

With Compliments from



**S&H HOUSING LTD**

Property Management

51, Glendale Avenue  
Edgware  
Middlesex  
HA8 8HF

E-mail: [lets@shhousing.co.uk](mailto:lets@shhousing.co.uk)

Tel: Office: 020-8958-3624  
Mobile: 07973-675-149

Our Reference: [REDACTED]

Date: 11<sup>th</sup> February 2014

Mrs S [REDACTED]

As you are now beyond the notice period allowed in the court order for possession you no longer pay rent – but instead pay *mesne profits* or *occupation payment* – see below. You pay for the occupation of your house four weeks in arrears. As of now your occupation payment is paid upto and including 2<sup>nd</sup> February 2014. Your next occupation payment is due on 3<sup>rd</sup> March 2014. Occupation payment is £375.35 pw.

The reason for the landlord seeking possession is that on 31<sup>st</sup> March when DHP ceases you will only be left with approx. £160 pw capped hb to pay your occupation payment. If you take action to get the housing benefit cap removed then the landlord might consider not enforcing the possession order.

Bailiffs have been requested to enforce the possession order and we now await advice of the date when they will attend.

Yours sincerely,

Hugh Rayner

DOCUMENT RECEIPT

Name *SS* [REDACTED]

Address [REDACTED]

Document Type *Residence Allowance*

Date of Receipt \_\_\_\_\_

net Benefits Services

[REDACTED]  
020 8359 2111  
benefits@barnet.gov.uk  
0871 911 6101  
4/03/2014

**747666**  
8001 020 8359 2111

FEN60

**Payments of Housing Benefit**

Your landlord has informed me that you are eight weeks or more in arrears (£3978.39) with you rent. Housing Benefit will now be paid direct to your landlord. This decision has been made in accordance with Regulation 95(1)(b) of The Housing Benefit Regulations 2006 or Regulation 76(1)(b) of the Housing Benefit (Persons who have attained the qualifying age for state pension credit) Regulations 2006.

If you think that this decision is wrong, you must write within one calendar month of the date of this letter asking for a reconsideration of this decision or appealing against it.

Yours sincerely

[REDACTED SIGNATURE]

[REDACTED]

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**E-mail: lets@sbhousing.co.uk**

**Our Reference: [REDACTED]  
Your Reference:**

**Date: 18<sup>th</sup> March 2014**

Mrs S [REDACTED] is the tenant of [REDACTED]

1. Mrs S [REDACTED] is due to be evicted on 25<sup>th</sup> March 2014 in accordance with the court order made on 8<sup>th</sup> January by the Barnet County Court. The order also specifies that Mrs S [REDACTED] should pay the claimant's costs of £244.50.
2. Mrs S [REDACTED] lease dated 28<sup>th</sup> March 2011 specifies a weekly rent of £461.50. Since 31<sup>st</sup> of December 2012 housing benefit have made various adjustments to her housing benefit payments, resulting in Mrs S [REDACTED] paying less than the contracted rent to the landlord since that date. Please see the attached statement. As of 2<sup>nd</sup> March 2014 actual payments against contracted rent have resulted in a shortfall of £3978.39.
3. We have requested that her final benefit instalment, 3<sup>rd</sup> March to 25<sup>th</sup> March, be paid directly to the landlord.
4. Mrs S [REDACTED] £1000 deposit which was originally placed with DPS, has been recovered in full from DPS and is now held by S&H Housing Ltd.

Dealing with the rent shortfall of approx. £4k – providing the property is left in a clean and tidy state including the garden on 25<sup>th</sup> March, fair wear and tear allowed for, then the landlord does not intend to pursue these arrears.

PTO

Dealing with the deposit – the claimant's costs referred to in the court order will be deducted from the £1000 recovered deposit leaving a balance of £755.50. Any disputes over the condition and contents of the property will be dealt with when the property is handed back. In deciding these matters due consideration will be given to the length of time Mrs S [REDACTED] has lived in the property.

Yours sincerely,



Hugh Rayner