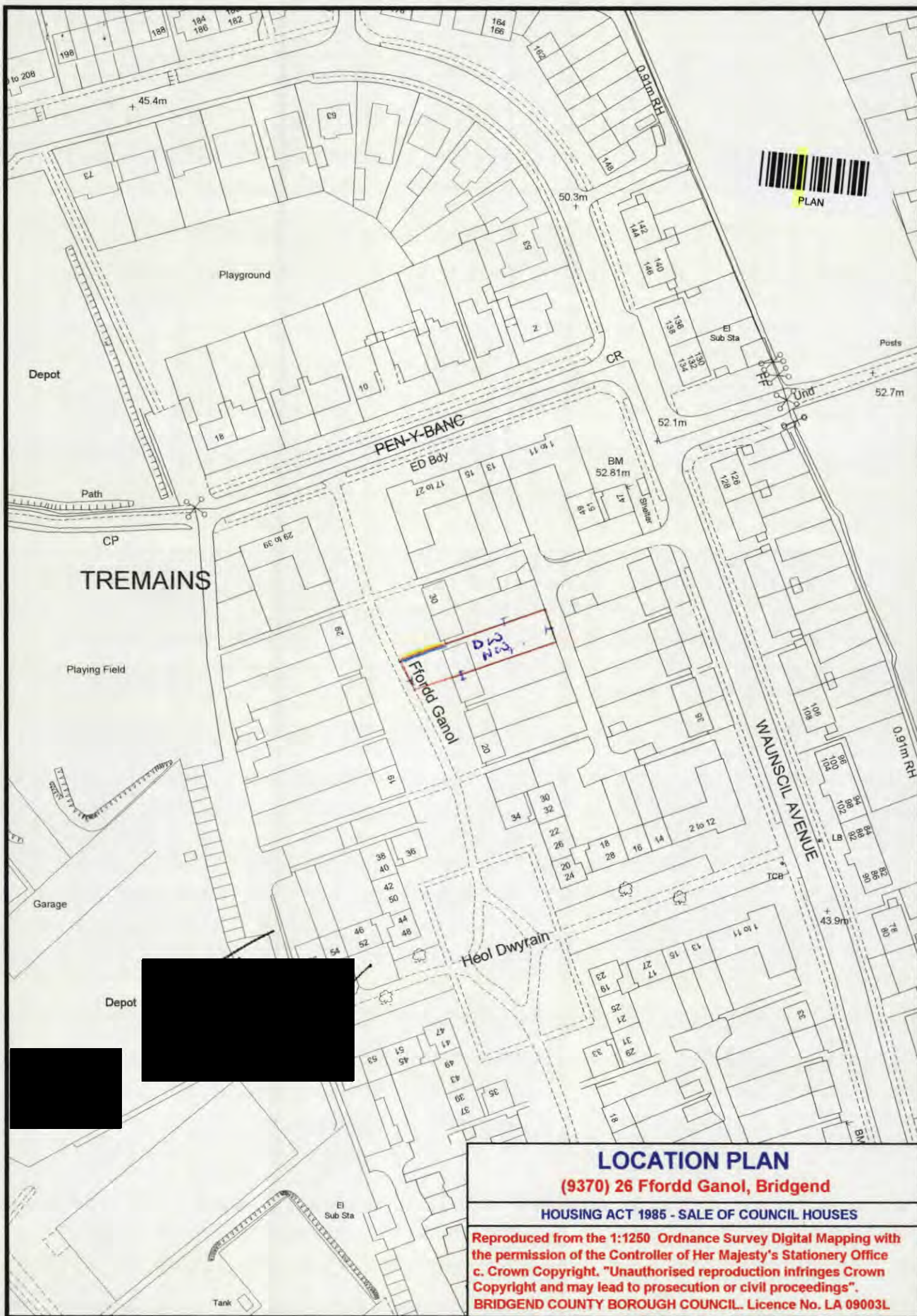
- and -



CONVEYANCE

relating to 26 Ffordd Ganol Brackla Bridgend

**Bridgend County Borough Council
Civic Offices
Angel Street
BRIDGEND
Mid Glamorgan
CF31 1LX**



LOCATION PLAN
(9370) 26 Ffordd Ganol, Bridgend

HOUSING ACT 1985 - SALE OF COUNCIL HOUSES

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BRIDGEND COUNTY BOROUGH COUNCIL. Licence No. LA 09003L

[REDACTED]

From: [REDACTED]
Sent: 16 June 2026 15:07
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: FW: [EXTERNAL] Official notification: Environmental Health report for 26 Ffordd Ganol, CF311TR

Categories: To Print/Save

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 12 June 2026 15:07
To: [REDACTED] - Peter Alan [REDACTED]
Subject: [EXTERNAL] Official notification: Environmental Health report for 26 Ffordd Ganol, CF311TR

Dear Peter Alan Estate Agents.

I am writing to formally inform you that due to the ongoing outstanding repairs and hazardous living conditions at 26 Ffordd Ganol, CF311TR, such as damage windows, damp, mould, lack of heating, I have officially escalated this matter to the Local Authority's Environmental Health Department on June 2. 2026

. Given my current severe health condition ([REDACTED]) which severely compromises my immune system, these unresolved issues pose a direct and serious risk to my life and health.

The Environmental Health team has been notified and send foto

Please note that under the Renting Homes (Wales) Act 2016, any attempt to issue a possession notice following a complaint about property standards may be viewed by the court as a retaliatory eviction.

I look forward to your full cooperation with the Council to resolve these matters urgently.

Furthermore, I would like to formally state that due to my severe medical condition ([REDACTED]) my immune system is critically compromised. I only consent to the property being viewed by individuals wearing anti-virus masks and disinfected hands. These visits will not take place every day, but only for a few interested parties at a time. Frequent visits from third parties and potential buyers present an immediate and unacceptable risk of infection to my health, as well as a severe disruption to my rest and treatment.

Therefore, in exercising my legal right to Quiet Enjoyment of the property, please accept the above-mentioned annotation about the method of visits I must prioritise my health and minimise physical contact to protect my life.

Yours sincerely,

[REDACTED]

"

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PART 2

PERIODIC STANDARD OCCUPATION CONTRACT – KEY MATTERS

This contract is between: M [REDACTED]
(landlords)

and: M [REDACTED]
(contract-holders)

It relates to: 26 Ffordd Ganol,
Bridgend,
Mid Glamorgan.
CF31 1TR

The initial rent is £ 500. per calendar month.

The first payment is to be made on November 10th 2023
And further payments are to be made on the 10th of each month thereafter.

You can contact the landlord

by post:

by telephone:

by e-mail:

You have paid a deposit of £ 500.

For more information about the holding of your deposit:
Deposit Protection Scheme

The occupation date (when you can begin occupying the dwelling) is:
November 10th 2023.

Please sign below as evidence of your agreement to this contract.

Contract-holder(s)

Name:

Signature:

Date:

10/11/23

Name:

Signature:

Date:

10/11/23

Landlord(s)

Name:

Signature:

Date:

10/11/23

Name:

Signature:

Date:

10/11/23

Rent Smart Wales

Registration Number:

Licence Number :

Licence Number:

MODEL WRITTEN STATEMENT OF A PERIODIC STANDARD OCCUPATION CONTRACT

[Note: This model written statement of a periodic standard occupation contract is not suitable for periodic standard contracts which are —

- supported standard contracts;*
- introductory standard contracts;*
- prohibited standard contracts;*
- periodic standard contracts that have arisen at the end of a fixed term contract in accordance with section 184(2) (end of fixed term) of the Renting Homes (Wales) Act 2016 (“the Act”);*
- within Schedule 8A (standard contracts which can be terminated on two months’ notice under section 173 or a landlord’s break clause) or Schedule 9 (standard contracts to which limits in sections 175 and 196 (when landlord’s notice may be given) do not apply) to the Act]*

This model written statement is a downloadable version of Schedule 2 to the [Renting Homes \(Model Written Statements of Contract\) \(Wales\) Regulations 2022](#). The terms included in it are those set out in the Act and regulations made under the Act. Some terms may not be changed at all; others may be omitted or modified with the contract-holder’s agreement (but some cases, only where the position of the contract-holder is improved).

Landlords or agents can use the downloadable document as the basis for creating a new periodic standard occupation contract but omissions or modifications to the terms, or the inclusion of additional terms, may be needed depending on individual circumstances and requirements.

Where a landlord or agent is uncertain about the modification or inclusion of any term, independent advice should be sought.]

PART 1

PERIODIC STANDARD OCCUPATION CONTRACT – EXPLANATORY INFORMATION

This is your written statement of the occupation contract you have made under the Renting Homes (Wales) Act 2016 (“the Act”). The contract is between you, as the “contract-holder,” and the “landlord”.

Your landlord must give you a written statement, free of charge, within 14 days of the “occupation date” (the day on which you were entitled to move in). If you did not receive a copy of this written statement (including electronically, if you have agreed to receive the written statement in an electronic form) within 14 days of the occupation date, for each day after the occupation date that the written statement has not been provided, the landlord may be liable to pay you compensation, equivalent to a day’s rent, up to a maximum of two months’ rent (unless the failure was intentional in which case you can apply to the court to increase this amount).

The written statement must contain the terms of your contract and the explanatory information that the landlord is required to give you. The terms set out your rights and responsibilities and those of the landlord (that is, the things that you and your landlord must do or are permitted to do under the occupation contract). You should read the terms to ensure you fully understand and are content with them and then sign where indicated to confirm that you are content. The written statement should be kept safe as you may need to refer to it in the future.

The terms of your contract consist of:

key matters – that is, the address of the dwelling, the occupation date, the amount of rent (or other consideration¹) and the rental period (i.e. the period in respect of which the rent is payable (e.g. weekly or monthly)).

fundamental terms – these are provisions of the Act that are automatically included as terms of an occupation contract. Some cannot be changed and must reflect the wording in the Act². However, others can be left out or changed, but only if you and the landlord agree to do that and it benefits you as the contract-holder.

supplementary terms – these are provisions, set out in regulations made by the Welsh Ministers, which are also automatically included as terms of an occupation contract. However, providing you and the landlord agree to it, these can be left out or changed, either to benefit you or the landlord. Supplementary terms cannot be omitted or modified in a way that would make those terms incompatible with a fundamental term.

Where a fundamental or supplementary term has been left out or changed, this must be identified in this written statement.

1 “Other consideration” could include, for example, doing something equivalent to paying rent such as providing a service to or undertaking work for the landlord.

2 Under section 33 of the Act, editorial changes may be made to the wording of a term providing they do not change the substance of that term in any way.

The terms of your contract may also include:

additional terms – these are provisions agreed by you and the landlord, which can cover any other matter, provided they do not conflict with a key matter, a fundamental term or a supplementary term.

Under section 62 of the Consumer Rights Act 2015, an additional term, or any change to a supplementary term, which is unfair (within the meaning of that Act), is not binding on you.

An incorrect or incomplete written statement may mean the landlord is liable to pay you compensation.

Where any changes to this contract are agreed after the start of this contract, the landlord must provide you with a written copy of the new term or terms or a new written statement of this contract, within 14 days of the change being agreed.

Your contract is a periodic standard contract, which means that it continues from one rental period to the next (typically from month to month or week to week). It also means that you cannot be evicted without a court order, unless you abandon the dwelling.

Before a court makes such an order the landlord must demonstrate that the correct procedures have been followed and that at least one of the following is satisfied —

- (a) you were given at least six months' notice (under term 55 of this contract) that you must give up possession and that the notice was not issued in the first six months following the occupation date and no other restrictions on the giving of a notice applied, including the restrictions set out in sections 75 and 98 of the Housing Act 2004 and section 44 of the Housing (Wales) Act 2014,
- (b) you have broken one or more terms of this contract (which includes any arrears of rent, engaging in anti-social behaviour or other prohibited conduct, and failing to take proper care of the dwelling) and it is reasonable to evict you,
- (c) you are seriously in arrears with your rent (e.g. if the rental period is a month, at least two months' rent is unpaid), or
- (d) your landlord needs to move you, and one of the estate management grounds under section 160 (estate management grounds) of the Act applies, suitable alternative accommodation is available (or will be available when the order takes effect), and it is reasonable to evict you.

You have important rights as to how you can use the dwelling, although some of these require the consent of your landlord. Someone who lives with you at the dwelling may have a right to succeed to this contract if you die.

You must not allow the dwelling to become overcrowded by permitting more people to live in it than the maximum number allowed. Part 10 of the Housing Act 1985

provides the basis for determining the maximum number of people permitted to live in the dwelling.

You can be held responsible for the behaviour of everyone who lives in and visits the dwelling. Anti-social behaviour and other prohibited conduct can include excessive noise, verbal abuse and physical assault. It may also include domestic abuse (including physical, emotional and sexual, psychological, emotional or financial abuse).

If you have a problem with your home, you should first contact your landlord. Many problems can be resolved quickly by raising them when they first arise. If you are unable to reach an agreement with your landlord, you may wish to contact an advice agency (such as Citizens Advice Cymru or Shelter Cymru) or independent legal advisors. Disputes regarding your contract may ultimately be settled through the county courts.

If you have any questions about this contract, you may find the answer on the Welsh Government's website along with other relevant information, such as information on the resolution of disputes. Alternatively, you may wish to contact an advice agency (such as Citizens Advice Cymru or Shelter Cymru) or independent legal advisors.

PART 2

PERIODIC STANDARD OCCUPATION CONTRACT – KEY MATTERS

This contract is

between: _____ (landlord)(s)

and: _____
_____ (contract-holder)(s)

It relates to: _____ (the dwelling)

The initial rent is £ _____ per week / month / _____ (delete as applicable)³

The first payment is to be made on _____

And further payments are to be made _____

You are not entitled to occupy the dwelling as a home during the period from _____ to _____
(delete this paragraph if not applicable)

You can contact the landlord

by post: _____

by telephone: _____

by e-mail: _____

You have paid a deposit of £ _____

For more information about the holding of your deposit:

The occupation date (when you can begin occupying the dwelling) is:

Please sign below as evidence of your agreement to this contract

Contract-holder(s)

Name _____

Signature _____

³ Where other consideration is due, the details must be set out here. "Other consideration" could include for example, doing something equivalent to paying rent, such as providing a service to or undertaking work for the landlord.

Date _____

Name _____

Signature _____

Date _____

Landlord(s)

Name _____

Signature _____

Date _____

Rent Smart Wales

Registration Number _____
(if applicable)

Licence Number _____
(if applicable)

PART 3

PERIODIC STANDARD OCCUPATION CONTRACT – FUNDAMENTAL AND SUPPLEMENTARY TERMS

The fundamental and supplementary terms of this secure contract are set out in this Part. Fundamental terms that cannot be left out of this contract or changed⁴ have **(F)** added after the term sub-heading. Fundamental terms that can be left out or changed have **(F+)** added. Supplementary terms have **(S)** added

[Where additional terms are included] Additional terms have **(A)** added.

[Where any fundamental or supplementary term has been left out of the contract or otherwise changed] Text omitted from a fundamental or supplementary term has been ~~struck through~~ and any new text is shown in CAPITALS.

Where a term is referring to the contract-holder, it usually uses “you” instead of “the contract-holder”. Similarly where a term is referring to something belonging to the contract-holder, it usually uses “your” rather “the contract-holder’s”.

[Where footnotes are included] Footnotes do not form part of the terms of this contract, but have been included where that is helpful.

⁴ Under section 33 of the Act, editorial changes may be made to the wording of a term providing they do not change the substance of that term in any way.

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TERMS

Rent and other charges

Receipt of rent or other consideration (S)

1. Within 14 days of a request from you, the landlord must provide you with written receipt of any rent or other consideration⁵ paid or provided under the contract.

Periods when the dwelling is unfit for human habitation (S)

2. You are not required to pay rent in respect of any day or part day during which the dwelling is unfit for human habitation⁶.

Right of set off⁷ (F+)

3. If the landlord is liable to pay you compensation under section 87 of the Act, you may set off that liability against rent⁸.

Variation of rent⁹ (F+)

4. (1) The landlord may vary the rent payable under this contract by giving you a notice setting out a new rent to take effect on the date specified in the notice.

(2) The period between the day on which the notice is given to you and the specified date may not be less than two months.

(3) Subject to that —

(a) the first notice may specify any date, and
(b) subsequent notices must specify a date which is not less than one year after the last date on which a new rent took effect.

Variation of other consideration¹⁰ (F+)

5. (1) Where consideration other than rent is payable under this contract, the amount of consideration may be varied —

5 “Other consideration” could include for example, doing something equivalent to paying rent, such as providing a service to or undertaking work for the landlord.

6 When determining whether a dwelling is fit for human habitation regard must be had to the matters and circumstances set out in the regulations made under section 94 of the Act which can be found on the Welsh Government’s website.

7 This term only applies to contracts under which rent is payable.

8 The “right of set off” means that if a landlord is required to pay a contract-holder compensation for things such as a failure to provide a written statement of the contract, the contract-holder may withhold rent to the value of the outstanding compensation. Section 87 of the Act sets out all the circumstances in which a landlord may be liable to pay compensation and way in which that compensation is to be calculated.

9 This term only applies to contracts under which rent is payable.

10 This term only applies to contracts under which consideration other than rent is payable.

- (a) by agreement between the landlord and you, or
- (b) by the landlord in accordance with paragraphs (2) to (4) of this term.

(2) The landlord may give you a notice setting out a new amount of consideration to take effect on the date specified in the notice.

(3) The period between the day on which the notice is given to you and the specified date may not be less than two months.

(4) Subject to that —

- (a) the first notice may specify any date, and
- (b) subsequent notices must specify a date which is not less than one year after the last date on which a new amount of consideration took effect.

Deposit

Form of security (F+)

6. The landlord may not require security (which includes a deposit) to be given in any form other than —

- (a) money, or
- (b) a guarantee.

Requirement to use a deposit scheme (F)

7. (1) If you pay a deposit under this contract (or another person pays a deposit on your behalf), the deposit must be dealt with in accordance with an authorised deposit scheme¹¹.

(2) Before the end of the period of 30 days starting with the day on which the deposit is paid, the landlord must —

- (a) comply with the initial requirements of the authorised deposit scheme, and
- (b) give you (and any person who has paid the deposit on your behalf) the required information.

(3) The required information is such information as may be specified by the Welsh Ministers in regulations in accordance with section 45 of the Act, relating to —

- (a) the authorised deposit scheme which applies,
- (b) the landlord's compliance with the initial requirements of the scheme, and

¹¹ Information about authorised deposit schemes and links to the “required information” can be found on the Welsh Government’s website.

- (c) the operation of Chapter 4 of Part 3 of the Act (Deposits and Deposit Schemes), including your rights (and the rights of any person who has paid the deposit on your behalf) in relation to the deposit.

Prohibited conduct

Anti-social behaviour and other prohibited conduct¹² (F)

- 8. (1) You must not engage or threaten to engage in conduct capable of causing nuisance or annoyance to a person with a right (of whatever description) —
 - (a) to live in the dwelling subject to this contract, or
 - (b) to live in a dwelling or other accommodation in the locality of the dwelling subject to this contract.
- (2) You must not engage or threaten to engage in conduct capable of causing nuisance or annoyance to a person engaged in lawful activity —
 - (a) in the dwelling subject to this contract, or
 - (b) in the locality of that dwelling.
- (3) You must not engage or threaten to engage in conduct —
 - (a) capable of causing nuisance or annoyance to —
 - (i) the landlord, or
 - (ii) a person (whether or not employed by the landlord) acting in connection with the exercise of the landlord's housing management functions, and
 - (b) that is directly or indirectly related to or affects the landlord's housing management functions.
- (4) You may not use or threaten to use the dwelling subject to this contract, including any common parts¹³ and any other part of a building comprising the dwelling, for criminal purposes.
- (5) You must not, by any act or omission —
 - (a) allow, incite or encourage any person who is living in or visiting the dwelling to act as mentioned in paragraphs (1) to (3) of this term or
 - (b) allow, incite or encourage any person to act as mentioned in paragraph (4) of this term.

¹² Behaviour which potentially breaches these terms is wide ranging and can include excessive noise, verbal abuse and physical assault. Prohibited conduct may also include domestic abuse (including physical, sexual, psychological, emotional or financial abuse).

¹³ The common parts of a dwelling are (a) any part of a building comprising a dwelling and (b) any other premises (including any other dwelling) which the contract-holder is entitled under the terms of the contract to use in common with others.

Control of the dwelling

Use of the dwelling by the contract-holder (S)

9. You must not carry on or permit any trade or business at the dwelling without the landlord's consent.

Permitted occupiers who are not lodgers or sub-holders (S)

10. You may permit persons who are not lodgers¹⁴ or sub-holders¹⁵ to live in the dwelling as a home.

Right to occupy without interference from the landlord (F+)

11. (1) The landlord may not, by any act or omission, interfere with your right to occupy the dwelling.
- (2) The landlord does not interfere with your right to occupy the dwelling by reasonably exercising the landlord's rights under this contract.
- (3) The landlord does not interfere with your right to occupy the dwelling because of a failure to comply with repairing obligations (within the meaning of section 100(2) of the Act¹⁶).
- (4) The landlord is to be treated as having interfered with your right if a person who —
- (a) acts on behalf of the landlord, or
 - (b) has an interest in the dwelling, or part of it, that is superior to the landlord's interest,
- interferes with your right by any lawful act or omission.

Landlord's right to enter the dwelling – Repairs (F+)

12. (1) The landlord may enter the dwelling at any reasonable time for the purpose of —
- (a) inspecting its condition and state of repair, or
 - (b) carrying out works or repairs needed in order to comply with the obligations set out terms 17 and 18 of this contract.
- (2) The landlord must give at least 24 hours' notice to you before exercising that right.

14 Section 244(3) and (4) of the Act provide that a person lives in a dwelling as a lodger if the tenancy or licence under which he or she occupies the dwelling falls within paragraph 6 of Schedule 2 to the Act (accommodation shared with landlord). But a person does not live in a dwelling as a lodger if he or she is given notice under paragraph 3 of Schedule 2 that his or her tenancy or licence is an occupation contract.

15 Section 59(3) of the Act provides that a "sub-holder" means the contract-holder under the sub-occupation contract.

16 Section 100(2) of the Act states that "Repairing obligations are (a) obligations to repair (or keep or deliver up in repair), or to maintain, renew, construct or replace any property, and (b) obligations to keep any dwelling fit for human habitation however expressed, and include a landlord's obligations under section 91 and 92." Sections 91 and 92 of the Act are reflected in terms 20 and 21 of this contract.

(3) Paragraph (4) of this term applies where —

- (a) the dwelling forms part only of a building, and
- (b) in order to comply with the obligations set out in terms 17 and 18 the landlord needs to carry out works or repairs in another part of the building.

(4) The landlord is not liable for failing to comply with the obligations under terms 17 and 18 if the landlord does not have sufficient rights over that other part of the building to be able to carry out the works or repairs, and was unable to obtain such rights after making a reasonable effort to do so.

Landlord's right to enter the dwelling – repairs to fixtures and fittings (S)

13. (1) In circumstances where you have not undertaken the repairs that are your responsibility in accordance with term 16(2) and (3), the landlord may enter the dwelling at any reasonable time for the purpose of carrying out repairs to the fixtures and fittings or other items listed in the inventory, or replacing them.

(2) But the landlord must give you at least 24 hours' notice before entering the dwelling.

Landlord's right to enter the dwelling – Emergencies (S)

14. (1) In the event of an emergency which results in the landlord needing to enter the dwelling without notice, you must give the landlord immediate access to the dwelling.

(2) If you do not provide access immediately, the landlord may enter the dwelling without your permission.

(3) If the landlord enters the dwelling in accordance with paragraph (2) of this term, the landlord must use all reasonable endeavours to notify you that they have entered the dwelling as soon as reasonably practicable after entry.

(4) For the purposes of paragraph (1) of this term, an emergency includes —

- (a) something which requires urgent work to prevent the dwelling or dwellings in the vicinity from being severely damaged, further damaged or destroyed, and
- (b) something which if not dealt with by the landlord immediately, would put at imminent risk the health and safety of you, any permitted occupier of the dwelling or other persons in the vicinity of the dwelling.

Care of the dwelling – contract-holder’s responsibilities

Duty to take care of the dwelling (S)

15. You are not liable for fair wear and tear to the dwelling or to fixtures and fittings within the dwelling but must —
- (a) take proper care of the dwelling, fixtures and fittings within the dwelling and any items listed in any inventory,
 - (b) not remove any fixtures and fittings or any items listed in any inventory from the dwelling without the consent of the landlord,
 - (c) keep the dwelling in a state of reasonable decorative order, and
 - (d) not keep anything in the dwelling that would be a health and safety risk to you, any permitted occupier¹⁷, any persons visiting the dwelling or any persons residing in the vicinity of the dwelling.

Duty to notify landlord of defect or disrepair (S)

16. (1) You must notify the landlord as soon as reasonably practicable of any fault, defect, damage or disrepair which you reasonably believe is the landlord’s responsibility.
- (2) Where you reasonably believe that any fault, defect, damage or disrepair to the fixtures and fittings or items listed in any inventory is not the landlord’s responsibility, you must, within a reasonable period of time, carry out repairs to such fixtures and fittings or other items listed in any inventory, or replace them.
- (3) The circumstances in which paragraph (2) of this term applies include where the fault, defect, damage or disrepair has occurred wholly or mainly because of an act or omission amounting to a lack of care¹⁸ by you, any permitted occupier or any person visiting the dwelling.

Care of the dwelling – landlord’s obligations

Landlord’s obligation: fitness for human habitation (F+)

17. (1) The landlord must ensure that the dwelling is fit for human habitation¹⁹ —
- (a) on the occupation date of this contract, and
 - (b) for the duration of this contract.

17 Section 244(5) of the Act provides that a person is a permitted occupier of a dwelling subject to an occupation contract if (a) he or she lives in the dwelling as a lodger or sub-holder of the contract-holder, or (b) he or she is not a lodger or sub-holder but is permitted by the contract-holder to live in the dwelling as a home.

18 Section 96(3) of the Act defines “lack of care” as a failure to take proper care (a) of the dwelling, or (b) if the dwelling forms part only of a building, of the common parts that you are entitled to use under the occupation contract.

19 When determining whether a dwelling is fit for human habitation regard must be had to the matters and circumstances set out in the regulations made under section 94 of the Act, which can be found on the Welsh Government’s website.

(2) The reference to the dwelling in paragraph (1) of this term includes, if the dwelling forms part only of a building, the structure and exterior of the building and the common parts.

Landlord's obligation to keep a dwelling in repair (F+)

18. (1) The landlord must —

- (a) keep in repair the structure and exterior of the dwelling (including drains, gutters and external pipes), and
- (b) keep in repair and proper working order the service installations in the dwelling.

(2) If the dwelling forms part only of a building, the landlord must —

- (a) keep in repair the structure and exterior of any other part of the building (including drains, gutters and external pipes) in which the landlord has an estate or interest, and
- (b) keep in repair and proper working order a service installation which directly or indirectly serves the dwelling, and which either —
 - (i) forms part of any part of the building in which the landlord has an estate or interest, or
 - (ii) is owned by the landlord or is under the landlord's control.

(3) The standard of repair required by paragraphs (1) and (2) of this term is that which is reasonable having regard to the age and character of the dwelling, and the period during which the dwelling is likely to be available for occupation as a home.

(4) In this contract, "service installation" means an installation for the supply of water, gas or electricity, for sanitation, for space heating or for heating water.

Further landlord obligations in relation to terms 17 and 18 (F+)

19. (1) The landlord must make good any damage caused by works and repairs carried out in order to comply with the landlord's obligations under terms 17 and 18.

(2) The landlord may not impose any obligation on you in the event of you enforcing or relying on the landlord's obligations under terms 17 and 18.

Limits on landlord obligations in relation to terms 17 and 18: General (F+)

20. (1) Term 17(1) does not impose any liability on the landlord in respect of a dwelling which the landlord cannot make fit for human habitation at reasonable expense.

(2) The landlord's obligations under terms 17(1) and 18(1) do not require the landlord —

- (a) to keep in repair anything which you are entitled to remove from the dwelling, or
- (b) to rebuild or reinstate the dwelling or any part of it, in the case of destruction or damage by a relevant cause.

(3) If the dwelling forms part only of a building, the landlord's obligation under terms 17(1) and 18(2) do not require the landlord to rebuild or reinstate any other part of the building in which the landlord has an estate or interest, in the case of destruction or damage by a relevant cause.

(4) Relevant causes for the purpose of paragraphs (2)(b) and (3) of this term, are fire, storm, flood or other inevitable accident.

(5) Term 18(2) does not require the landlord to carry out works or repairs unless the disrepair or failure to keep in proper working order affects your enjoyment of —

- (a) the dwelling, or
- (b) the common parts that you are entitled to use under this contract.

Limits on landlord obligations in relation to terms 17 and 18: contract-holder's fault (F+)

21. (1) Term 17(1) does not impose any liability on the landlord if the dwelling is unfit for human habitation wholly or mainly because of an act or omission (including an act or omission amounting to lack of care) by you or a permitted occupier of the dwelling.

(2) The landlord is not obliged by term 18(1) or (2) to carry out works or repairs if the disrepair, or the failure of a service installation to be in working order, is wholly or mainly attributable to lack of care by you or a permitted occupier of the dwelling.

(3) "Lack of care" means a failure to take proper care —

- (a) of the dwelling, or
- (b) if the dwelling forms part only of a building, of the common parts that you are entitled to use under this contract.

Limits on landlord obligations in relation to terms 17 and 18: notice (F+)

22. (1) The landlord's obligations under term 17(1)(b) and under term 18(1) and (2) do not arise until the landlord (or in the case of joint landlords, any one of them) becomes aware that works or repairs are necessary.

(2) The landlord complies with the obligations under term 17(1)(b) and under term 18(1) and (2) if the landlord carries out the necessary works or repairs

within a reasonable time after the day on which the landlord becomes aware that they are necessary.

(3) If —

- (a) the landlord (the “old landlord”) transfers the old landlord’s interest in the dwelling to another person (the “new landlord”), and
- (b) the old landlord (or where two or more persons jointly constitute the old landlord, any one of them) is aware before the date of the transfer that works or repairs are necessary in order to comply with term 17(1) or 18(1) or (2),

the new landlord is to be treated as becoming aware of the need for those works or repairs on the date of the transfer, but not before.

Rights of permitted occupiers (F+)

23. (1) A permitted occupier²⁰ who suffers personal injury, or loss of or damage to personal property, as a result of the landlord failing to comply with term 17 or 18, may enforce the term in question in his or her own right by bringing proceedings in respect of the injury, loss or damage.

(2) But a permitted occupier who is a lodger²¹ or sub-holder²² may do so only if the lodger is allowed to live in the dwelling, or the sub-occupation contract²³ is made, in accordance with this contract.

Making changes to the dwelling or utilities

Changes to the dwelling (S)

24. (1) You must not make any alteration to the dwelling without the consent of the landlord.

(2) For the purposes of paragraph (1) of this term, “alteration” includes —

- (a) any addition to or alteration of the fixtures and fittings in the dwelling,
- (b) the erection of an aerial or satellite dish,
- (c) the erection, removal or structural alteration to sheds, garages or any other structures in the dwelling, and
- (d) the carrying out of external decoration to the dwelling.

²⁰ Section 244(5) of the Act provides that a person is a permitted occupier of a dwelling subject to an occupation contract if (a) he or she lives in the dwelling as a lodger or sub-holder of the contract-holder, or (b) he or she is not a lodger or sub-holder but is permitted by the contract-holder to live in the dwelling as a home.

²¹ Section 244(3) and (4) of the Act provide that a person lives in a dwelling as a lodger if the tenancy or licence under which he or she occupies the dwelling falls within paragraph 6 of Schedule 2 to the Act (accommodation shared with landlord). But a person does not live in a dwelling as a lodger if he or she is given notice under paragraph 3 of Schedule 2 that his or her tenancy or licence is an occupation contract.

²² Section 59(3) of the Act provides that a “sub-holder” means the contract-holder under the sub-occupation contract.

²³ Section 59(2) of the Act provides that a “sub-occupation contract” is an occupation contract (a) made with a landlord who is the contract-holder under an occupation contract, and (b) which relates to all or part of the dwelling to which that contract relates.

Changes to the provision of utilities to the dwelling (S)

25. (1) You may change any of the suppliers to the dwelling of —

- (a) electricity, gas or other fuel or water (including sewerage) services;
- (b) telephone, internet, cable television or satellite television services.

(2) You must inform the landlord as soon as reasonably practicable of any changes made pursuant to paragraph (1) of this term.

(3) Unless the landlord consents, you must not —

- (a) leave the dwelling at the end of the contract, without a supplier of electricity, gas or other fuel (if applicable) or water (including sewerage) services, unless these utilities were not present at the dwelling on the occupation date;
- (b) install or remove, or arrange to have installed or removed, any specified service installations at the dwelling.

(4) For the purposes of paragraph (3)(b) of this term, “specified service installations” means an installation for the supply of water, gas, electricity or other fuel (if applicable) for sanitation, for space heating or for heating water.

Security and safety of the dwelling: contract-holder’s responsibilities

Security of the dwelling – unoccupied periods (S)

26. If you become aware that the dwelling has been or will be unoccupied for 28 or more consecutive days, you must notify the landlord as soon as reasonably practicable.

Security of the dwelling – locks (S)

27. (1) You must take reasonable steps to ensure the dwelling is secure.

(2) You may change any lock on the external or internal doors of the dwelling provided that any such changes provide no less security than that previously in place.

(3) If any change made under paragraph (2) of this term results in a new key being needed to access the dwelling or any part of the dwelling, you must notify the landlord as soon as reasonably practicable of any change and make available to the landlord a working copy of the new key.

Creating a sub-tenancy or sub-licence, transferring the contract or taking out a mortgage

Permissible forms of dealing (F+)

28. (1) You may not deal with this contract, the dwelling or any part of the dwelling except —
- (a) in a way permitted by this contract, or
 - (b) in accordance with a family property order (see section 251 of the Act)²⁴.
- (2) A joint contract-holder may not deal with his or her rights and obligations under this contract (or with this contract, the dwelling or any part of the dwelling), except —
- (a) in a way permitted by this contract, or
 - (b) in accordance with a family property order.
- (3) If you do anything in breach of paragraph (1) of this term, or a joint contract-holder does anything in breach of paragraph (2) of this term —
- (a) the transaction is not binding on the landlord, and
 - (b) you or a joint contract-holder are in breach of this contract (despite the transaction not being binding on the landlord).
- (4) “Dealing” includes —
- (a) creating a tenancy, or creating a licence which confers the right to occupy the dwelling;
 - (b) transferring;
 - (c) mortgaging or otherwise charging.

Permitting lodgers (S)

29. You must not allow persons to live in the dwelling as lodgers²⁵ without the landlord’s consent.

24 Section 251 of the Act sets out the meaning of “family property order” for the purposes of this term. Courts may make many types of orders to resolve what happens to the family home after divorce, separation etc.

25 Section 244(3) and (4) of the Act provide that a person lives in a dwelling as a lodger if the tenancy or licence under which he or she occupies the dwelling falls within paragraph 6 of Schedule 2 to the Act (accommodation shared with landlord). But a person does not live in a dwelling as a lodger if he or she is given notice under paragraph 3 of Schedule 2 that his or her tenancy or licence is an occupation contract.

Provisions about joint contract-holders

Adding a joint contract-holder (F+)

30. (1) You, as the contract-holder under this contract, and another person may, with the consent of the landlord²⁶, make that person a joint contract-holder under this contract.

(2) If a person is made a joint contract-holder under this term, he or she becomes entitled to all the rights and subject to all the obligations of a contract-holder under this contract from the day on which he or she becomes a joint contract-holder.

Withdrawal of a joint contract-holder (F+)

31. (1) If you are a joint contract-holder, you may withdraw from this contract by giving a notice (a “withdrawal notice”) to the landlord.

(2) The withdrawal notice must specify the date on which you intend to cease to be a party to this contract (the “withdrawal date”).

(3) You must give a written warning to the other joint contract-holders when you give the withdrawal notice to the landlord; and a copy of the withdrawal notice must be attached to the warning.

(4) The landlord must give a written warning to the other joint contract-holders as soon as reasonably practicable after the landlord receives the withdrawal notice; and a copy of the withdrawal notice must be attached to the warning.

(5) You will cease to be a party to this contract on the withdrawal date.

(6) A notice given to the landlord by one or more (but not all) of the joint contract-holders that purports to be a notice under term 41 (contract-holder’s notice to end contract) is to be treated as a withdrawal notice, and the date specified in the notice is to be treated as the withdrawal date.

(7) Paragraph (3) of this term does not apply to a notice which is treated as a withdrawal notice because of paragraph (6) of this term.

Withdrawal of a joint contract-holder – notice required (S)

32. The minimum time period between the date on which a notice under term 31 is given to the landlord, and the date specified in the notice, is one month.

²⁶ When considering a request that a person be made a joint contract-holder, under section 84 of the Act, a landlord may not (a) unreasonably refuse consent, or (b) consent subject to unreasonable conditions. What is reasonable is to be determined having regard to Schedule 6 to the Act.

Joint contract-holder ceasing to be a party to a contract – survivorship (F)

33. (1) If a joint contract-holder under this contract dies, or ceases to be a party to this contract for some other reason, from the time he or she ceases to be a party the remaining joint contract-holders are —
- (a) fully entitled to all the rights under this contract, and
 - (b) liable to perform fully every obligation owed to the landlord under this contract.
- (2) The joint contract-holder is not entitled to any right or liable to any obligation in respect of the period after he or she ceases to be a party to this contract.
- (3) Nothing in paragraph (1) or (2) of this term removes any right or waives any liability of the joint contract-holder accruing before he or she ceases to be a party to this contract.
- (4) This term does not apply where a joint contract-holder ceases to be a party to this contract because his or her rights and obligations under this contract are transferred in accordance with this contract.

Termination of contract – general

Permissible termination etc. (F)

34. (1) This contract may be ended only in accordance with —
- (a) the fundamental terms of this contract which incorporate fundamental provisions set out in Part 9 of the Act, or other terms included in this contract in accordance with Part 9 these are terms 34 to 37, 40 to 72 and term 81²⁷, or
 - (b) any enactment, such as an Act of Senedd Cymru or an Act of Parliament or regulations made by the Welsh Ministers.
- (2) Nothing in this term affects —
- (a) any right of the landlord or contract-holder to rescind this contract, or
 - (b) the operation of the law of frustration²⁸.

Termination by agreement (F+)

35. (1) If the landlord and you agree to end this contract, this contract ends —

²⁷ The fundamental terms of this contract which incorporate fundamental provisions set out in Part 9 of the Act or other terms included in this contract in accordance with Part 9, include terms 34 to 37, 40 to 72 and term 81.

²⁸ The law of frustration would operate where for example, a contract is set aside due to a circumstance rendering it impossible to comply with it.

- (a) when you give up possession of the dwelling in accordance with what you agree with the landlord, or
- (b) if you do not give up possession and a substitute occupation contract is made, immediately before the occupation date of the substitute occupation contract.

(2) An occupation contract is a substitute contract if —

- (a) it is made in respect of the same (or substantially the same) dwelling as the original contract, and
- (b) you were also the contract-holder under the original contract.

Repudiatory breach by landlord (F+)

36. If the landlord commits a repudiatory breach²⁹ of contract and you give up possession of the dwelling because of that breach, this contract ends when you give up possession of the dwelling.

Death of a sole contract-holder (F)

37. (1) If you are the sole contract-holder, this contract ends —

- (a) one month after your death, or
- (b) if earlier, when the landlord is given notice of your death by the authorised persons.

(2) The authorised persons are —

- (a) your personal representatives, or
- (b) the permitted occupiers of the dwelling aged 18 and over (if any) acting together.

(3) This contract does not end if under section 74 (persons qualified to succeed) of the Act, one or more persons are qualified to succeed you.

(4) This contract does not end if, at your death, a family property order³⁰ has effect which requires the contract to be transferred to another person.

(5) If, after your death, the family property order ceases to have effect and there is no person qualified to succeed you, this contract ends —

- (a) when the order ceases to have effect, or
- (b) if later, at the time this contract would end under paragraph (1) of this term.

²⁹ A repudiatory breach would be a breach of the contract by the landlord that is sufficiently serious to justify its immediate termination by you, for example due to fraudulent misrepresentation by the landlord. Ultimately, the court would decide, if there is a dispute, whether a breach is repudiatory.

³⁰ Section 251 of the Act sets out the meaning of “family property order”. Courts may make many types of orders to resolve what happens to the family home after divorce, separation etc.

Contract-holders' obligations at the end of the contract (S)

38. When you vacate the dwelling at the end of this contract, you must —

- (a) remove from the dwelling all property belonging —
 - (i) to you, or
 - (ii) to any permitted occupier who is not entitled to remain in occupation of the dwelling,
- (b) return any property belonging to the landlord to the position that property was in on the occupation date, and
- (c) return to the landlord all keys which enable access to the dwelling, which were held during the term of the contract by you or any permitted occupier who is not entitled to remain in occupation of the dwelling.

Repayment of rent or other consideration (S)

39. The landlord must repay, within a reasonable time of the end of this contract, to you any pre-paid rent or other consideration which relates to any period falling after the date on which this contract ends.

Termination by contract-holder

Early termination by contract-holder (F+)

40. (1) You may end this contract at any time before the earlier of —

- (a) the landlord giving you a written statement of this contract under term 76(1), or
- (b) the occupation date.

(2) To end this contract under paragraph (1) of this term, you must give a notice to the landlord stating that you are ending this contract³¹.

(3) On giving the notice to the landlord, you —

- (a) cease to have any liability under this contract, and
- (b) become entitled to the return of any deposit, rent or other consideration given to the landlord in accordance with this contract.

Contract-holder's notice (F+)

41. You may end this contract by giving the landlord notice that you will give up possession of the dwelling on a date specified in the notice.

³¹ See term 82 regarding the giving of a notice.

Contract-holder's notice: minimum notice period (F+)

42. The date specified in a notice under term 41 may not be less than four weeks after the day on which the notice is given to the landlord.

Termination of contract on contract-holder's notice (F+)

43. (1) If you give up possession of the dwelling on or before the date specified in a notice under term 41, this contract ends on the date specified in the notice.
- (2) If you give up possession of the dwelling after that date but in connection with the notice, this contract ends —
- (a) on the day on which you give up possession of the dwelling, or
 - (b) if an order for possession is made, on the date determined in accordance with term 72.
- (3) The notice ceases to have effect if, before this contract ends —
- (a) you withdraw the notice by further notice to the landlord, and
 - (b) the landlord does not object to the withdrawal in writing before the end of a reasonable period.

Termination of the contract with joint contract-holders (F+)

44. If there are joint contract-holders under this contract, this contract cannot be ended by the act of one or more of the joint contract-holders acting without the other joint contract-holder or joint contract-holders.

Termination by the landlord: possession claims and possession notices

Possession claims (F)

45. The landlord may make a claim to the court for recovery of possession of the dwelling from you ("a possession claim") only in the circumstances set out in Chapters 3 and 5 of Part 9 of the Act which are set out in terms 47 to 71, and term 81.

Possession notices (F+)

46. (1) This term applies in relation to a possession notice which the landlord is required to give to you under any of the following terms before making a possession claim —
- (a) term 48 (in relation to a breach of contract by a contract-holder);
 - (b) term 50 (in relation to estate management grounds);
 - (c) term 54 (in relation to a contract-holder's notice);

(d) term 52 (in relation to serious rent arrears)

(2) The notice must (in addition to specifying the ground on which the claim will be made) —

- (a) state the landlord's intention to make a possession claim,
- (b) give particulars of the ground for seeking possession, and
- (c) state the date after which the landlord is able to make a possession claim.

Termination by the landlord: grounds for making a possession claim

Breach of contract (F+)

47. (1) If you breach this contract, the landlord may on that ground make a possession claim.

(2) Section 209 of the Act provides that the court may not make an order for possession on that ground unless it considers it reasonable to do so (and reasonableness is to be determined in accordance with Schedule 10 to the Act).

Restrictions on making a possession claim in relation to a breach of contract (F+)

48. (1) Before making a possession claim on the ground in term 47, the landlord must give you a possession notice specifying that ground.

(2) The landlord may make a possession claim in reliance on a breach of term 8 (anti-social behaviour and other prohibited conduct) on or after the day on which the landlord gives you a possession notice specifying a breach of that term.

(3) The landlord may not make a possession claim in reliance on a breach of any other term of this contract before the end of the period of one month starting with the day on which the landlord gives you a possession notice specifying a breach of that term.

(4) In either case, the landlord may not make a possession claim after the end of the period of six months starting with the day on which the landlord gives you the possession notice.

Estate management grounds (F+)

49. (1) The landlord may make a possession claim on one or more of the estate management grounds.

(2) The estate management grounds (which are set out in Part 1 of Schedule 8 to the Act) are included in the Annex to this contract.

(3) Section 210 of the Act provides that the court may not make an order for possession on an estate management ground unless —

- (a) it considers it reasonable to do so (and reasonableness is to be determined in accordance with Schedule 10 to the Act), and
- (b) it is satisfied that suitable alternative accommodation (what is suitable is to be determined in accordance with Schedule 11 to the Act) is available to you (or will be available to you when the order takes effect).

(4) If the court makes an order for possession on an estate management ground (and on no other ground), the landlord must pay to you a sum equal to the reasonable expenses likely to be incurred by you in moving from the dwelling.

(5) Paragraph (4) of this term does not apply if the court makes an order for possession on Ground A or B (the redevelopment grounds) of the estate management grounds (and on no other ground).

Restrictions on making a possession claim under term 49 (estate management grounds) (F+)

50. (1) Before making a possession claim on an estate management ground, the landlord must give you a possession notice specifying that ground.

(2) The landlord may not make the claim —

- (a) before the end of the period of one month starting with the day on which the landlord gives you the possession notice, or
- (b) after the end of the period of six months starting with that day.

(3) If a redevelopment scheme is approved under Part 2 of Schedule 8 to the Act³² subject to conditions, the landlord may give you a possession notice specifying estate management Ground B before the conditions are met.

(4) The landlord may not give you a possession notice specifying estate management Ground G (accommodation not required by successor) —

- (a) before the end of the period of six months starting with the day on which the landlord (or in the case of joint landlords, any one of them) became aware of the previous contract-holder's death, or
- (b) after the end of the period of twelve months starting with that day.

(5) The landlord may not give you a possession notice specifying estate management Ground H (departing joint contract-holder) after the end of the period of six months starting with the day on which the joint contract-holder's rights and obligations under this contract ended.

³² Part 2 of Schedule 8 to the Act provides for the approval by the Welsh Ministers of redevelopment schemes for the purposes of Ground B of the estate management grounds (set out in the Annex to this contract).

Serious rent arrears (F+)

51. (1) If you are seriously in arrears with your rent, the landlord may on that ground make a possession claim.
- (2) You are seriously in arrears with your rent —
- (a) where the rental period is a week, a fortnight or four weeks, if at least eight weeks' rent is unpaid;
 - (b) where the rental period is a month, if at least two months' rent is unpaid;
 - (c) where the rental period is a quarter, if at least one quarter's rent is more than three months in arrears;
 - (d) where the rental period is a year, if at least 25% of the rent is more than three months in arrears.
- (3) Section 216 of the Act provides that the court must (subject to any available defence based on your Convention rights³³) make an order for possession of the dwelling if it is satisfied that you —
- (a) were seriously in arrears with your rent on the day on which the landlord gave you the possession notice, and
 - (b) are seriously in arrears with your rent on the day on which the court hears the possession claim.

Restrictions on making a possession claim under term 51 (serious rent arrears) (F+)

52. (1) Before making a possession claim on the ground in term 51, the landlord must give you a possession notice specifying that ground.
- (2) The landlord may not make the claim —
- (a) before the end of the period of 14 days starting with the day on which the landlord gives you the possession notice, or
 - (b) after the end of the period of six months starting with that day.

Recovery of possession on the ground of a notice given under term 41 (contract-holder's notice) (F+)

53. (1) If you fail to give up possession of the dwelling on the date specified in a notice under term 41, the landlord may on that ground make a possession claim.
- (2) Section 212 of the Act provides that if the court is satisfied that the ground is made out, it must make an order for possession of the dwelling (subject to any available defence based on your Convention rights).

³³ "Convention rights" are rights held under the European Convention on Human Rights, which were incorporated into domestic law by the Human Rights Act 1998 (c. 42).

Restrictions on making a possession claim under term 53 (F+)

54. (1) Before making a possession claim on the ground in term 53 the landlord must give you a possession notice specifying that ground.
- (2) The landlord may make the possession claim on or after the day on which the landlord gives you the possession notice.
- (3) But the landlord may not make the possession claim after the end of the period of six months starting with that day.
- (4) The landlord may not give you a possession notice specifying the ground in term 53 after the end of the period of two months starting with the date specified in the notice under term 41 as the date on which you would give up possession of the dwelling.

Termination by the landlord: landlord's notice

Landlord's notice (F+)

55. The landlord may end this contract by giving you notice that you must give up possession of the dwelling on a date specified in the notice.

Minimum notice period (F+)

56. The date specified in any notice given under term 55 may not be less than six months after the day on which the notice is given to you.

Restrictions on giving further notices under term 55 (landlord's notice) (F+)

57. (1) Paragraphs (2) and (3) apply where —
- (a) a landlord has given you a notice under term 55 ("the first notice"), and
 - (b) the landlord has subsequently withdrawn the notice (see term 60(3)).
- (2) The landlord may not give another notice under term 55 to you before the end of the period of six months starting with the day on which the first notice was withdrawn, other than in accordance with paragraph (3) of this term.
- (3) The landlord may give one more notice under term 55 to you during the period of 28 days starting with the day on which the first notice was given.
- (4) Paragraph (5) applies where —
- (a) a landlord has given a contract-holder a notice under term 55, and
 - (b) the period for making a possession claim on the ground in term 58 has ended without the landlord having made a claim.

(5) The landlord may not give another notice under term 55 to you before the end of the period of six months starting with the last day of the period before the end of which the landlord could have made the claim (see term 59(b)).

Recovery of possession following a notice given under term 55 (F+)

58. (1) If the landlord gives you a notice under term 55, the landlord may on that ground make a possession claim.

(2) Section 215 of the Act provides that if the court is satisfied that the ground is made out, it must make an order for possession of the dwelling, unless section 217 of the Act (retaliatory possession claims to avoid obligations to repair etc.) applies³⁴ (and subject to any available defence based on your Convention rights).

Restriction on making a possession claim under term 58 (F+)

59. The landlord may not make a possession claim on the ground in term 58 —

- (a) before the date specified in the notice given by the landlord to you under term 55, or
- (b) after the end of the period of two months starting with that date.

Termination of contract following a notice given under term 55 (F+)

60. (1) If you give up possession of the dwelling on or before the date specified in a notice under term 55, this contract ends on the date specified in the notice.

(2) If you give up possession of the dwelling after that date but in connection with the notice, this contract ends —

- (a) on the day on which you give up possession of the dwelling, or
- (b) if an order for possession is made, on the date determined in accordance with term 72.

(3) The notice ceases to have effect if —

- (a) before the contract ends, and during the period of 28 days starting with the day on which the notice was given, the landlord withdraws the notice by giving further notice to you, or
- (b) before this contract ends, and after the end of the period of 28 days starting with day on which the notice was given —
 - (i) the landlord withdraws the notice by giving further notice to you, and
 - (ii) you do not object to the withdrawal in writing before the end of a reasonable period.

³⁴ Under section 217 of the Act, a court may refuse to make an order for possession if the court considers that the claim is a retaliatory claim. A claim is a retaliatory claim if (a) the contract-holder has enforced or relied on the landlord's obligations under section 91 or 92, of the Act (set out in terms 17 and 18) and (b) the court is satisfied that the landlord has made the possession claim to avoid complying with those obligations.

Termination by the landlord: restrictions on giving a landlord's notice

Restrictions on giving notice under term 55: notice may not be given until after the first six months of occupation³⁵ (F+)

61. (1) The landlord may not give notice under term 55 before the end of the period of six months starting with the occupation date of this contract.

(2) If this contract is a substitute occupation contract, the landlord may not give such notice under term 55 before the end of the period of six months starting with the occupation date of the original contract.

(3) For the purposes of paragraph (2) of this term —

- (a) an occupation contract is a substitute occupation contract if —
 - (i) the occupation date of this contract falls immediately after the end of a preceding occupation contract,
 - (ii) immediately before the occupation date of this contract a contract-holder under this contract was a contract-holder under the preceding contract and a landlord under this contract was a landlord under the preceding contract, and
 - (iii) this contract relates to the same (or substantially the same) dwelling as the preceding contract, and
- (b) “original contract” means —
 - (i) where the substitute occupation contract has an occupation date falling immediately after the end of a contract which is not a substitute occupation contract, the occupation contract which precedes the substitute occupation contract;
 - (ii) where there have been successive substitute occupation contracts, the occupation contract which preceded the first of the substitute occupation contracts.

Restriction on giving notice under term 55 following retaliatory possession claim (F+)

62. (1) Paragraph (2) of this term applies where —

- (a) the landlord (having given you a notice under term 55) has made a possession claim on the ground in term 58, and
- (b) the court has refused to make an order for possession because it considered the claim to be a retaliatory claim (see section 217 of the Act³⁶).

³⁵ This term does not apply if term 55 is not incorporated or where the contract is within Schedule 9 of the Act.

³⁶ Section 217 of the Act permits the court to refuse to make an order for possession if it considers that the possession claim is a retaliatory claim to avoid obligations in relation to fitness for habitation and keeping the dwelling in repair under terms 17 and 18.

(2) The landlord may not give another notice under term 55 to you before the end of the period of six months starting with the day on which the court refused to make an order for possession.

Further restrictions on giving notice under term 55 - failure to provide written statement (F)

63. The landlord may not give notice under term 55 at a time when —

- (a) you have not been given a written statement of the contract under term 76(1) (requirement to provide written statement at the start of a contract)³⁷,
or
- (b) the landlord is aware that the identity of the contract-holder has changed, and the new contract-holder has not been given a written statement of the contract under term 76(2).

Restriction on giving notice under term 55 – late provision of written statement (F)

64. If the landlord has failed to comply with term 76(1) and (2) (the duty to provide written statement of contract), the landlord may not give notice under term 55 during the period of six months starting with the day on which the landlord gave a written statement of this contract to you.

Restriction on giving notice under term 55 – failure to provide information about landlord (F)

65. The landlord may not give notice under term 55 at a time when the landlord has not provided a notice in accordance with the landlord's duty to provide information under term 78 (duty to provide information about landlord).

Restriction on giving notice under term 55 – failure to provide a valid energy performance certificate (F)

66. (1) The landlord may not give notice under term 55 at a time when the landlord has not complied with regulation 6(5) of the EPB Regulations.

(2) For the purposes of this term, it does not matter when the valid energy performance certificate was given (and nothing in this paragraph requires that a new energy performance certificate be given to you when a certificate given to you in compliance with that regulation ceases to be valid under the EPB Regulations).

(3) In this term —

“the EPB Regulations” (“*y Rheoliadau PYA*”) means the Energy Performance of Buildings (England and Wales) Regulations 2012;

³⁷ Restrictions on giving notice under term 55 may also apply under sections 75 and 98 of the Housing Act 2004 (in relation to houses of multiple occupation) or section 44 of the Housing (Wales) Act 2014 (in relation to unregistered or unlicensed landlords).

“valid energy performance certificate” (*“tystysgrif perfformiad ynni ddilys”*) is to be interpreted in accordance with the EPB Regulations.

Restriction on giving notice under term 55 – breach of security and deposit requirements (F)

67. (1) The landlord may not give notice under term 55 at a time when security required by the landlord in connection with the contract in a form not permitted by term 6 has not been returned to the person by whom it was given.

(2) The landlord may not give a notice under term 55 at a time when any of paragraphs (3) to (5) of this term apply unless —

- (a) a deposit paid in connection with this contract has been returned to you (or any person who paid the deposit on your behalf) either in full or with such deduction as may have been agreed, or
- (b) an application to the county court has been made under paragraph 2 of Schedule 5 to the Act⁽³⁸⁾ and has been determined by the county court, withdrawn, or settled by agreement between the parties.

(3) This paragraph applies if a deposit has been paid in connection with this contract but the initial requirements of an authorised deposit scheme have not been complied with.

(4) This paragraph applies if a deposit has been paid in connection with this contract but the landlord has not provided the information required by term 7(2)(b).

(5) This paragraph applies if a deposit paid in connection with this contract is not being held in accordance with an authorised deposit scheme.

Restriction on giving notice under term 55 – prohibited payments and holding deposits under the Renting Homes (Fees etc.) (Wales) Act 2019 (anaw 2) (F)

68. (1) The landlord may not give a notice under term 55 at a time when —

- (a) a prohibited payment (within the meaning of the Renting Homes (Fees etc.) (Wales) Act 2019) has been made in relation to this contract as described in section 2 or 3 of that Act, and
- (b) that prohibited payment has not been repaid.

(2) The landlord may not give a notice at a time when —

- (a) a holding deposit (within the meaning of the Renting Homes (Fees etc.) (Wales) Act 2019) paid in relation to this contract has not been repaid, and

⁽³⁸⁾ Paragraph 2 of Schedule 5 to the Act allows applications to the court to be made on certain grounds in relation to the repayment of a deposit.

(b) the circumstances are such that the failure to repay the deposit amounts to a breach of the requirements of Schedule 2 to that Act.

(3) In determining for the purposes of this term whether a prohibited payment or a holding deposit has been repaid, the payment or deposit is to be treated as having been repaid to the extent (if any) that it has been applied towards either or both of the following —

- (a) a payment of rent under this contract;
- (b) a payment required as security in respect of this contract.

Restriction on giving notice under term 55 – failure to ensure that working smoke alarms and carbon monoxide alarms are installed (F)

69. The landlord may not give notice under term 55 at a time when —

- (a) the dwelling is treated as unfit for human habitation by virtue of regulation 5(3) of the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (failure to ensure that working smoke alarms and, in certain circumstances, carbon monoxide alarms are installed in a dwelling), and
- (b) as a result, the landlord is required under Part 4 of the Act to take steps to stop the dwelling from being treated as unfit for human habitation by virtue of that regulation.

Restriction on giving notice under term 55 – failure to supply electrical condition report etc. (F)

70. The landlord may not give notice under term 55 at a time when —

- (a) the dwelling is treated as unfit for human habitation by virtue of regulation 6(6) of the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (failure to obtain an electrical condition report, or to give the contract-holder such a report or written confirmation of certain other electrical work), and
- (b) as a result, the landlord is required under Part 4 of the Act to take steps to stop the dwelling from being treated as unfit for human habitation by virtue of that regulation.

Restriction on giving notice under term 55 – failure to provide gas safety report to contract-holder (F)

71. (1) The landlord may not give notice under term 55 at a time when the landlord has not complied with regulation 36(6) or (as the case may be) (7) of the Gas Safety Regulations (requirement to provide or display report on safety etc. of gas installations).

(2) For the purposes of paragraph (1) of this term, a landlord who has not complied with regulation 36(6) or (7) of the Gas Safety Regulations is to be treated as in compliance with the provision in question at any time when—

- (a) the landlord has ensured that you have been given, or (as the case may be) there is displayed in a prominent position in the dwelling, a copy of the applicable gas safety record, and
- (b) that record is valid.

(3) For the purposes of paragraph (2) of this term, a gas safety record is valid until the end of the period within which the appliance or flue to which the record relates is required, under the Gas Safety Regulations, to again be subjected to a check for safety.

(4) In this term —

“check for safety” (“*gwiriad diogelwch*”) means a check for safety carried out in accordance with regulation 36(3) of the Gas Safety Regulations;

“gas safety record” (“*cofnod diogelwch nwy*”) means a record made pursuant to the requirements of regulation 36(3)(c) of the Gas Safety Regulations;

“Gas Safety Regulations” (“*y Rheoliadau Diogelwch Nwy*”) means the Gas Safety (Installation and Use) Regulations 1998.

Court’s Order for possession

Effect of order for possession (F+)

72. (1) If the court makes an order requiring you to give up possession of the dwelling on a date specified in the order, this contract ends —

- (a) if you give up possession of the dwelling on or before that date, on that date,
- (b) if you give up possession of the dwelling after that date but before the order for possession is executed, on the day on which you give up possession of the dwelling, or
- (c) if you do not give up possession of the dwelling before the order for possession is executed, when the order for possession is executed.

(2) Paragraph (3) of this term applies if —

- (a) it is a condition of the order that the landlord must offer a new contract in respect of the same dwelling to one or more joint contract-holders (but not all of them), and
- (b) that joint contract-holder (or those joint contract-holders) continues to occupy the dwelling on and after the occupation date of the new contract.

(3) This contract ends immediately before the occupation date of the new contract.

Variation

Variation (F – except 73(1)(a) which is F+)

73. (1) This contract may not be varied except —

- (a) in accordance with term 4 (variation of rent), 5 (variation of other consideration), and 74 (variation of terms other than rent), or
- (b) by or as a result of an enactment such as an Act of Senedd Cymru or an Act of Parliament or regulations made by the Welsh Ministers.

(2) A variation of this contract (other than by or as a result of any enactment) must be in accordance with term 75.

Variation of terms other than rent (F+)

74. The fundamental terms, supplementary terms and additional terms of this contract may be varied (subject to term 75) by agreement between the landlord and you.

Limitation on variation (F)

75. (1) A fundamental term of this contract set out in paragraph (2) of this term may not be varied (except by or as a result of an enactment such as an Act of Senedd Cymru or an Act of Parliament or regulations made by the Welsh Ministers).

(2) The fundamental terms to which paragraph (1) of this term applies are —

- (a) term 7 (requirement to use deposit scheme),
- (b) term 8 (anti-social behaviour and other prohibited conduct),
- (c) term 33 (joint contract-holder ceasing to be a party to the occupation contract),
- (d) term 34 (permissible termination),
- (e) term 37 (death of sole contract-holder),
- (f) term 45 (possession claims),
- (g) terms 63 to 71 (further restrictions on giving landlord's notice under term 55),
- (h) term 73(1)(b) and (2) (variation),
- (i) this term, and
- (j) term 81 (false statement - inducing landlord to make contract to be treated as breach of conduct).

(3) A variation of any other fundamental term (other than by or as a result of an enactment) is of no effect —

- (a) unless as a result of the variation —

- (i) the fundamental provision³⁹ which the term incorporates is incorporated without modification, or
 - (ii) the fundamental provision which the term incorporates is not incorporated or is incorporated with modification, but the effect of this is that your position is improved;
- (b) if the variation (regardless of whether it is within paragraph (3)(a) of this term) would render the fundamental term incompatible with a fundamental term which incorporates a fundamental provision to which paragraph (2) of this term applies.
- (4) A variation of a term of this contract is of no effect if it would render any term of this contract incompatible with a fundamental term (unless that fundamental term is also varied in accordance with this term in a way that would avoid the incompatibility).
- (5) Paragraph (4) of this term does not apply to a variation made by or as a result of an enactment.

Written statements and the provision of information by landlord

Written statements (F+)

76. (1) The landlord must give you a written statement of the contract before the end of the period of 14 days starting with the occupation date.
- (2) If there is a change in the identity of the contract-holder, the landlord must give the new contract-holder a written statement of the contract before the end of the period of 14 days starting with —
- (a) the day on which the identity of the contract-holder changes, or
 - (b) if later, the day on which the landlord (or in the case of joint landlords, any one of them) becomes aware that the identity of the contract-holder has changed.
- (3) The landlord may not charge a fee for providing a written statement under paragraph (1) or (2) of this term.
- (4) You may request a further written statement of the contract at any time.
- (5) The landlord may charge a reasonable fee for providing a further written statement.
- (6) The landlord must give you the further written statement before the end of the period of 14 days starting with —
- (a) the day of the request, or

³⁹ Sections 18 and 19 of the Act explain that “fundamental provisions” are provisions of the Act which, when incorporated into an occupation contract (with or without modification) are known as “fundamental terms”.

(b) if the landlord charges a fee, the day on which you pay the fee.

Written statement of variation (F+)

77. (1) If this contract is varied the landlord must, before the end of the relevant period, give you —

- (a) a written statement of the term or terms varied, or
- (b) a written statement of the occupation contract as varied,

unless the landlord has given notice of the variation in accordance with term 4 (variation of rent), or term 5(2) to (4) (variation of other consideration).

(2) The relevant period is the period of 14 days starting with the day on which this contract is varied.

(3) The landlord may not charge a fee for providing a written statement under paragraph (1) of this term.

Provision of information by landlord about the landlord (F+)

78. (1) The landlord must, before the end of the period of 14 days starting with the occupation date, give you notice of an address to which you may send documents that are intended for the landlord.

(2) If there is a change in the identity of the landlord, the new landlord must, before the end of the period of 14 days starting with the day on which the new landlord becomes the landlord, give you notice of the change in identity and of an address to which you may send documents that are intended for the new landlord.

(3) If the address to which you may send documents that are intended for the landlord changes, the landlord must, before the end of the period of 14 days starting with the day on which the address changes, give you notice of the new address.

Compensation for breach of term 66 (F+)

79. (1) If the landlord fails to comply with an obligation under term 66, the landlord is liable to pay you compensation under section 87 of the Act.

(2) The compensation is payable in respect of the relevant date and every day after the relevant date until —

- (a) the day on which the landlord gives the notice in question, or
- (b) if earlier, the last day of the period of two months starting with the relevant date.

(3) Interest on the compensation is payable if the landlord fails to give you the notice on or before the day referred to in paragraph (2)(b) of this term.

(4) The interest starts to run on the day referred to in paragraph (2)(b) of this term, at the rate prevailing under section 6 of the Late Payment of Commercial Debts (Interest) Act 1998 at the end of that day.

(5) The relevant date is the first day of the period before the end of which the landlord was required to give the notice.

Inventory (S)

80. (1) The landlord must provide you with an inventory in relation to the dwelling no later than the date by which the landlord must provide you with the written statement of this contract in accordance with term 76.

(2) The inventory must set out the dwelling's contents, including all fixtures and fittings and must describe their condition as at the occupation date.

(3) If you disagree with the information within the inventory, you may provide comments to the landlord.

(4) Where no comments are received by the landlord within 14 days, the inventory is deemed accurate.

(5) Where comments are received by the landlord within 14 days, the landlord must either—

- (a) amend the inventory in accordance with those comments and send the amended inventory to you, or
- (b) inform you that the comments are not agreed, and re-send the original inventory to you, with the comments attached to a copy of the inventory, or
- (c) amend the inventory in accordance with some of the comments and send the amended inventory to you, together with a record of the comments which have not been agreed.

Other matters

False statement inducing landlord to make contract to be treated as breach of conduct (F)

81. (1) If the landlord is induced to make this contract by means of a relevant false statement —

- (a) you are to be treated as being in breach of this contract, and
- (b) the landlord may accordingly make a possession claim on the ground in term 47 (breach of contract).

(2) A relevant false statement is one which is made knowingly or recklessly by —

- (a) you, or

- (b) another person acting at your instigation.

Forms of notices etc. (F+)

82. (1) Any notice, statement or other document required or authorised to be given or made by this contract must be in writing.

(2) Sections 236⁴⁰ and 237 of the Act make further provision about form of notices and other documents, and about how to deliver or otherwise give a document required or authorised to be given to a person by or because of the Act.

Passing notices etc. to the landlord (S)

83. You must —

- (a) keep safe any notices, orders or other documents delivered to the dwelling addressed to the landlord specifically or the owner generally, and
- (b) as soon as is reasonably practicable, give the original copies of any such notices, orders or other documents to the landlord.

⁴⁰ Section 236 of the Act provides for the Welsh Ministers to prescribe the form of the notice or other document. Where the form of a notice or document has been prescribed, these will be available on the Welsh Government's website.

ANNEX

See term 49

ESTATE MANAGEMENT GROUNDS⁴¹

REDEVELOPMENT GROUNDS

Ground A (building works)

- 1 The landlord intends, within a reasonable time of obtaining possession of the dwelling—
 - (a) to demolish or reconstruct the building or part of the building comprising the dwelling, or
 - (b) to carry out work on that building or on land treated as part of the dwelling,and cannot reasonably do so without obtaining possession of the dwelling.

Ground B (redevelopment schemes)

- 2 (1) This ground arises if the dwelling satisfies the first condition or the second condition.
 - (2) The first condition is that the dwelling is in an area which is the subject of a redevelopment scheme approved in accordance with Part 2 of this Schedule, and the landlord intends within a reasonable time of obtaining possession to dispose of the dwelling in accordance with the scheme.
 - (3) The second condition is that part of the dwelling is in such an area and the landlord intends within a reasonable time of obtaining possession to dispose of that part in accordance with the scheme, and for that purpose reasonably requires possession of the dwelling.

SPECIAL ACCOMMODATION GROUNDS

Ground C (charities)

- 3 (1) The landlord is a charity and the contract-holder's continued occupation of the dwelling would conflict with the objects of the charity.
 - (2) But this ground is not available to the landlord ("L") unless, at the time the contract was made and at all times after that, the person in the position of landlord (whether L or another person) has been a charity.
 - (3) In this paragraph "charity" has the same meaning as in the Charities Act 2011 (c. 25) (see section 1 of that Act).

⁴¹ This Annex replicates the provisions in Part 1 of Schedule 8 to the Act with such amendments as appropriate in relation to a secure contract.

Ground D (dwelling suitable for disabled people)

- 4 The dwelling has features which are substantially different from those of ordinary dwellings and which are designed to make it suitable for occupation by a physically disabled person who requires accommodation of a kind provided by the dwelling and –
- (a) there is no longer such a person living in the dwelling, and
 - (b) the landlord requires the dwelling for occupation by such a person (whether alone or with members of that person's family).

Ground E (housing associations and housing trusts: people difficult to house)

- 5 (1) The landlord is a housing association or housing trust which makes dwellings available only for occupation (whether alone or with others) by people who are difficult to house, and –
- (a) either there is no longer such a person living in the dwelling or a local housing authority has offered the contract-holder a right to occupy another dwelling under a secure contract, and
 - (b) the landlord requires the dwelling for occupation by such a person (whether alone or with members of that person's family).
- (2) A person is difficult to house if that person's circumstances (other than financial circumstances) make it especially difficult for him or her to satisfy his or her need for housing.

Ground F (groups of dwellings for people with special needs)

- 6 The dwelling constitutes part of a group of dwellings which it is the practice of the landlord to make available for occupation by persons with special needs and –
- (a) a social service or special facility is provided in close proximity to the group of dwellings in order to assist persons with those special needs,
 - (b) there is no longer a person with those special needs living in the dwelling, and
 - (c) the landlord requires the dwelling for occupation by a person who has those special needs (whether alone or with members of his or her family).

UNDER-OCCUPATION GROUNDS

Ground G (reserve successors)

- 7 The contract-holder succeeded to the occupation contract under section 73 as a reserve successor (see sections 76 and 77), and the accommodation comprised in the dwelling is more extensive than is reasonably required by the contract-holder.

Ground H (joint contract-holders)

- 8 (1) This ground arises if the first condition and the second condition are met.
- (2) The first condition is that a joint contract-holder's rights and obligations under the contract have been ended in accordance with –

- (a) section 111, 130 or 138 (withdrawal), or
- (b) section 225, 227 or 230 (exclusion).

(3) The second condition is that –

- (a) the accommodation comprised in the dwelling is more extensive than is reasonably required by the remaining contract-holder (or contract-holders), or
- (b) where the landlord is a community landlord, the remaining contract-holder does not (or the remaining contract-holders do not) meet the landlord's criteria for the allocation of housing accommodation.

OTHER ESTATE MANAGEMENT REASONS

Ground I (other estate management reasons)

- 9 (1) This ground arises where it is desirable for some other substantial estate management reason that the landlord should obtain possession of the dwelling.
- (2) An estate management reason may, in particular, relate to –
 - (a) all or part of the dwelling, or
 - (b) any other premises of the landlord to which the dwelling is connected, whether by reason of proximity or the purposes for which they are used, or in any other manner.

TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see **section 1 of the explanatory notes**.

Address of the property

26 Ffordd Ganol
Bridgend
Mid Glamorgan

Postcode:

C	F	3	1		1	T	R
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UPRN (if known):

Full name(s) of the seller(s)

[REDACTED]

What is your role in the sale?

- ☒ Seller(s)
- ☐ Executor(s)/Administrator(s)
- ☐ Attorney(s)
- ☐ Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

Date: 18/11/2011

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

Seller's solicitor

Name of solicitor's firm:

SB Lawyers Limited

Address:

126 Clifton Street

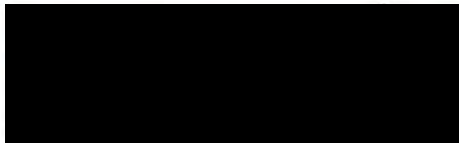
Roath

Cardiff

Postcode:

C	F	2	4		1	L	X
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Contact name:



Email:

Reference number: DA3951-0001

Instructions for sellers

The answers in the TA6 form must be prepared by:

- the owner named on the HM Land Registry title and/or title deeds, or
- any legal representative selling under a power of attorney, trust or grant of probate or representation

All the sellers must prepare the answers and sign the form.

Buyers can rely on the information you give in the TA6 form.

If you give misleading information, the buyer may be able to claim compensation after completion.

If you give incomplete information or fail to answer, this may delay the transaction or cause the buyer to withdraw.

For more information on the form and help answering the questions, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

- Answer the questions truthfully, completely and as accurately as you can from your own knowledge (or from information held by the owner if you are their representative)
- You are not expected to have legal or technical knowledge, but you are expected to have a reasonable basis for the answers that you give
- You might not know what occurred during a previous ownership of the property, but you should include information about anything you do know if relevant to the questions
- Check your answers match the information reasonably available to you
- If you do not know any answer, you must say so. If you are unsure about any of the questions, check the separate explanatory notes or ask your solicitor
- If any information you have given or arrangement you've made is wrong or has changed, inform your solicitor immediately
- Give your solicitor any documents or other papers which relate to the questions in the TA6 form. For example, copies of any planning permissions or building control consents. If any documents are lost or missing, tell your solicitor
- If any information in the TA6 form has been prepopulated, check the information and make sure it is accurate
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it
- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Definitions

'Buyer' means all buyers together where the property is being bought by more than one person.

'Completion' means the stage where:

- the sale price is paid to the seller
- ownership of the property passes to the buyer, and
- the seller hands over the keys

'Consents' means the formal permissions required from any person or body who has a legal right to control what happens to a property. Consents are often related to property developments or alterations.

'Freehold' means the outright ownership of the land and buildings on it.

'Flooding' means any case where land not normally covered by water becomes covered by water.

'Leasehold' means you have a lease of the property for a fixed number of years, with another person owning the freehold or a superior lease.

The lease will usually include obligations and restrictions. The person who owns the freehold or superior lease (the landlord) can enforce them and may require you to pay rent or other sums to them.

If the property is a flat or maisonette, the leasehold may not include the structure or common parts of the building or the land on which it stands.

'Listed building' means a property of special architectural or historic interest that is "listed" in the **National Heritage List for England** or the **National Historic Assets of Wales**.

'Property' includes all buildings and land within its boundaries.

'Sale contract' means the legal contract between the buyer and seller for the purchase/sale of the property.

It is a legal document. Once the contract is exchanged it is legally binding on all parties.

'Seller' means all sellers together where the property is owned by more than one person.

This includes anyone who is acting on their behalf as a personal representative, attorney or trustee, or a company.

'Solicitor' includes, for the purposes of this form, **'conveyancer' as defined by HM Land Registry Practice Guide 67**.

'Title deeds' means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

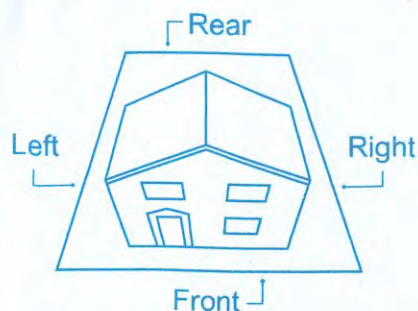
'Title plan' means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

'You' and **'your'** refers to the seller or, where applicable, the personal representatives, attorneys or trustees for the seller.

2. Boundaries

For more information and help answering these questions, see **section 2 of the explanatory notes**.

- 2.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:



(a) on the left?	☐ Seller	☐ Neighbour	☐ Shared	☒ Not known
(b) on the right?	☐ Seller	☐ Neighbour	☐ Shared	☒ Not known
(c) at the rear?	☒ Seller	☐ Neighbour	☐ Shared	☐ Not known
(d) at the front?	☒ Seller	☐ Neighbour	☐ Shared	☐ Not known

- 2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

☒ Plan attached ☐ To follow

- 2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

Yes ☒ No

If yes, please give details:

- 2.4 Does any part of the property or any building on the property overhang or project under the boundary of the neighbouring property or road? For example, cellars under the pavement, overhanging eaves or covered walkways.

Yes ☒ No ☐ Not known

If yes, please give details:

- 2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

Yes ☒ No

If yes, supply a copy and give details of any works carried out or agreed:

Attached

To follow

3. Disputes

For more information and help answering these questions, see **section 3 of the explanatory notes**.

3.1 Are you aware of any disputes or complaints about the property or a property nearby?

Yes ☐ No ☒

If yes, give details such as when this took place and who was involved:

3.2 Are you aware of anything that might lead to a dispute about the property or a property nearby?

Yes ☐ No ☒

If yes, please give details:

4. Notices

For more information and help answering these questions, see **section 4 of the explanatory notes**.

4.1 Are you aware of any notices, communications, negotiations or discussions which affect the property or a property nearby? For example, from or to a neighbour, council or government department.

Yes ☐ No ☒

If yes, please give details:

4.2 Are you aware of any plans or proposals to develop property or land nearby?

Yes ☐ No ☒

If yes, please give details:

4.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

Yes ☐ No ☒

If yes, please give details:

5. Alterations

For more information and help answering these questions, see **section 5 of the explanatory notes**.

5.1 Are you aware of any of the following alterations to the property?

(a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002	☒ Yes	☐ No
(b) extension	☐ Yes	☒ No
(c) conservatory	☐ Yes	☒ No
(d) loft conversion	☐ Yes	☒ No
(e) garage conversion	☐ Yes	☒ No
(f) removal of internal walls	☐ Yes	☒ No
(g) removal of chimney breast	☐ Yes	☒ No
(h) insulation	☐ Yes	☒ No
(i) other building works or changes to the property	☐ Yes	☒ No

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1(a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

NOT KNOWN.

(b) has all this work been completed?

☒ Yes ☐ No

If no, give details of what remains to be completed:

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

Attached ☐ To follow ☐ ☒ Not available

(d) if any of the work was undertaken during your ownership of the property:

(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

Yes ☐ ☒ No

(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

FITTED BY WINDOW COMPANY.

5.3 Is any part of the property used exclusively for non-residential purposes?

Yes ☐ No ☒

If yes, give details and supply a copy of any relevant planning permission:

Attached ☐ To follow ☐

5.4 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

Yes ☐ No ☒

If yes, please give details:

5.5 Are you aware of any planning or building control issues that need to be resolved?

Yes ☐ No ☒

If yes, please give details:

Solar power systems

5.6 Has a solar power system for generating electricity, hot water or heating been installed at the property?

Yes ☐ No ☒

If you answered 'no' to question 5.6, **continue to question 5.7** and do not answer questions 5.6(a)–(h)

(a) Is the system used only to provide hot water or heating and not to generate electricity?	Yes ☐	No ☐
--	------------------------------	-----------------------------

(b) Which year was the system installed? (YYYY)

(c) Do you own the system outright?	Yes ☐	No ☐
-------------------------------------	------------------------------	-----------------------------

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years. If yes, supply a copy of the lease.	Yes ☐	No ☐
--	------------------------------	-----------------------------

Attached ☐ To follow ☐

(e) Do you have a maintenance agreement in place for the system? If yes, supply a copy of the agreement.	Yes ☐	No ☐
--	------------------------------	-----------------------------

Attached ☐ To follow ☐

(f) Is there a battery for storing solar power?	Yes ☐	No ☐
---	------------------------------	-----------------------------

If yes, provide the make, model and storage capacity in kWh of the battery:

(g) Does the system feed into the National Grid?

Yes

No

If yes:

(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

Yes

No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

Attached

To follow

(iii) provide a copy of the electricity bill showing the credit paid for the generation.

Attached

To follow

(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

Attached

To follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

Attached

To follow

Not available

Listed buildings

5.7 Is the property (or any part of it) listed?

Yes



No

Not known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

Yes



No

Not known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

Yes



No

Not known

If yes, are you aware of any works carried out on those trees?

Yes



No

Not known

If yes, give details and provide a copy of the TPO along with any relevant documents:

Attached

To follow

6. Guarantees and warranties

For more information and help answering these questions, see **section 6 of the explanatory notes**.

6.1 Does the property have any of the following unexpired guarantees or warranties? If yes, supply a copy.

(a) new home warranty (e.g. NHBC or similar)	Yes	☒ No
	Attached	To follow
(b) damp proofing	Yes	☒ No
	Attached	To follow
(c) timber treatment	Yes	☒ No
	Attached	To follow
(d) windows, roof lights, roof windows or glazed doors	Yes	☒ No
	Attached	To follow
(e) roofing	Yes	☒ No
	Attached	To follow
(f) boiler or heating systems	☒ Yes	No
	☒ Attached	To follow
(g) underpinning	Yes	☒ No
	Attached	To follow
(h) insulation	Yes	☒ No
	Attached	To follow
(i) other (please state):	Yes	No
	Attached	To follow

6.2 Are you aware of any claims under any of these guarantees or warranties?

Yes ☒ No

If yes, please give details:

6.3 Are you aware of anything that may breach the terms and conditions of any of these guarantees or warranties?

Yes ☒ No

If yes, please give details:

7. Insurance

For more information and help answering these questions, see **section 7 of the explanatory notes**.

7.1 Do you insure the property?

Yes ☒ No

If no, who insures the property?

N/A

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

Yes ☒ No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

Yes ☒ No

If yes, give details, including the date(s) of any claim(s) and how they were resolved:

8. Environmental matters

For more information and help answering these questions, see **section 8 of the explanatory notes**.

Flooding

8.1 Are you aware of the property or any part of it ever being flooded? Yes ☒ No

If yes, what type of flooding took place?

Ground water Yes ☒ No

Sewer flooding Yes ☒ No

Surface water Yes ☒ No

Coastal flooding Yes ☒ No

River flooding Yes ☒ No

Other Yes ☒ No

Give details about the date(s) any flooding occurred and which parts flooded:

8.2 Are you aware of any defences installed at the property to prevent flooding?

Yes ✓ No Not known

If yes, please give details:

Radon

8.3 Are you aware of any radon tests that have been carried out on the property?

Yes ✓ No Not known

If yes:

(a) supply a copy of the report Attached To follow

(b) was the test result below the 'recommended action level'? Yes No

8.4 Were any remedial measures undertaken to reduce radon gas levels in the property?
Measures could have been undertaken during construction or while adding an extension.

Yes ✓ No Not known

Green Deal

8.5 Have any installations in the property been financed under the Green Deal scheme?

Yes ✓ No

If yes, give details of all installations and supply a copy of your last electricity bill:

Attached To follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

Yes ✓ No Not known

If yes, is there a Japanese knotweed management and treatment plan in place?

Yes No Not known

If yes, provide a copy of the plan with any insurance cover linked to the plan.

Attached To follow

8.7 Has a Japanese knotweed survey been carried out in relation to the property?

Yes ✓ No Not known

If yes, provide a copy of the survey.

Attached To follow

9. Rights and informal arrangements

For more information and help answering these questions, see **section 9 of the explanatory notes**.

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

Yes ☒ No

If yes, please give details:

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

Yes ☒ No ☐ Not applicable

If yes, give details of how much, how often and who you pay:

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes ☒ No ☐ Not known

If yes, please give details:

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

Yes ☒ No

If yes, please give details:

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

Yes ☒ No ☐ Not applicable

If yes, specify whether you receive this payment or if it is made to a third party.
Include details about how much is paid and how often payments are made:

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

Yes ☒ No ☐ Not known

If yes, please give details:

Facilities crossing the property or any other property

9.7 Are you aware of any drains, pipes or wires serving the property that cross any other property?

Yes No ☒ Not known

9.8 Are you aware of any drains, pipes or wires leading to any other property that cross the property?

Yes No ☒ Not known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

Yes ☒ No Not known

If yes, supply a copy or give details:

Attached To follow

10. Parking

For more information and help answering these questions, see [section 10 of the explanatory notes](#).

10.1 What are the parking arrangements at the property?

PARKING TO THE REAR, ACCESS VIA GATES ALSO PARKING
OFF BACK LANE.

10.2 Is a permit required for on-road parking?

Yes ☒ No

10.3 Does the property have an electric vehicle (EV) charging point?

Yes ☒ No

If yes:

(a) specify the type of EV charger, connector and its location and provide building regulation approvals:

Attached To follow

(b) does an EV charging cable have to cross the public pavement?

Yes ☒ No

If yes, specify any relevant local authority licence or terms and conditions:

11. Services

For more information and help answering these questions, see **section 11 of the explanatory notes**.

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

Yes ☒ No

If yes, give details including when this work took place:

11.2 Does the property have any certificates for electrical installation works?

Yes ☒ No

If yes, please supply a copy.

Attached ☐ To follow ☐

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

☒ Yes ☐ No

If yes, please supply a copy.

☒ Attached ☐ To follow

Heating systems

11.4 How is the property heated? Tick all that apply:

☒ Mains gas	☐ Oil	☐ Heat pumps
☐ Liquid gas	☐ Electricity	☐ Underfloor
☐ Woodburning / multi-fuel stove	☐ Other	

If other, please give details:

(a) When was the heating system installed? (DD/MM/YYYY)

Date: ☒ Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

Date: 24 / 02 / 2025 Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

Yes ☐ ☒ No ☐ Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

☒ Attached ☐ To follow ☐ None

(e) Supply a copy of the latest inspection report.

☒ Attached ☐ To follow ☐ None

(f) Is the boiler and heating system working?

☒ Yes No Not known

(g) In what year was the boiler and heating system last serviced or maintained?

Year: 5 / 09 / 2025 Not known

Please supply a copy of any service report.

☒ Attached To follow

(h) If there is more than one heating system, attach answers to 11.4(a)–(g) separately.

Attached To follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

☒ Yes No Not known

(b) surface water drainage?

☒ Yes No Not known

11.6 Is sewerage for any part of the property provided by:

(a) a septic tank?

Yes ☒ No

(b) a sewage treatment plant?

Yes ☒ No

(c) a cesspool?

Yes ☒ No

If your answer is yes to any question in 11.6(a)–(c), answer question 11.7 below.
Otherwise continue to **question 12**.

11.7 If yes:

(a) when did the discharge commence? (MM/YYYY)

Month/Year: Not known

(b) when was the system installed? (MM/YYYY)

Month/Year:

(c) when was the sewerage system last replaced or upgraded? (MM/YYYY)

Month/Year:

(d) if a cesspool, when was the container last emptied? (MM/YYYY)

Month/Year:

(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year:

(f) does the sewerage system discharge to the ground or to surface water?

Ground Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

Yes No

(h) is the use of the sewerage system shared with other properties?

Yes No

If yes, give details about how many properties share the system, the arrangements for jointly managing it and how the costs are shared:

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

Yes No

If yes, supply a plan showing the location of the system and how access is obtained.

Attached To follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

Attached To follow Not applicable

12. Connection to services

For more information and help answering these questions, see **section 12 of the explanatory notes**.

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity

☒ Yes No

Provider's name:

e-on

Location of meter:

IN WALK-IN CUPBOARD, KITCHEN.

MPAN number:

Mains gas

☒ Yes No

Provider's name:

e-on

Location of meter:

OUTSIDE FRONT OF HOUSE

MPRN number:

Mains water

☒ Yes No

Provider's name:

WELSH WATER

Location of stopcock:

UNDER SINK

Location of meter (if any):

N/A

Mains sewerage ☒ Yes ☐ No

Provider's name: *WELSH WATER*

Small sewage treatment plant ☐ Yes ☒ No

Provider's name:

Make/model:

Service provider's name:

Shared ground / air source heat pumps ☐ Yes ☒ No

Provider's name:

Make/model:

Service provider's name:

Telephone ☐ Yes ☐ No

Provider's name: *NOT KNOWN*

Broadband ☐ Yes ☐ No

Provider's name: *NOT KNOWN*

If there are any other services, please give details:

13. Transaction information

For more information and help answering these questions, see **section 13 of the explanatory notes**.

13.1 Does this sale depend on you completing the purchase of another property on the same day?

Yes ☐ No ☒

13.2 Do you have any special requirements about a moving date?

Yes ☐ No ☒

If yes, please give details:

Occupiers

13.3 Do you live at the property?

Yes ☐ No ☒

13.4 Does anyone else, aged 17 or over, live at the property?

☒ Yes ☐ No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

☒ Yes ☐ No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

☐ Yes ☒ No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

☐ Yes ☒ No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

☐ Attached ☒ To follow

14. Completion

For more information and help answering these questions, see [section 14 of the explanatory notes](#).

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

☐ Yes ☐ No ☒ No mortgage

14.2 Will you ensure that before or on completion:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☐ Yes ☒ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☐ Yes ☒ No

(c) reasonable care will be taken when removing any other fittings or contents?

☐ Yes ☒ No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

☐ Yes ☒ No

15. Additional information about your answers

15.1 Please supply copies of all consents that have been given under any covenants, estate management schemes or other restrictions affecting the title to the property for all actions you have disclosed in your answers to questions 5 (Alterations), 8.5 (Green Deal), 10.3 (EV charging points) and 11 (Services).

Tick all that apply.

Attached	To follow
☒ Not applicable	Not available

(a) List the consents that are attached or to follow:

Consents attached:

Consents to follow:

(b) List any consents that are not available:

15.2 If there is any further information about **any of your answers on this form**, provide details below and/or supply additional documents.

CONCERN OVER GDPR DISCLOSURE.

Attached	To follow	Not applicable
----------	-----------	----------------

Each seller should sign this form to confirm that the information provided is truthful and complete to the best of their knowledge.

Signed:

[Redacted Signature]

Dated:

12/06/2026

Signed:

[Redacted Signature]

Dated:

12/06/2026 .

Signed:

Dated:

Signed:

Dated:

Law Society Fittings and Contents Form (3rd edition)

Address of the property

26 Ffordd Ganol
Bridgend, Mid Glamorgan

Postcode C F 3 1 1 T R

Full names of the seller

Seller's solicitor

Name of solicitor's firm

SB Lawyers Limited

Address

126 Clifton Street
Roath
Cardiff
CF24 1LX

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1

FIXTURES/FITTINGS

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	☒	☐	☐		NEW, 4 YEARS WARENTY
Radiators/wall heaters	☒	☐	☐		
Night-storage heaters	☐	☐	☒		
Free-standing heaters	☐	☐	☒		
Gas fires (with surround)	☐	☐	☒		
Electric fires (with surround)	☒	☐	☐		
Light switches	☒	☐	☐		
Roof insulation	☒	☐	☐		
Window fittings	☐	☐	☒		
Window shutters/grilles	☐	☐	☒		
Internal door fittings	☒	☐	☐		
External door fittings	☒	☐	☐		
Doorbell/chime	☐	☐	☒		

1

	Included	Excluded	None	Price	Comments
Electric sockets	☒	☐	☐		
Burglar alarm	☐	☐	☒		
<i>Other items (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

2

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	☒	☐	☐	☐	☐		
Extractor hood	☒	☐	☐	☐	☐		
Oven/grill	☒	☐	☐	☐	☐		
Cooker	☐	☐	☐	☐	☒		
Microwave	☐	☐	☐	☐	☒		
Refrigerator/fridge-freezer	☐	☐	☐	☐	☒		
Freezer	☐	☐	☐	☐	☒		
Dishwasher	☐	☐	☐	☒	☐		
Tumble-dryer	☐	☐	☐	☐	☒		
Washing machine	☐	☐	☐	☒	☐		
<i>Other items (please specify)</i>							
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

3

Bathroom

	Included	Excluded	None	Price	Comments
Bath	☒	☐	☐		
Shower fitting for bath	☒	☐	☐		
Shower curtain	☒	☐	☐		GLASS SCREEN
Bathroom cabinet	☐	☐	☒		
Taps	☒	☐	☐		
Separate shower and fittings	☐	☐	☒		
Towel rail	☐	☐	☒		
Soap/toothbrush holders	☐	☒	☐		
Toilet roll holders	☒	☐	☐		
Bathroom mirror	☐	☒	☐		

4

Rooms

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☒	☐	☐		
Living room	☐	☒	☐		
Dining room	☐	☒	☐		
Kitchen	☐	☒	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	☐	☒	☐		
Living room	☐	☒	☐		
Dining room	☐	☒	☐		
Kitchen	☐	☒	☐		
Bedroom 1	☐	☒	☐		
Bedroom 2	☐	☒	☐		
Bedroom 3	☐	☒	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
Curtains/blinds					
Hall, stairs and landing	☐	☒	☐		
Living room	☐	☒	☐		
Dining room	☐	☒	☐		
Kitchen	☐	☒	☐		
Bedroom 1	☐	☒	☐		
Bedroom 2	☐	☒	☐		
Bedroom 3	☐	☒	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☒	☐	☐		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
<i>Other rooms (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☒	☐		
Living room	☐	☒	☐		
Dining room	☐	☒	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☐	☒	☐		
Bedroom 2	☐	☒	☐		
Bedroom 3	☐	☒	☐		

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

	Included	Excluded	None	Price	Comments
Garden furniture	☐	☒	☐		
Garden ornaments	☐	☒	☐		
Trees, plants, shrubs	☐	☒	☐		
Barbecue	☐	☒	☐		
Dustbins	☐	☒	☐		
Garden shed	☐	☒	☐		
Greenhouse	☐	☒	☐		
Outdoor heater	☐	☒	☐		
Outside lights	☐	☒	☐		
Water butt	☐	☒	☐		
Clothes line	☒	☐	☐		
Rotary line	☐	☒	☐		
<i>Other items (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

9

	Included	Excluded	None	Price	Comments
Telephone receivers	☐	☒	☐		
Television aerial	☐	☒	☐		
Radio aerial	☐	☒	☐		
Satellite dish	☐	☒	☐		

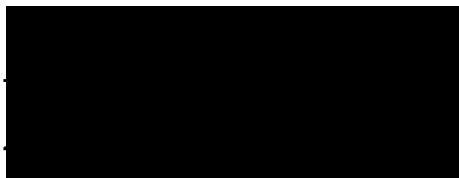
10

	Included	Excluded	None	Price	Comments
Oil	☐	☐	☒		
Wood	☐	☐	☒		
Liquefied Petroleum Gas (LPG)	☐	☐	☒		

11

	Included	Excluded	Price	Comments
	☐	☐		
	☐	☐		
	☐	☐		
	☐	☐		

Signed:



Dated:

12/06/2026

Signed:

Dated:

12/06/26

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

Brooks House
Coventry Road
Warwick
CV34 4LL

T 0344 871 1525

E info@baxi.co.uk

W baxi.co.uk

18th March 2025

Warranty Registration Confirmation

Thank you for choosing to have a BAXI 430 COMBI 2.1 installed at 26 Ffordd Ganol. We are pleased to tell you that we have registered your 5 year warranty. We have also registered the appliance with Gas Safe and your Gas Safe certificate is enclosed.

It is a legal requirement for homeowners in England, Wales and Isle of Man to notify their local authority building control when a new boiler and/or cylinder is installed at their property. Your installer has told Gas Safe about the work carried out and they have informed your local authority building control on your behalf.

The certificate confirms that the work has been carried out by a Gas Safe registered business, complies with the Gas Safety (Installation and Use) Regulations and meets the relevant Building Regulations. Please keep the certificate safely - you will need it if you decide to sell your property.

Your 5 year parts and labour warranty runs from the date your appliance was installed. For full terms and conditions please check the paperwork that came with it or visit baxi.co.uk.

Please note: We have already registered your appliance for its warranty, so you do not need to register the warranty yourself.

Annual services

To make sure your appliance works safely and efficiently and that your warranty remains valid, you should have it serviced annually. The first service is due when it is about 12 months old, and then at the same time every year after that. You may like to ask your original Gas Safe registered installer to carry out this service for you. Alternatively, please contact Baxi Customer Support on 0344 871 1545 and we can arrange for one of our own engineers to do it.

Please make sure the engineer who services your appliance records it in the service logbook in the user instructions. Please keep this in a safe place because we may ask to see it if you need to make a claim under your warranty.

In-warranty help

If you need help with your appliance while it is still under warranty, please contact your original installer in the first instance. If they are unable to help you, please contact Baxi Customer Support* on 0344 871 1545 or book a boiler repair online at baxi.co.uk/booking.

Thank you once again for choosing a BAXI 430 COMBI 2.1. We look forward to helping you look after it for many years to come.

Yours sincerely,
Baxi Customer Support

*Lines are open Mon-Fri 8am to 6pm and Sat/Sun 8.30am to 2pm

BAXI

remeha

megaflo

ANDREWS
WATER HEATERS

HEATRAESADIA

MAIN
HEATING

POTTERTON

BUILDING REGULATIONS COMPLIANCE

This is a Building Regulations Compliance Certificate:

It confirms the work detailed below has been carried out by a Gas Safe registered business. It is also confirmation from the business that the work:

- was carried out in accordance with the Gas Safety (Installation and Use) Regulations, as well as all other relevant industry standards
- has been self certified as being compliant with section 4 and 7 of the Building Regulations in England, Wales and Isle of Man.

This certificate is evidence, but not conclusive evidence, that the requirements of the building regulations have been complied with.

It is a legal requirement for anyone carrying out gas work on your behalf to be Gas Safe registered, please remember to check your engineer's licence card before you have any gas work carried out.

Registered businesses can self certify that their work complies with building regulations in England, Wales and Isle of Man. This assists you in complying with your obligation to notify your local authority building control as the property owner, and this certificate confirms this notification has been done for you.

Thank you for using a Gas Safe registered business. Gas Safe Register recommends that you have your gas appliances checked for safety annually. If you have any questions about this certificate please contact the certificate issuer on the details in the bottom left hand corner of this certificate.

Property Address:

26 Ffordd Ganol
BRIDGEND
CF31 1TR

Certificate No.

29394366

Gas Safe Register has been notified that the work detailed below has been undertaken.

Work completed by:

GARETH THOMAS

On behalf of:

I Heat Plumbing and Heating

Registration Number:

621985

Date of work:

25/02/2025

Install a gas-fired boiler
BAXI 430 COMBI 2.1

Certificate issued by:

BDR Thermea
Brooks House, Coventry Road
Warwick CV34 4LL
support@baxiworks.co.uk

Certificate authorised by:

Gas Safe Register
PO Box 631
Darlington DL1 9GD
www.GasSafeRegister.co.uk

Gas Safe Register has notified your local authority building control of the work detailed on this certificate.

Gas Safe Register inspects the work of registered businesses to ensure gas safety standards are maintained. Should your property be selected for inspection your co-operation in gaining access to inspect the work will be appreciated.

Please note that the contract for the work carried out is between yourself and the named business. Gas Safe Register can take no responsibility for the standard of work carried out. However, if you have any concerns regarding gas safety please contact your engineer.



LANDLORD / HOME OWNER GAS SAFETY RECORD

SERIAL No

CP12 9385538



This form allows the recording of the results of the required checks as defined by the Gas Safety (Installation and Use) Regulations. Chimney systems, when checked, were inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the chimney system has not been carried out. The information recorded on this form does not confirm that the installation was installed by a person licensed by Gas Safe Register nor that the installation complies with any relevant Building Regulations. A Visual Inspection Only is based on a visual check and risk assessment for obvious defects and no physical tests have been undertaken. Unless the visual check identifies the appliance is not 'Safe to Use' it will indicate that the appliance is 'Not Tested' (NT).

JOB ADDRESS

Registered Accommodation (Y/N) ☒ YES

LANDLORD DETAILS

Appliance No

REGISTERED BUSINESS DETAILS

Name:

Name:

Reg No:

Address:

Address:

Company:

Postcode:

Postcode:

Address:

Tel No:

Tel No:

Postcode:

Postcode:

Tel No:

Tel No:

Tel No:

APPLIANCE DETAILS

No. of Appliances (Select Below) 2

	Location	Appliance Type	Make	Model	Chimney/Flue Type (FLO/FRS)	Landlord's Appliance (Yes/No/NA)	Appliance Checked (Yes/No)
1	Living Room	Boiler	Boiler	Hotpoint	FLS	Yes	Yes
2	Kitchen	Hot	Hotpoint	Hotpoint	FLS	Yes	Yes
3							
4							

INSPECTION / SAFETY CHECKS				CHIMNEY CHECKS		COMBUSTION READING(S)		APPLIANCE SUMMARY			AUDIBLE CO DETECTOR		
Ventilation Satisfactory (Yes/No)	Operating Pressure or Heat Input (mbar/kW)	Safety Device(s) Correct Operation (Yes/No)	Visual Condition Satisfactory (Yes/No/NA)	Chimney/Flue Performance (Pass/Fail/NA)	Initial (If Applicable)	Final (If Applicable)	Serviced (Yes/No)	Visual Inspection Only (Yes/No)	Safe To Use (Yes/No/NT)	Correctly Installed (Yes/No/NA)	In Date (Yes/No/NA)	Test Satisfactory (Yes/No/NA)	
1 Yes	19	Yes	Yes	Pass	0.0015	0.0015	Yes	NO	Yes	Yes	Yes	Yes	
2 Yes	20	Yes	NA	NA	NA	NA	NO	NO	Yes	Yes	Yes	Yes	
3													
4													

APPLIANCE DEFECT(S) IDENTIFIED

REMEDIAL ACTION TAKEN

INSTALLATION GENERAL (Yes/No/NA)

Emergency Control Valve Satisfactory:

Yes

Gas Installation Pipework Satisfactory (Visual):

Yes

Meter / Cylinder Installation Satisfactory (Visual):

Yes

Gas Installation Correct Materials Used (Visual):

Yes

Main Protective Bonding Satisfactory (Visual):

No

Gas Tightness Test Satisfactory:

Yes

DETAILS OF OTHER WORK CARRIED OUT (By Service etc.)

OBSERVATIONS / COMMENTS / REMEDIAL WORK REQUIRED

NEXT

SAFETY CHECK

DUE BEFORE

05/09/20

Issued by:

Print Name:

Licence No:

Signed:

Issue Date:

05/09/25

Received by:

Print Name:

Signed:

Signed:

Signed:

Signed:

Tenant / Home Owner / Landlord / Other (Please state)

Tenant

Home Owner

Landlord

Other

(Please state)

No one present at the time of visit

☐

**DOMESTIC ELECTRICAL INSTALLATION
CONDITION REPORT**

Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Certificate Reference:

1 DETAILS OF THE PERSON ORDERING THE REPORT

Client:

Address:

2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:
Safety assessment requested by client.

Date(s) on which inspection and testing was carried out: 01/11/2021

3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: 26 Ffordd Ganol, Bridgend, CF31 1TR

Estimated age of wiring system:	20 years	Evidence of additions/ alterations:	Yes	if yes, estimated age:	N/A years
Installation records available? (Regulation 651.1)	Yes	Date of last inspection:	02/09/2010		

4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:
50% of the installation in accordance with item 3.8.2 of Guidance Note 3.

Agreed limitations including the reasons (see Regulation 653.2):

No Lifting of floor boards or inspection of loft space.
Unable to test lights as due to access to light fittings.

Agreed with: David and Elaine Davies

Operational limitations
including the reasons: none

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2018.
It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of its suitability for continued use*:

SATISFACTORY

* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

6 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by:

10 Years or change of tenant/owner

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

7 OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

✓ There are no items adversely affecting electrical safety

or

N/A The following observations and recommendations are made

Item No	Observations	Classification Code
1	Main Gas bond completed at entry of the house not directly to the meter external to the property.	C3
2	Evidence of washing machine installed in front of distribution board	C3
3		

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 **Danger Present**
Risk of injury. Immediate remedial action required

C2 **Potentially dangerous**
Urgent remedial action required

C3 **Improvement recommended**

FI **Further investigation required without delay**

Immediate remedial action required for items: N/A

Urgent remedial action required for items: N/A

Improvement recommended for items: 1, 2

Further investigation required for items: N/A

8 GENERAL CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

Installation is in good satisfactory condition, some appliances are a little dated and would recommend updating by next inspection.

9 DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section 4 of this report.

Trading Title: Ford Electrical

Address: 38 Lowland close
Bridgend

Registration Number
(if applicable): 11951515

Telephone Number:

Postcode: CF31 5BU

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Owain Ford Position: Electrician Signature: Date: 01/11/2021

10 TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	Fluke 8104274	Earth electrode resistance:	n/a
Insulation resistance:	Fluke 8104274	Earth fault loop impedance:	Fluke 8104274
Continuity:	Fluke 8104274	RCD:	Fluke 8104274

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors				Nature of Supply Parameters				Supply Protective Device	
TN-S ✓	1-phase (2 wire): ✓	1-phase (3 wire): N/A			Nominal voltage(s): U: 240 V Uo: 230 V				BS(EN): 88-2 Fuse HRC	
TN-C-S N/A	3-phase (3 wire): N/A	3-phase (4 wire): N/A			Nominal frequency, f: 50 Hz				Type: gG	
TT N/A	Other: N/A				Prospective fault current, Ipf: 0.521 kA				Rated current: 60 A	
	Confirmation of supply polarity:				External earth fault loop impedance, Ze: 0.46 Ω				Short-circuit capacity: 80 kA	

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing		Details of Installation Earth Electrode (where applicable)						
Distributor's facility:	✓	Type:	N/A		Location:	N/A		
Installation earth electrode:	N/A	Resistance to Earth:	N/A	Ω	Method of measurement:	N/A		
Maximum Demand (Load):		60 Amps	Protective measure(s) against electric shock:			ADS		
Main Switch / Switch-Fuse / Circuit-Breaker / RCD								
Type	4293 RCD	Current rating:	80	A	Supply conductors material:	Copper	If RCD main switch:	
BS(EN):							Rated residual operating current (IΔn):	30 mA
Number of poles:	2	Fuse/device rating or setting:	80	A	Supply conductors csa:	16 mm ²	Rated time delay:	N/A ms
		Voltage rating:	240	V			Measured operating time (at IΔn):	51.5 ms
Earthing and Protective Bonding Conductors								
Earthing conductor			Connection/continuity verified:			Bonding of extraneous-conductive parts		
Conductor material:	Copper	csa: 16 mm ²	✓		To water installation pipes:	LIM	To gas installation pipes:	✓
Main protective bonding conductors			Connection/continuity verified:		To oil installation pipes:	N/A	To lightning protection:	N/A
Conductor material:	Copper	csa: 10 mm ²	✓		To structural steel:	N/A	To other service(s):	N/A

INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Comments	Outcome
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)		
1.1	Service cable	N/A	✓
1.2	Service head	N/A	✓
1.3	Earthing arrangement	N/A	✓
1.4	Meter tails	N/A	✓
1.5	Metering equipment	N/A	✓
1.6	Isolator (where present)	N/A	✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	✓
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	✓
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	N/A	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A	✓
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	✓
4.2	Security of fixing (134.1.1)	N/A	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	N/A	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	N/A	✓
4.6	Presence of main linked switch (as required by 462.1.201)	N/A	✓
4.7	Operation of main switch (functional check) (643.10)	N/A	✓
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	N/A	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	N/A	✓
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	✓
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	✓
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	✓
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	N/A	✓

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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14 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Comments	Outcome
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	N/A	✓
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	N/A	✓
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	✓
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A	✓
4.19	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	N/A	✓
4.20	Confirmation of indication that SPD is functional (651.4)	N/A	✓
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	N/A	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	✓
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	✓
5.0 FINAL CIRCUITS			
5.1	Identification of conductors (514.3.1)	N/A	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	N/A	✓
5.3	Condition of insulation of live parts (416.1)	N/A	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	✓
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	N/A	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	N/A	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	✓
5.10	Concealed cables installed in prescribed zones (see Section 4. Extent and Limitations) (522.6.202)	N/A	✓
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section 4. Extent and Limitations) (522.6.204)	N/A	LIM
5.12 Provision of additional requirements for protection by RCD not exceeding 30mA:			
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	N/A	✓
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	✓
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	✓
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	✓
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	N/A	✓

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further Investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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15 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

Item	Description	Comments	Outcome
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	✓
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	LIM
5.17 Termination of cables at enclosures - indicate extent of sampling in Section 4 of the report (Section 526)			
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	N/A	✓
5.19	Suitability of accessories for external influences (512.2)	N/A	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	N/A	✓
6.0 LOCATION(S) CONTAINING A BATH OR SHOWER			
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	N/A	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	✓
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)	N/A	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	✓
7.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS			
List all other special installation or locations present, if any. (Record separately the results of particular inspections)			
7.1	N/A	N/A	
7.2	N/A	N/A	
7.3	N/A	N/A	
7.4	N/A	N/A	
7.5	N/A	N/A	
7.6	N/A	N/A	
7.7	N/A	N/A	
7.8	N/A	N/A	
7.9	N/A	N/A	
7.10	N/A	N/A	

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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16 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit:

D.B. 1

Location:

Cupboard in kitchen

Prospective fault current:

4 kA

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: CSA		Overcurrent protective devices		RCD	Circuit Impedances (Ohms)				Insulation resistance		AFDD													
					Live	cpc	Max disconnect time permitted by BS7671 s	BS(EN)		Type No	A Rating	VA Capacity	mA Operating current, I _{Δn}	Ω Maximum Z _s permitted by BS7671	Ring final circuits only (measured end to end)		All circuits (one column to be completed)	Live - Live MΩ	Live - Earth MΩ	A Test voltage	Polarity	Maximum measured earth fault loop impedance Z _s	Disconnection time ms	Test button operation	Test button operation				
															r ₁ (Line)											r _n (Neutral)	r ₂ (cpc)	R ₁ +R ₂	R ₂

1	Spare	A	A	18	2.5	1.5	0.4	3871	2	30	10	30	1.04	.52	0.82	0.44	N/A	> 200	> 200	500	✓	0.35	51.5	✓	N/A
2	Sockets	A	A	1	6	4	0.4	3871	2	30	10	30	1.04	N/A	N/A	0.21	N/A	> 200	> 200	500	✓	0.39	51.5	✓	N/A
3	Cooker	A	A	1	2.5	1.5	0.4	3871	2	15	10	30	2.08	N/A	N/A	0.77	N/A	> 200	> 200	500	✓	1.13	51.5	✓	N/A
4	Water heater	A	A	5	1.5	1.5	0.4	3871	2	5	10	30	6.18	N/A	N/A	lim	N/A	> 200	> 200	500	✓	lim	51.5	✓	N/A
5	Down lights	A	A	5	1.5	1.5	0.4	3871	2	5	10	30	6.18	N/A	N/A	lim	N/A	> 200	> 200	500	✓	lim	51.5	✓	N/A
6	Up Lights	A	A	5	1.5	1.5	0.4	3871	2	5	10	30	6.18	N/A	N/A	lim	N/A	> 200	> 200	500	✓	lim	51.5	✓	N/A
7																									

CODES FOR TYPE OF WIRING	A		B		C		D		E		F		G		H		O - Other	
	Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in nonmetallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in nonmetallic trunking	Thermoplastic cables in metallic trunking	Thermoplastic cables in metallic trunking	Thermoplastic cables in nonmetallic trunking	Thermoplastic cables in nonmetallic trunking	Thermoplastic cables in nonmetallic trunking	Thermoplastic /SWA cables	Thermoplastic /SWA cables	Thermosetting /SWA cables	Mineral insulated cables	N/A	N/A	N/A	N/A

This form is based on the model shown in Appendix 6 of BS 7671:2018.

Ref:

Energy performance certificate (EPC)

26 Ffordd Ganol
BRIDGEND
CF31 1TR

Energy rating

D

Valid until: **7 May 2036**

Certificate number: **0136-3061-1205-6306-8204**

Property type: Semi-detached house

Total floor area: 84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 235 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- System build present

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,470 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £50 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 12,303 kWh per year for heating
 - 2,608 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.6 tonnes of CO₂

This property's potential production 3.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£5,000 - £10,000	£50
2. Solar photovoltaic panels	£8,000 - £10,000	£226

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

[Speak to an advisor from Nest \(www.gov.wales/get-help-energy-efficiency-your-home-nest\)](http://www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest \(www.gov.wales/get-free-home-energy-efficiency-improvements-nest\)](http://www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gerry Newman-Jones
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021071
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 May 2026
Date of certificate	8 May 2026
Type of assessment	RdSAP

