

Grangeford Asset Management Limited

Unit 120 Mill Hill House
6 The Broadway, Mill Hill
London NW7 3LL
t: 020 3700 2850 "Please note our new telephone number" e: billings@grangeford.com
Registered in England & Wales Company No: 07355610

Paul Timothy Over
20 Courthope Drive
Bexhill on Sea
East Sussex

2nd December 2025

TN39 4JW

INVOICE: 233797

Landlord: Tuscola (109) Ltd

Re: Rede House, Flat 101
Tenant Reference Number: 0166-0101-01

Date	Description	From	To	Pay Due	Gross
02/12/25	Brought Forward Amount				0.00
01/01/26	Yearly Ground Rent in Advance	01/01/26	31/12/26	01/01/26	298.17
TOTAL DUE:					298.17

Terms of Payment and Arrears

Payment can be made by bank transfer; see below for bank details and payment instructions. Please remember to include your tenant reference number in all correspondence.

Please note that according to the terms of your lease, payment must be paid in full by the due date shown alongside the charge. If you have any difficulties making payments, please contact us as soon as possible.

We operate standard automated credit control procedures for collection of late payments. Continued failure to make payment may result in arrears charges being added to your account and legal action being taken.

Grangeford Asset Management Limited ("Grangeford") stores basic personal information about leaseholders (such as name, address and bank details) in order to perform its required functions as rent collection agent. This information is also shared with your landlord. Grangeford complies with UK and European legislation regarding the processing of personal information. Personal information may be processed in countries outside the European Economic Area that are classified by the European Commission as having adequate data protection. Grangeford does not store any sensitive personal information.

How to pay

Bank Name Barclays Bank PLC
Bank Branch Leicester, Leicestershire, LE87 2BB, UK
Beneficiary GRANGEFORD ASSET MANAGEMENT LIMITED
Sort Code 201394
Account No 90970565
IBAN GB26BARC20139490970565
SWIFT Code BARCGB22
Quoting Ref **0166-0101-01**

FORM OF RENT DEMAND NOTICE
COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166
NOTICE TO LONG LEASEHOLDERS OF RENT DUE

To: Paul Timothy Over

(note 1)

This notice is given in respect of Rede House, Flat 101, 63-75 Corporation Road, Middlesbrough TS1 1LG .

It requires you to pay rent of £298.17 on 1st January 2026. (note 2)

This rent is payable in respect of the period 1st January 2026 to 31st December 2026.

[In accordance with the terms of your lease the amount of £298.17 is/was due on 1st January 2026.] (note 3)

Payment should be made to Grangeford Asset Management Limited at Unit 120 Mill Hill House, 6 The Broadway, Mill Hill, London NW7 3LL.

This notice is given by Tuscola (109) Ltd , 4th Fl. Water's Edge Building, Meridian Plaza , Road Town, Tortola, B.V.I. VG1110

NOTES FOR LEASEHOLDERS

Read this notice carefully. It sets out the amount of rent due from you and the date by which you must pay it. You are advised to seek help immediately, if you cannot pay, or dispute the amount. Those who can help you include a citizens' advice bureau, a housing advice centre, a law centre and a solicitor. Show this notice and a copy of your lease to whoever helps you.

The landlord may be able to claim additional sums from you if you do not pay by the date specified in this notice. You have the right to challenge the reasonableness of any additional sums at a leasehold valuation tribunal.

Section 167 of the Commonhold and Leasehold Reform Act 2002 and regulations made under it prevent your landlord from forfeiting your lease for non-payment of rent, service charges or administration charges (or a combination of them) if the amount owed is £350 or less, or none of the unpaid amount has been outstanding for more than three years.

NOTES FOR LANDLORDS

1. If you send this notice by post, address it to the leaseholder at the dwelling in respect of which the payment is due, unless he has notified you in writing of a different address in England or Wales at which he wishes to be given notices under section 166 of the Commonhold and Leasehold Reform Act 2002.
2. This date must not be either less than 30 days or more than 60 days after the day on which this notice is given or before that on which the leaseholder would have been liable to make the payment in accordance with the lease.
3. Include this statement only if the date for payment is not the same as the date determined in accordance with the lease.

Landlord Information

In accordance with s47 of the Landlord and Tenant Act 1987 your landlord is Tuscola (109) Ltd , whose registered address is 4th Fl. Water's Edge Building, Meridian Plaza , Road Town, Tortola, B.V.I. VG1110.

In accordance with s48 of the Landlord and Tenant Act 1987 the address in England and Wales at which notices (including notices in proceedings) may be served upon your landlord is c/o Grangeford Asset Management , Unit 120, Mill Hill House, 6 The Broadway , Mill Hill, London NW7 3LL .