



HOLTON SLEAFORD

— INDEPENDENT SCHOOL —

Lettings Policy

Overview

Holton Sleaford Independent School has agreed a tenancy agreement with John Sail for Ensign House, High Street, Osbournby, Lincolnshire.

1. The term of the contract is 10 years from and including the commencement date of June 1st, 2023, at a value of basic rent being £40,000 per annum, including insurance.
2. The landlords do not accept any liability for any damage, fire, or theft.
3. The Tenants are not to make any alterations to the devised premises without written consent from the landlord.
4. The tenants must not use the demised property for anything other than the permitted use and must keep the premises in a clean and tidy condition.
5. The tenants must not part with possession or in any way assign or deal with or charge or sub-let the demised premises.
6. The Landlord can enter the premises on reasonable notice for purpose of meeting the landlord obligations.
7. The tenants must insure the contents.
8. The tenants must not cause a nuisance or carry on any noisy, noxious, or dangerous activities.
9. The tenants must keep the landlord indemnified against any liability accruing out of damage disturbance accidents or annoyance.
10. The tenants must only use fixed and safe heating appliances.
11. The landlord must give the tenant quite possession.
12. The premises will be insured for such risks as the landlord considers reasonable.
13. Maintain the structure of the outside building, roof foundations, joists, floor slabs, load bearing wall beams and columns of the build.

<u>Written by...</u>	<u>Mike Whatton</u>	<u>18/11/25</u>
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<u>Approved by...</u>	<u>Luke Hollingworth</u>	<u>18/11/25</u>
<u>Signed...</u>		
<u>Date sent to Governors</u>		<u>Due for Review</u>
<u>Date approved by Governors</u>		<u>18/11/26</u>