

Deed where Stonham Acting as Trustee

DEED OF TRUST AND TENANCY

This Deed of Trust and Tenancy is dated the
day of 20

and is made between:

- (1) The County Council of Durham of County Hall, County Durham DH1 5UL ("the Landlord")
- (2) Home Group Limited of 2 Gosforth Park Way, Gosforth Business Park, Newcastle upon Tyne NE12 8ET (Co. No. 04617315) ("the Trustee") and
- (3)[name]
of.....[address]
("the Beneficiary")

In relation to the dwelling-house
.....
("the Property")

WHEREAS

1. The Beneficiary is a minor and requires accommodation but in law cannot hold a legal estate in land.
2. The Landlord wishes to provide the Beneficiary with suitable accommodation being the Property
3. In relation to the Property the Trustee is willing to hold the legal estate of the Property on behalf of the Beneficiary who will hold the equitable tenancy of the Property.

DECLARATION OF TRUST AND TENANCY

It is hereby agreed by the Parties as follows:

1. In consideration of one peppercorn the Landlord hereby grants the tenancy of the Property to the Trustee to hold on trust for the Beneficiary absolutely on the terms and conditions contained in the attached Tenancy Agreement.
2. The Trustee agrees that the Beneficiary will have sole possession of the Property and occupy the Property for as long as the tenancy is in existence.
3. The Beneficiary will comply with the terms and conditions of the Tenancy Agreement in so far as they do not conflict with this Deed.
4. Nothing in this Deed shall require the Landlord to act as a guarantor of the Beneficiary.

5. The Trustee has power at any time during the existence of the Trust to determine the tenancy of the Property by giving notice to the Landlord in accordance with the terms of the Tenancy Agreement at any time before the Beneficiary signs a new tenancy agreement for the Property.
6. The Beneficiary has power at any time during the existence of the Trust to determine their equitable tenancy in the Property by giving 4 weeks notice in writing to the Trustee and Landlord.
7. In the event that the Landlord seeks to terminate the Tenancy of the Property during the existence of the Trust then it will serve the relevant notice(s) on both Trustee and Beneficiary at their addresses set out in this Deed.
8. If the tenancy of the Property is in existence at the date the Beneficiary reaches the age of 18 being ____/____/____ then on the signing of a new tenancy agreement for the Property between the Landlord and the Beneficiary this Trust and Tenancy will terminate immediately.

EXECUTED as a DEED (but not delivered until the date of it) by the affixing of THE COMMON SEAL OF THE COUNTY COUNCIL OF DURHAM by Order:

Authorised Sealing Officer
(A permanent Officer of the County Council)

EXECUTED as a DEED by the Trustee acting by a Director and the Company Secretary/two Directors

Signature Director

Signature Company Secretary /Director

SIGNED AS A DEED by
the BENEFICIARY in the
presence of:

Beneficiary

Witness Signature _____

Witness Name (printed) _____

Occupation _____

Address _____
