

2 Lorne Road

Added	Start date	End date	Evidence	Notes / Room	Tenants name	File name
☒	1 Jul 2014	30 Jun 2015	Joint Tenancy Agreement	Group of 5	Hannah James	2 Lorne Road - CONTRACT - 1st July 2014 to 30th June 2015
					Sofia Cormack	
					Lucy Matthews	
					Nuna Kamhawi	
					Katie Preece	
☒	1 Jul 2015	30 Jun 2016	Joint Tenancy Agreement	Group of 5	Jessica Walker	CONTRACT - 2 Lorne Road - 1st July 2015 to 30th June 2016
					Annette Mellor	
					Daniel Neal	
					Ellie Macintyre	
					Amy Parry	
☒	1 Jul 2016	30 Jun 2017	Joint Tenancy Agreement	Group of 5	Daniel Neal	CONTRACT for 2 Lorne Road 2016-17
					Max Parker	
					William Edwards	
					Campbell Menzies	
					Connah Johnson	
☒	1 Jul 2017	30 Jun 2018	Joint Tenancy Agreement	Group of 5	Edward Roberts	Contract - 2 Lorne 17-18_encrypted_
					Joseph Clarkson	
					Joseph Mountain	
					Josh O'Carroll	
					Morgan Elliott	
☒	13 Jul 2018	30 Aug 2018	Individual Tenancy Agreement	1FM	Taylor Hemmer	2 1FM Taylor Hemmer Summer Contract 2018
	1 Sep 2018	14 Dec 2018	The tenancy has a weekly rolling clause, so the tenant stayed until mid Dec 18			
☒	13 Jul 2018	30 Aug 2018	Individual Tenancy Agreement	1FB	Michael Rannigan	2 1FB Michael Rannigan Summer Contract 2018
	1 Sep 2018	14 Dec 2018	The tenancy has a weekly rolling clause, so the tenant stayed until mid Dec 18			

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✓	13 Jul 2018	30 Aug 2018	Individual Tenancy Agreement	GF	Anthony Patterson	2 GF - Anthony Patterson - Summer Contract 2018
	1 Sep 2018	14 Dec 2018	The tenancy has a weekly rolling clause, so the tenant stayed until mid Dec 18			
✓	15 Dec 2018	24 Feb 2019	Text document		The house was then empty whilst a mini-refurb was completed - please see attached summary, and several files attached as evidence.	2 Lorne Refurb info
✓			Screenshot		Letter from neighbours	IMG_3164
✓			Screenshot		Messages with tenants	IMG_3165
✓			Photo		'Before' photo of bathroom	IMG_6459
✓			Screenshot		Info from photo showing date and location	Screenshot 2025-01-10 at 16.41.33
✓			Photo		'After' photo of bathroom	IMG_0686
✓			Screenshot		Info from photo showing date and location	Screenshot 2025-01-10 at 16.42.33
✓			Screenshot		Info showing coordinates relate to property address	Screenshot 2025-01-10 at 16.41.07
✓			Receipt		Receipt for bathroom purchase	Order No 11776938 is being processed
✓			Invoice		Invoice for bathroom work	Rob - 2 Lorne
✓			Invoice		Invoice for new electrical consumer unit	INV4416 Kelso - half each
✓			Invoice		Invoice for new boiler	Invoice-15041-498
✓	25 Feb 2019	9 Jun 2019	Individual Tenancy Agreement	GF	Steve Temple	2 GF - Steve Temple - Contract
✓	25 Feb 2019	9 Jun 2019	Individual Tenancy Agreement	1FM	Taylor Hemmer	2 1FM - Taylor Hemmer - Contract
✓	25 Feb 2019	9 Jun 2019	Individual Tenancy Agreement	2F	Anthony Kenrick	2 2F - Anthony Kenrick - Contract
✓	11 Mar 2019	9 Jun 2019	Individual Tenancy Agreement	1FF	Reece Mason	2 1FF - Reece Mason - Contract
✓			Bank statement		Bank statement showing rent received for these tenants	Scanned bank statement
✓	1 Jul 2019	30 Jun 2020	Joint Tenancy Agreement	Group of 5	Connor Blackmore	Contract for 2 Lorne Road - 19-20 - signed
					Ben Martin	
					Gregory Buckle	
					Matthew Waddington	
					William Galsworthy	

Added	Start date	End date	Evidence	Notes / Room	Tenants name	File name
☒	1 Jul 2020	30 Jun 2020	Invoice		Empty for redecoration and cleaning between tenancies	2 Lorne cleaning.pdf
☒	1 Aug 2020	30 Jun 2021	Joint Tenancy Agreement	Group of 5	Grace Abdel-Moneim	Contract for 2 Lorne Road - 20-21_encrypted_
					Harry Dovey	
					Emma Webb	2 Lorne cleaning.pdf
					Danny Taylor	
					Lucy Miles	
☒	1 Jul 2021	30 Jun 2022	Joint Tenancy Agreement	Group of 5	Luke Houghton	Contract for 2 Lorne Road - 21_22_encrypted_
					Lachlan Ruse	
					James Rous	
					Marcus Read	
					Raghav Singh	
☒	1 Jul 2022	30 Jun 2023	Joint Tenancy Agreement	Group of 5	Aoife Catherine Bigger	Contract for 2 Lorne Road - 22-23 - signed
					Eleanor Mary Renwick	
					Leonor de Lara Escartin	
					Lorella Maria Gasparro	
					Rosie Mirabelle Sones	
☒	1 Jul 2023	30 Jun 2024	Joint Tenancy Agreement	Group of 5	Eleanor Mary Renwick	Contract for 2 Lorne Road - 23-24 - signed
					Lorella Maria Gasparro	
					Leonor de Lara Escartin	
					Aoife Catherine Bigger	
					Rosie Mirabelle Sones	
☒	1 Jul 2024	30 Jun 2025	Joint Tenancy Agreement	Group of 5	Sam Green	Contract for 2 Lorne Road - 24-25 - signed
					Charlie Harwood	
					Kacey Bowen	
					Luke Baldwin	
					Jamie Airey	

Added	Start date	End date	Evidence	Notes / Room	Tenants name	File name
☒			HMO License		HMO License 2014-2019	2 Lorne Road - Lic Doc
☒			HMO License		HMO License 2019-2024	HMO Licence
☒			HMO License		HMO License 2024-2029	HMO Licence 2 Lorne - 2024-2029
☒			This file			2 Lorne Road summary
☒			Covering Letter			2 Lorne Road Covering Letter