

Cumberland

Personal Details:

Name: [REDACTED]
Email: [REDACTED]
Postcode: [REDACTED]
Organisation Name: (Member of the public)

Comment text:

I question the proposal to increase the number of councillors. In my area of Cumberland, the current councillors are unknown to the majority of those they are supposed to represent. I base my view on conversations I have had with other residents. Bluntly, we don't know who they are, what they do. They are so low profile as to be anonymous only to be heard when elections come around.

Attached Documents:

- inbound4994271707079615034.jpg

DEFINITIONS

The intention of providing this list of definitions is to help explain or clarify some terms or expressions that may be found in this Tenancy Agreement. It is not meant to be exhaustive or complete list. In the event of a dispute, only a court can decide on a definitive interpretation or meaning of any Clause, or any part of this Agreement.

<i>The premises</i>	The premises include all or any parts of the dwelling-house, gardens, paths, fences, boundaries which form part of the let but excluding any garage, shed or other outbuildings. Where the premises form only part of another property (e.g. in a block of flats), the letting includes the use in common with others, of communal access ways and other similar facilities.
<i>Binding Date</i>	A Tenancy Agreement is not technically a legally binding contract until it has been "executed" by being Dated after both parties (or their authorised representatives) have signed, although it might be possible for either party to take legal action against the other if they withdraw prior to this date.
<i>Landlord</i>	A person or persons who at any relevant time own, or have a formal interest in the premises that gives them the right to possession of the premises.
<i>Tenant</i>	A person or persons who at any relevant time are entitled to occupy the premises under the terms of this Tenancy Agreement.
<i>Joint and several liability</i>	The expression joint and several liability means that jointly the tenants are liable for the payment of all rents and all liabilities falling upon the tenants during the tenancy as well as any breach of the Agreement. Individually each tenant is responsible for payment of all rent and all liabilities falling upon the tenant as well as any breach of the Agreement until all payment have been made in full.
<i>Superior Landlord</i>	People or persons to whom the ownership or interest in the Leasehold premises might revert in the fullness of time following the expiry of the term of any head or superior lease.
<i>Head or Superior lease</i>	Means a Lease (if any) under which the Landlord himself holds or owns the premises and which contains the obligations of which the Landlord or his tenants in turn may be bound.
<i>Fixtures and fittings</i>	References to fixtures and fittings relate to any of the Landlord's furniture, furnishings, sanitary ware, decorative features, white goods, other equipment or any floor, ceiling or wall coverings and include anything listed in any Inventory and/or Schedule of Condition supplied.
<i>The term or the tenancy</i>	References to the term or the tenancy include any extension or continuation or any statutory periodic tenancy which may arise following the end of the period set out in Clause 1.9.
<i>(security) Deposit held as "Agent for" the Landlord</i>	This means that at the end of the tenancy the Agent (subject to any other over-riding contractual arrangements) should follow the Landlord's instructions regarding the apportionment of deductions from the tenant's deposit e.g. for costs of compensation for damage, or for breaches of or failure to comply with the tenant's obligations.
<i>(security) Deposit held by the Landlord</i>	This means that the Landlord will hold the Deposit throughout the tenancy. At the end of the tenancy the tenant and the Landlord must negotiate any deductions to be made from the deposit between them.
<i>Consent of the Landlord or his Agent</i>	Where the consent of the Landlord or his Agent is required for the tenant to carry out some action it is strongly recommended that where such consent is granted the tenant obtain confirmation in writing so as to avoid misunderstandings or disputes at a later date.
<i>Water charges</i>	This includes charges, rates or costs relating to water, sewerage and environmental services.
<i>Utilities</i>	This includes charges, rates or costs relating to telephone, gas, electricity, oil and Council Tax.
<i>Stamp Duty</i>	Failure to have the Original of this Agreement or the Counterpart (e.g. either half) stamped (if required) by the Inland Revenue and pay any appropriate duty within 30 days of commencement of the tenancy may result in a penalty or fine and the Agreement not being accepted as evidence in court. (See Inland Revenue leaflet No SO8 "Stamp Duty on Agreements Securing Short Tenancies" for details)
<i>Masculine & feminine and singular plural</i>	Any reference to either one gender includes the other and any reference in the singular shall include the plural if appropriate.
<i>Agent</i>	Any letting or managing Agent or any other duly authorised person notified to the tenant who is acting from time to time on behalf of the Landlord.
<i>Month/Monthly</i>	Means a calendar month.
<i>Inventory and or Schedule of Condition</i>	This refers to any document prepared by the Landlord, the Agent or an inventory clerk and provided to the tenant detailing the Landlord's fixtures, fittings, furnishings, equipment etc, the décor and condition of the premises generally. Such a document may subsequently be relied upon at the end of the tenancy in assessing damage or compensation for damage (over and above fair wear & tear) and so should be checked carefully at commencement of the tenancy. Any significant mistakes, mis-descriptions or other amendments should be notified to the Landlord or his Agent as soon as practicable after the tenancy starts. In order to avoid misunderstandings or disputes later it is strongly recommended that this notification be in writing and a copy kept for future reference.