

IMPORTANT INFORMATION FOR ALL LEASEHOLDERS

Regulations regarding subletting on the Hyde Park Estate

Your Lease obliges you to comply with any rules and regulations made from time to time by your landlord, the Church Commissioners for England (“the Commissioners”).

In addition to your lease restrictions and covenants in respect of subletting, these regulations set out clear rules which you must comply with if you are proposing to sublet your flat.

If you wish to sublet your flat, please note the following:

1. The flat must be let to one family for residential purposes only. The number of people occupying the flat should not be such that the flat is likely to be overcrowded.
2. The letting must comply with all current legislative and regulatory requirements.
3. If you wish to allow family members to use your flat when you are not also present a licence to sublet will also be required.
4. If you are using a letting agent to sublet your flat then they should be a member of ARLA Propertymark.
5. Any letting must be on the basis of an Assured Shorthold Tenancy for a period of at least 6 months and you must obtain the prior written consent of the Commissioners. In order to apply for a licence to sublet, please contact your Property Manager or email HPELicences@savills.com.
6. Photo identification will be required on any application and will be exhibited to the licence. Any person wishing to access the Flat will be required to produce a copy of the licence, tenancy agreement and their photo ID.

You must **not**:

1. sublet your flat or any part of it as a holiday let (whether direct or via Airbnb, booking.com or any other similar platform or via an agent); and/or
2. sublet part of your flat (as opposed to the whole of it).

Any failure to comply with these regulations is a breach of the terms of your lease and legal action will be taken against you by the Commissioners. You will also be liable for any associated legal costs.

For and on behalf of the Commissioners, your Landlord

18 July 2023