Statutory Declaration

I .....Rachel Boase.....(Print Full Name)

Of .....The Yoga Barn, 88 Ridge, Chilmark, Salisbury, Wiltshire, SP3 5BS.....
(Current Home Address)

and Previously Of:
Damson Cottage, 88 Ridge, Chilmark, Salisbury, Wiltshire, SP3 5BS
(Previous Address)

do solemnly and sincerely declare as follows:

From 3.10.2020 to the present day I have lived in The Yoga Barn as an independent dwelling. It meets all my needs in terms of living, cooking, heating, parking, bathroom and sleeping and is a fully self contained.

The Yoga Barn, 88 Ridge, Chilmark, Salisbury, SP3 5BS.....
(Address where you are living from 3.10.2020 to April 2023)

and I make this solemn declaration conscientiously believing the same to be true by virtue of the provisions of the Statutory Declarations Act 1835

Declared at STEPHENS SCOWN LLP, CURZON HOUSE, SOUTHERNHAY WEST, EXETER EX1 1RS (place of declaration)

This 17 day of APRIL 2023.....

[redacted]
(Signature of applicant making the Declaration)

Before me....[redacted].....
A solicitor authorised to administer oaths on behalf of:-

Official Stamp or Headed Paper

Stephens Scown LLP
Curzon House
Southernhay West
EXETER
EX1 1RS

Name and Address of Solicitors

Tenancy Agreement

TWO COPIES OF THIS AGREEMENT SHOULD SIGNED – ONE FOR PROPERTY OWNER AND ONE FOR TENANT

Address:	**Damson Cottage, 88 Ridge, Chilmark, Salisbury, Wiltshire, SP3 5BS**
The Property:	The Yoga Barn at 88 Ridge, as agreed between the Property Owner and the Tenant.
The Property Owner:	Rachel Boase of Damson Cottage, 88 Ridge, Chilmark, SP3 5BS
The Tenant:	Bridget Woodward previously of 53 Middle Street, Salisbury SP2 8LN
The Term:	The Term begins on 3rd March 2017
Early Termination:	By mutual agreement, either party may at any time end this Agreement by giving to the other written notice of **two months.**
The Payment:	The rent shall be **£780.00** per month payable in advance on the same day 3rd day of each month and will constitute payment for The Yoga Barn.
The Deposit:	The deposit is the sum of **£750.00**
The Inventory:	Referring to the list of the property owner's possessions (which the Tenant is permitted to use) which has been checked and signed by both the owner and the Tenant.
Utilities included:	**Broadband & Line rental:** Supplied by Utilities Warehouse on dedicated modem and line to The Yoga Barn, 88 Ridge, Chilmark, SP3 5BS. Telephone: 01747 879362. **Electricity**: Separately metered. **Water**: Metered and calculated as 1/5th usage of total supplied to 88 Ridge. Supplied by Penning Water, Fonthill Estate and billed quarterly. **Water Softener**: Salt use as required supplied by On Tap Water Treatment.
Additional:	**Wood:** Tenant to source and pay separately for own wood for log burning stove as required and stored in sole use log store adjacent to The Yoga Barn. **Garden**: Maintain garden and outside space as per attached plan. **Parking space**: Maintain in good order as per attached plan. **Cleaning**: Tenant to allow access for cleaning as required.

Signed: Property Owner - RACHEL BOASE [redacted]

Signed: Tenant - Bridget Woodward

Dated: 17.2.17

Tenancy Agreement

This Agreement comprises of the details printed on page one and of the terms and conditions printed below whereby The Yoga Barn is licensed by the Property Owner and accepted by the Tenant for occupation during the Term having made the Payment and paid the Deposit as specified above. This Agreement is personal to the Tenant and is not assignable. It will terminate automatically with no notice if the Tenant ceases to reside at The Yoga Barn or fails to make one or more of the payments which are due.

Terms and conditions:

The Tenant's obligations:

1. To pay monies owed to the Property Owner at the times and in the manner set out on the first page of the Agreement.
2. To keep the interior and exterior of The Yoga Barn, garden and parking area in a good condition, in a clean state, without damage or injury to any part. The Yoga Barn is furnished, and the furniture to be used without damaging it. To be careful in the use of existing fixtures and fittings. To notify the Property Owner of any damage, breakages, or dysfunction immediately so they may address the issue promptly.
3. **Not make any alterations or addition to The Yoga Barn, redecorate or paint in any way. Not to use blue tack on the walls or surfaces. Not to hang any pictures and not to add any fixings or nails or pins to the walls in any way. Not to drill or apply hooks or additions to the exterior.**
4. **To use the parking areas shown on the plan attached and not to obstruct access on the track which also provides access to the adjacent paddock for tending livestock.**
5. To retain in The Yoga Barn all of the items listed in the Inventory and ensure they remain in a good and clean condition.
6. No pet, animal or bird is to be kept at The Yoga Barn without prior consent of the Property Owner.
7. Tenant has sole use of the paved area and garden and parking area as shown on the attached plan.
8. Not to let or share any rooms at the Property, or take in any lodger or paying guest or, without the consent of the Householder (not to be unreasonably withheld), to permit any person to sleep or stay at the Property. The Householder retains absolute discretion with regards to the identity of any occupiers (if any).
9. To not do or permit others to do anything on or at the Property which may be or become a nuisance or annoyance to others including: the Householder, any other occupiers of the Property, or occupiers of nearby premises. Nor may they do or permit others to engage in activities which may in any way prejudice the insurance of the Property or increase the insurance premium payable by the Householder.
10. **Not to have any fires** in the garden, on the patio outside and adjacent to the Yoga Room which is of timber construction. To be conscious about any fires or candles used within or outside the Room or any other activity which would construe a fire hazard.
11. To smoke outside only and dispose of cigarette buts and litter in a bin.
12. To only occupy the Room in a manner befitting that of a private residence and not to conduct business therein.
13. To dispose of rubbish in bags and place in the bins provided solely for the use of The Yoga Barn. (Cardboard and plastic goes in the recycling bin with a blue lid. Household waste into the green bin. Tins and glass into the black box). Collections days are Tuesday.
14. To not flush ANYTHING except toilet paper down the loo (NO wet wipes, feminine hygiene products, nappies, kitchen roll, hair, condoms, etc) as all the drainage at the Property passes into a sewage treatment plant (STP) and then discharges into the water course and is categorically not designed to accept bulky items. Also to please use the bin provided for other sanitary items.
15. Wood to be sourced and paid for separately by Tenant.

Signed: Property Owner - RACHEL BOASE [redacted]

Signed: Tenant - Bridget Woodward [redacted]

Dated: 17.2.17

16. To pay overdue rental payments subject to interest at rate of **5%** per annum calculated from the date payment is due up until the date of payment received.
17. To forfeit The Yoga Barn at the end of the Term in the same condition and state it was in at the beginning of the Term, including cleanliness.
18. To supply the Property Owner with a forwarding address when the Agreement terminates and remove all waste and personal items (including the Tenant's own equipment/furniture) from The Yoga Barn and environs before leaving.

The Deposit:

19. The Deposit will be held by the Property Owner for the duration of this agreement and refunded to the Tenant at the end of the Term less any reasonable deductions properly made by the Property Owner for any reasonable costs incurred by or losses caused to the Property Owner by any breaches of the Tenant's obligations under the Agreement. No interest is payable by the Property Owner to the Tenant in respect of the deposit money.
20. The Deposit shall be repaid to the Tenant, at the forwarding address provided by the Tenant to the Property Owner. Payment is to be made as soon as reasonably practical. The Deposit is not payable until Property Owner has had reasonable opportunity to assess the reasonable cost of any repairs required as a result of any breaches of the Tenant's obligations by the Tenant or other sums properly due to the Property Owner. Unless in exceptional circumstances, the Property Owner shall not retain the Deposit for more than one month.
21. At any time during the Term the Property Owner may apply any part of the Deposit to cover any reasonable costs incurred as a result of any breaches of the Tenant's obligations by the Tenant or permitted by the Tenant, or to cover other sums due to the Property Owner. In such eventuality, the Tenant shall upon demand pay by way of additional Payment to the Property Owner any additional sums needed to restore the full balance of the Deposit to its original sum.
22. Should The Yoga Barn suffer damage which shall make it uninhabitable, the Tenant shall be relieved from making the Payment by an amount proportionate to the extent to which the Tenant's ability to live in The Yoga Barn is inhibited or prevented, except where the damage has been caused by any act of the Tenant or anybody permitted in to the property by the Tenant or where the Property Owner's insurance cover has been adversely affected by any act or omission on the part of the Tenant.
23. The Property Owner will, upon demand, provide to the Tenant with a copy of his/her insurance policy (if any) and relevant terms and conditions.
24. The Property Owner retains absolute discretion with regards to the identity of any other occupiers (if any).
25. On condition that the right of early termination in the definition of 'The Term' on page one (see 'Early Termination') has not been deleted, then either party may at any time during the Term terminate this Agreement by giving to the other prior written notice to that effect. The length required for notice is to be that stated in the Early Termination section and upon the expiry of said notice this Agreement shall end with no further liability of either party except for any existing breach.
26. It is herby agreed that if both parties agree to the Tenant continuing in occupation of The Yoga Barn after the end of the Term, The Tenant's occupation shall still be in subject to the Terms and Conditions set out in this agreement, and this will continue to be so until such time as a new agreement is signed or the Tenant vacates The Yoga Barn.
27. After the Term specified on the first page of this agreement has ended, either party will be entitled to end this agreement by giving **three month's notice**. This notice may expire at any time. However, if the notice period ends during a rental period, the Tenant shall only be responsible for paying a proportionate part of the rent for that rental period.

Where printed, the following is implied:

Signed: Property Owner - RACHEL BOASE [redacted]

Signed: Tenant - Bridget Woodward [redacted]

Dated: 17.2.17

28. The 'Property Owner' includes the successors in title to the Property Owner's interest in the Property.
29. The 'Yoga Barn' includes all the Property Owner's fixtures and fittings in and around The Yoga Barn and all the items listed in the Inventory.
30. The 'Term' indicates the length of time stated on page one under the title "The Term" unless in the case of an earlier termination or extension.
31. All references to the singular shall include the plural and vice versa.
32. Any obligations or liabilities of more than one person shall be joint and several.
33. An obligation on the part of a party shall include an obligation not to allow or permit the breach of that obligation.

Signed: Property Owner - RACHEL BOASE [redacted]

Signed: Tenant - Bridget Woodward [redacted]

Dated: 17.2.17.

Tenancy Agreement

Signed: Property Owner - RACHEL BOASE [redacted]

Signed: Tenant - Bridget Woodward

Dated: 17.2.17