



Ymddiriedolaeth
Genedlaethol
National Trust

CYMRU / WALES

Ar Osod / To Let

House by The Dyke, Chirk Castle, Wrexham, LL145AE
£1500 y mis calendr / per calendar month



Mae'r eiddo House by the Dyke wedi ei leoli ar Ystad Genedlaethol Castell y Waun, a oedd yn flaenorol yn fwthyn gwyliau poblogaidd ac sydd bellach yn dod yn eiddo preswyl 3 ystafell wely annibynnol. Mae'r eiddo yn gwefreiddio â theras gefn fawr gyda man eistedd a gerddi glaswelltog, yn berffaith ar gyfer ymlacio ac edmygu'r cefn gwlad ysblennydd hwn.

House by the Dyke is located on the National Trust Chirk Estate, previously a popular Holiday Cottage is now becoming a 3 bedroom detached bungalow for our Residential portfolio. The property boasts a large rear terrace with a seating area and lawned gardens, perfect for relaxing and admiring this spectacular countryside.

DISGRIFIAD

Trefniant un llawr.

Porth mynediad. Ystafell eistedd gyda drysau patio sy'n agor allan i'r patio. Cegin. Ystafell fwyta. Ystafell wydr gyda drysau i'r teras. Ystafell amlbwrpas. 2 x Ystafell wely dwbl, Ystafell wely sengl. Ystafell ymolchi gyda chawod trydanol dros y bath.

Gardd a man patio.

Mae'r brif ardd yng nghefn yr eiddo ac fe'i gosodir yn bennaf i lawnt gyda choed a llwyni.

Mae patio, y gellir cael mynediad ato o'r ystafell eistedd, a theras wedi'i lledaenu, y gellir cael mynediad ato o'r ystafell haul.

DESCRIPTION

Ground floor layout

Entrance porch. Sitting room with patio doors that open out onto the patio. Kitchen. Dining room. Conservatory with doors to the terrace. Toilet. Utility room. 2 x Double bedrooms. Single bedroom. Bathroom with electric shower over bath.

Garden and outdoor space.

The main garden is at the back of the cottage and is laid mainly to lawn with trees and bushes. There's a patio with garden furniture, accessible from the sitting room and a decked terrace, accessible from the conservatory.

Cyfarwyddiadau

Mae Castell Chirk 7 milltir i'r de o Wrexham, 8 milltir i'r gogledd o Oswestry a 5 milltir o Llangollen. Mae'n amlwg wedi'i farcio o'r A5 ac A483. O'r A5, ewch 1 milltir i bentref Chirk, mae'r mynediad i'r stad 2 filltir i'r gorllewin o bentref Chirk. Sylwer: Pan gyrhaeddwch gyda'r car y porthi haearn wyn Davies, parhewch i'ch dde. Mae'r mynediad i'r stad 1.4 milltir ymhellach ymlaen. Dilynnwch y ffordd tuag at arwydd y maes parcio, pasio yma ac ymlaen i'r arwydd House by the Dyke.

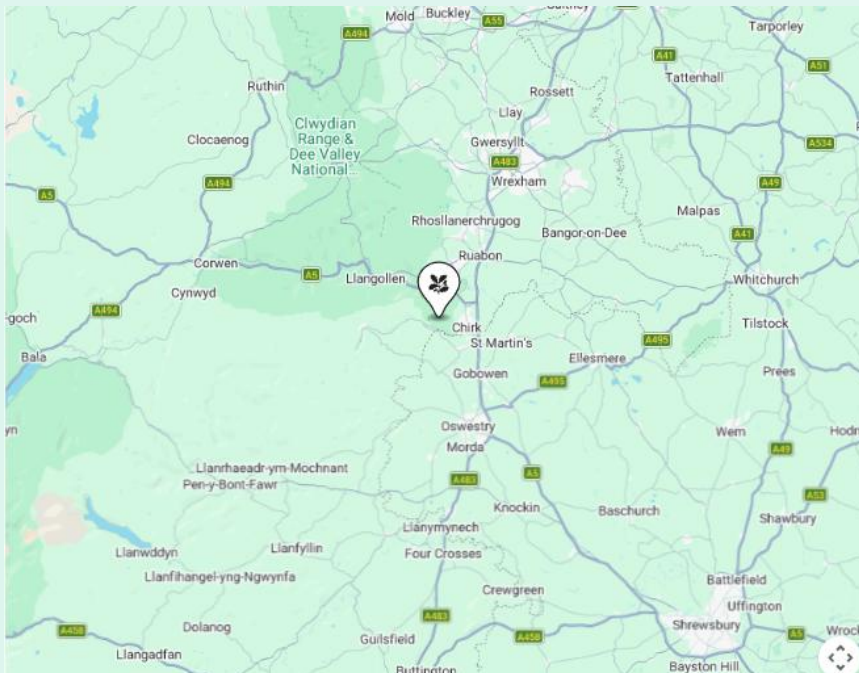
Lleoliad Sat: Pan gyrhaeddwch Chirk, dilynwch arwyddion yn hytrach na'ch SatNav gan y gall hwn ei gyfeirio chi i'r ffordd anghywir.

Directions

Chirk Castle is 7 miles south of Wrexham, 8 miles north of Oswestry and 5 miles from Llangollen. It is clearly signposted from the A5 and A483. From the A5 proceed 1 mile to Chirk village, the entrance to the estate is 2 miles west of Chirk village. Please note: When you arrive by car at the white iron Davies gates please continue to your right. The entrance to the estate is 1.4 miles further on. Continue up the drive until you reach the signage for the car park, pass this entrance and take the next left to House by the Dyke.

Sat Nav: When you get to Chirk please follow signs instead of your SatNav as this can take you the wrong way.

LLEOLIAD/LOCATION MAP



What3Words: ///denim.custodial.beams

**Mynediad yn arwain i'r
Cyntedd (4.336m x 1.459m)**

Rheiddiadur
Ffenestr i'r to
Cwprdd storio
Lloriau pren
2 x synhwyrdd mwg

Toiled lawr grisiau

Swits ynysu i'r gwresogydd ffan
Gwresogydd Tywelion
Fan echdynnu.
Ffenestri dwbwl
Ffitiadau goleuadau crog
Sinc golchi dwylo

Ystafell Fyw (4.156m x 4.119m)

Ffenestr gwydr sengl
Cwprdd Storio
Canfodwr Carbon Monocsid
Synhwyrdd mwg
2 x rheiddiadur
Stof llosgi coed 4kw
Silffoed
Drysau dwbwl yn agor allan i'r adran patio.
Lloriau pren

Ystafell Haul - (5.613m x 1.914m)

Lloriau pren
Ffenestri dwbl
2 x rheiddiadur
2 x goleuadau ar y wal
Drws yn agor i'r ardal patio pren.

Ystafell Wely 1 Dwbl (4.738m x 3.718m)

Rheiddiadur
Ffenestr fawr.
Ffitiadau golau crog
Carped
Mynediad i'r nenfwd
Ffenestr yn edrych allan dros ochr yr eiddo.

Ystafell Wely 2 – sengl (3.193m x 2.022m)

Ffitiadau golau crog
Rheiddiadur
Ffenestr yn edrych allan dros ochr yr eiddo

Ystafell Wely 3 – Dwbl (3.161m x 4.07m)

Rheiddiadur
Carped
Ffenestr yn edrych allan dros flaen yr eiddo.

**Entrance leading into the
Hallway (4.336m x 1.459m)**

Radiator
Skylight to allow natural light
Storage cupboard
Floorboards
2 x Smoke Alarms

Downstairs Toilet

Isolator switch to fan heater
Towel rail
Extractor fan
2nd glazing
2 x Pendant light fittings
Sink

Lounge (4.156m x 4.119m)

Single glazed
Storage Cupboard
CO detector
Smoke detector
2 x Radiator
Woodburning Stove 4kw
Shelving
Doors opening to front patio area
Wooden floorboards

Sun Room (5.613m x 1.914m)

Wooden Floor
Double glazed windows
2 x Radiators
2 x Wall lights
Patio doors leading to wooden patio area

Bedroom 1 (4.738m x 3.718m)

Radiator
Large bay window
Pendant light fitting
Carpeted
Void access
Window to rear elevation

Bedroom 2 - single (3.193m x 2.022m)

Pendant light fitting
Radiator
Window to side elevation

Bedroom 3 (3.161m x 4.07m)

Radiator
Carpeted
Window to front elevation

Ystafell Ymolchi (2.778m x 1.562m)

Teils du a gwyn
 Baddon gyda chawod trydan Triton
 TBOeasi uwchben
 2 x golau ar y wal
 Rheiddiadur twymo tywelion
 5 x golau spot
 Chwythwr gwynt cynnes Hyco
 Mynediad i'r nenfwd

Cegin 2.446m x 2.793m)

Sinc sengl seramig gyda thapiau rhannu
 Rheiddiadur
 Lle 1000mm ar gyfer stof trydan
 Swits ynysu
 3 x Soced dwbwl
 Swits ynysu ar gyfer y stof
 Teils gwyn rhwng yr unedau
 Unedau wal a llawr gyda ffan erchdynnu
 Silffoedd tynnu allan.
 Topiau Gwaith Granite
 Oergell integredig
 Swits ynysu ar gyfer yr oergell
 Swits i'r golau

Ystafell fwyta agored i'r gegin

1 x stof
 1 x rheidiadur
 Mynediad i'r ystafell haul
 Goleuadau ar y wal

Ystafell Amlbwrpas (1.998m x 4.20m)

Gwresogydd trydan
 Rhewgell integredig
 Peiriant golchi llestri integredig
 Unedau wal a llawr gyda theils rhyngddynt
 Swits ynysu y peiriant golchi llestri a rhewell
 Synhwyrdd gwres
 Swits golau
 4 x soced trydan dwbwl
 Ffenestr gwydr dwbl
 Goleuadau o dan yr unedau.
 Sinc sengl gyda thapiau cymysg.

Tu allan

Goleuadau
 Tap dwr

Bathroom (2.778m x 1.562m)

Black & white tiles
 Bath with electric shower over Triton
 TBOeasi
 2 x Wall light
 Electric towel rail
 5 x Spot light
 Hyco down blower
 Loft access

Kitchen (2.446m x 2.793m)

Ceramic single drainer sink with mixer tap
 1 x Radiator
 Space for 1000mm electric cooker
 Cooker isolator switch
 3 x Double power sockets
 Cooker hood isolator switch
 White tile surround
 Base wall units with cooker hood
 Pull out corner shelving
 Integrated fridge
 Isolator switch for integrated fridge
 Light switch to light fitting

Opening to the Dining Room

Patio doors to sun room
 Woodburning stove 4kw
 Radiator
 Access to the sun room
 Wal light fittings

Utility (1.998m x 4.20m)

Electric Heater
 Integrated freezer
 Integrated dishwasher
 Base & Wall units with white tiles
 Light fitting
 Isolator switch for freezer & dishwasher
 Heat detector
 Light switch
 4 x Double power points
 Secondary glazing
 Undercounter light fittings
 Single drainer sink with mixer taps

Outside

External lighting
 Outside tap

Gwasanaethau

System gwres canolog olew. Trydan o'r prif gyflenwad, dŵr o'r prif gyflenwad a chyswllt carthffosiaeth tanc septig. Pwynt ffôn BT yn ddarostyngedig i unrhyw reoliadau gan BT.

Treth y Cyngor

Cyfrifoldeb y tenant fydd talu treth y cyngor ac unrhyw daliadau eraill, trethi neu asesiadau a all godi. Treth Cyngor Band F. Mae treth y Cyngor yn daladwy i'r Awdurdod Lleol Cyngor Bwrdeistref Wrecsam ac ar gyfer 2026/27 mae'r dreth yn £3224.57.

Tystysgrif Perfformiad Ynni

Mae Tystysgrif Perfformiad Ynni ar gael cyn i'r Cytundeb ddechrau.

Y Cytundeb

Mae'r eiddo ar gael i'w osod yn ôl Cytundeb Meddianaeth Safonno

Rhent

Gofynnir i'r Deilydd Contract dalu £1500 bob mis calendr. Mae'r rhent yn daladwy'n fisol ymlaen llaw drwy ddebyd uniongyrchol, gyda'r taliad cyntaf ar gychwyn y cytundeb.

Adolygiad Rhent

Mae'r Ymddiriedolaeth Genedlaethol yn adolygu'r rhent bob dwy flynedd ar y farchnad agored.

Yswiriant

Y landlord fydd yn gyfrifol am yswirio'r eiddo a'r darnau gosod a gosodiadau'r eiddo. Cyfrifoldeb y Deilydd Contract yw yswirio eu cynnwys personol.

Services

Oil Central heating system. Electricity from main supply. Mains water and mains sewerage. BT telephone point subject to any BT regulations.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F for Council Tax and the standard charge for 2026/2027 payable to Wrexham County Council is £3224.57.

Energy Performance

An Energy Performance Certificate for this property will be provided before occupancy.

The Contract

The property is available to let under a Standard Occupation Contract

Rent

The prospective tenant is asked to pay £1500 per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Insurance

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

Cyfrifoldebau Trwsio (Crynodeb)

Yr Ymddiriedolaeth Genedlaethol fydd yn gyfrifol am bob atgyweiriadau i'r strwythur, y tu allan i'r adeilad, y gosodiadau ar gyfer cyflenwi gwasanaethau ac addurniadau allanol. Bydd yr Ymddiriedolaeth Genedlaethol hefyd yn gwasanaethu'r cyfarpar.

Y Deilydd Contract fydd yn gyfrifol am atgyweiriadau mewnol ac addurniadau, trin yr ardd, ffensys.

Is-osod

Mae'r eiddo i'w gymryd fel preswylfa breifat sengl yn unig. Nid oes yna unrhyw hawl i drosglwyddo, is-osod na rhoi'r gorau i cyfan na rhan ohono.

Anifeiliaid Anwes

Dylid trafod unrhyw anifeiliaid anwes yn ystod y broses ceisio..

Repairing Responsibilities (Summary)

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Pets must be discussed during the application process.

Ymweld â'r Eiddo

Fe gwahoddir yr rhai sydd wedi cyrraedd y rhestr fer i ymweld a'r eiddo, dyddiad i'w gadarnhau wedi'r dyddiad cau i ymgeiswyr. **Dyddiad cau ar gyfer ymgeisio 4pm 17/04/2026**

Cyswllt

Ymddiriedolaeth Genedlaethol, Swyddfa Stad Ysbyty, Dinas, Betws y Coed, Conwy, LL24 0HF. wa.tenantenquiries@nationaltrust.org.uk

Gwiriad Credyd

Bydd yr Ymddiriedolaeth Genedlaethol yn gofyn i'r ymgeiswyr llwyddiannus gwblhau'r Ffurflen Cyfeiriad Credyd Cais am Gytundeb. Bydd yr holl wybodaeth yn cael ei thrin yn unol â Deddf Diogelu Data. Dim ond yr ymgeisydd llwyddiannus fydd yn destun y Gwiriad Credyd gan yr Asiantaeth Cyfeirio Credyd.

GDPR

Mae ein Polisi Preifatrwydd llawn ar gael ar-lein yn www.nationaltrust.org.uk/features/privacy-

Fel Deilydd Contract i'r Ymddiriedolaeth Genedlaethol, byddwn yn defnyddio eich gwybodaeth bersonol i gyflawni ein contract gyda chi. Gall hyn gynnwys, ond heb fod yn gyfyngedig i, anfon anfonebau rhent, a gohebiaeth rhwng tenant a landlord atoch, a chysylltu â chi gyda gwybodaeth am faterion neu weithgareddau sy'n ymwneud â'ch prydles. Ni fyddwn yn trosglwyddo'ch manylion i drydydd parti ac eithrio lle rydych wedi darparu caniatâd penodol neu lle mae angen i ni wneud hynny er mwyn cyflawni ein cyfrifoldebau cyfreithiol neu landlord, er enghraifft os oes angen i ni anfon eich cyfeiriad neu'ch manylion cyswllt i gontractwr cynnal a chadw fel y gallant wneud atgyweiriadau, neu lle mae'n ofynnol i ni gysylltu â'r adran Dreth Gyngor neu gwmnïau Cyfleustodau ar ddechrau neu ddiwedd Tenantiaeth.

Am ragor o wybodaeth am fod yn denant i'r Ymddiriedolaeth Genedlaethol, ewch i'n gwefan www.nationaltrust.org.uk/tenants

Noder:

Darperir y manylion hyn er cyfarwyddyd yn unig. Cânt eu paratoi a'u dosbarthu'n ddidwyll gyda'r bwriad o roi crynodeb teg o'r meddiant. Ni ddylid dibynnu ar unrhyw ddisgrifiad neu wybodaeth a roddir fel datganiad neu sylwadau ffeithiol. Mae'r lluniau'n dangos rhannau arbennig o'r meddiant yn unig ar yr adeg pan gawsant eu tynnu. Bras amcanion yn unig yw'r arwynebeddau, mesuriadau neu bellterau a roddir. Mae'r Ymddiriedolaeth Genedlaethol yn cadw'r hawl i beidio â chael ei gorfodi i dderbyn unrhyw gynnig a gyflwynir parthed y meddiant hwn.

Viewings

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 4pm on 17/04/2026**.

Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF
wa.tenantenquiries@nationaltrust.org.uk

Credit Check

The National Trust will request all interested parties to complete the Enclosed/attached Credit Reference Occupation Contract Application Form. All information contained will be handled in compliance with the Data Protection Act. Only the successful applicant will be subject to the Credit Check by the Credit Referencing Agency.

GDPR

Our full Privacy Policy can be found online at
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

Deiliaid Contract yr Ymddiriedolaeth Genedlaethol

Fel un o Ddeiliaid Contract yr Ymddiriedolaeth Genedlaethol, byddwch yn cael 'pas tenant' am ddim trwy gydol hyd eich Cytundeb. Mae hyn yn golygu y byddwch chi, eich plant (o dan 18) ac un oedolyn arall yn cael ymweld â'r lleoedd rydym yn gofalu amdanynt, am ddim. Byddwch hefyd yn cael Llawlyfr yr Ymddiriedolaeth Genedlaethol i'ch helpu i gynllunio'ch diwrnodau allan, copi o Gylchgrawn yr Ymddiriedolaeth Genedlaethol a thrwydded barcio am ddim pan ymwelwch â ni.

Mae'n bwysig gwybod bod yr incwm rydym yn ei wneud o'r eiddo rydym yn osod yn chwarae rhan hanfodol wrth ariannu ein gwaith cadwraeth. Mae'n amddiffyn natur, harddwch a hanes ar gyfer cenedlaethau i ddod.

Rydym yn awyddus i adeiladu perthynas hirhoedlog rhwng y tenant a'r landlord sy'n dod â sefydlogrwydd a hirhoedledd i'ch cynlluniau ni a'n cynlluniau ni. Rydym yn gwybod bod gan denantiaid ddisgwyliadau uchel o'r eiddo maent yn rhentu gan yr Ymddiriedolaeth Genedlaethol, ond rydym hefyd yn disgwyl iddynt ofalu am yr eiddo fel petaem ni'n gofalu amdano. Mae bod yn un o denantiaid yr Ymddiriedolaeth Genedlaethol yn golygu eich bod yn gofalu am ddarn o hanes. Mae'n golygu eich bod yn geidwad adeilad. Yn ogystal, mae'n golygu helpu i'w amddiffyn ar gyfer y genhedlaeth nesaf.

National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

About Chirk Castle and Garden

A stark symbol of power, the construction of Chirk Castle began around 1295 during the reign of the conquering Edward I in order to subdue the last princes of Wales. Built on an outcrop above the meeting point of the Rivers Dee and Ceiriog, the castle, with its imposing silhouette, was brooding statement of English intent in these disputed lands. Chirk Castle was purchased by grocer, sugar trade and privateer Sir Thomas Myddleton in 1595, and was inherited through the Myddleton family line.

With over 700 years of history, and as the last castle from this period still lived in today, Chirk Castle has lavish interiors and a beautiful and eclectic collection. The interior includes a 17th-century Long Gallery, grand parade of three 18th-century State Rooms with rich furniture, paintings and tapestries, the unique servants' hall, and the Chapel Music room furnished to display Chirk Castle's connections to high society in the 1920s and 1930s.

The award-winning gardens cover 5.5 acres of manicured lawns, clipped yews, herbaceous borders, beautiful rose, shrub and rock gardens, and the wooded pleasure ground – perfect for a stroll. Don't miss the terrace overlooking the 18th-century ha-ha at the bottom of the garden, with stunning views over the Cheshire and Salop plains. Chirk Castle has over 480 acres of estate parkland for you to explore, with sheep, cattle, veteran trees, wildflower meadows and a beautifully preserved section of Offa's Dyke. The estate is located within an Area of Outstanding Natural Beauty and has also been designated a Site of Special Scientific Interest as an important habitat for rare invertebrates, bats, fungi, and wild flowers.

Ynghylch Castell Y Waun a'r Ardd

Mae Castell y Waun yn symbol nodweddiadol o bŵer, a dechreuwyd ei adeiladu oddeutu 1295, yn ystod teyrnasiad y gorchfygol Edward I, er mwyn tawelu tywysogion olaf Cymru. Fe'i codwyd ar garreg frig uwchben y pwynt lle mae afon Dyfrdwy ac afon Ceiriog yn uno, ac roedd y castell a'i gysgodlun urddasol yn arwydd cythryblus o fwriad y Saeson yn y tiroedd dadleuol hyn. Prynwyd Castell y Waun ym 1595 gan Syr Thomas Myddelton, groser, masnachwr siwgr a herwlongwr, ac fe'i hetifeddyd trwy linach teulu Myddelton.

Gyda'i hanes yn olrhain yn ôl dros 700 o flynyddoedd, ac fel castell olaf o'i gyfnod lle ceir preswylwyr ynddo hyd heddiw, mae Castell y Waun yn nodedig am foethusrwydd y tu mewn i'r adeilad ynghyd â'r casgliad hardd ac eclecticig sydd ynddo. Y tu mewn i'r Castell ceir Oriol Hir sy'n dyddio'n ôl i'r 17eg ganrif, arddangosfa fawreddog o dair Ystafell Wladol sy'n dyddio'n ôl i'r 18fed ganrif gyda dodrefn moethus, paentiadau a thapestriau, neuadd unigryw y gweision, ac ystafell Gerdd y Capel wedi'i dodrefnu er mwyn arddangos cysylltiadau bonheddig Castell y Waun yn y 1920au a'r 1930au.

Mae'r gerddi arobryn yn gorchuddio 5.5 erw o lawntiau wedi'u trin, coed yw wedi'u tocio, borderi blodau, gerddi rhosod, prysglwyni a chreigerddi hardd, yn ogystal â'r maes pleser coediog – perffaith ar gyfer mynd am dro. Cofiwch ymweld â'r teras sy'n edrych dros y waliau 'ha-ha' yng ngwaelod yr ardd sy'n deillio o'r 18fed ganrif, gyda golygfeydd ysbennydd o wastatir Caer a Swydd Amwythig. Mae gan Castell y Waun dros 480 acer o barcdir ystâd ar gael i chi ei archwilio, gyda gwartheg, defaid, coed hynafol, dolau blodau gwyllt a rhan hardd wedi'i gwarchod o Glawdd Offa. Mae'r ystâd wedi'i lleoli mewn Ardal o Harddwch Naturiol Eithriadol ac wedi'i dynodi hefyd yn Safle o Ddiddordeb Gwyddonol Arbennig, fel cynefin pwysig ar gyfer infertebratau prin, ystlumod, ffyngau a blodau gwyllt.

Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
The Rent	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
Security Deposit and Holding Deposit	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
Default Payments	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- <ul style="list-style-type: none"> • Interest on late payment of Rent • Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract) • Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)
Council Tax	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
Utilities (Electricity, Gas and Other Fuels, Water or Sewage)	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.
Television Licence	
Communication Service	Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline.

	<p>The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.</p>
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