

From: ODETTE HULCUP

Subject: Renovation agreement

Date: 10 Jan 2021 at 12:57:20

To:

**Mr Stephen Paul Fattery has agreed with Mr John Dolan
(landlord)**

**That mr Flattery would move into Number
54Woolgrove Road**

Hitchin

Herts

SG40AZ

**It is agreed Mr Flattery would move into the above
address on condition that Mr Flattery would renovate
the property useing his own money tradesmen and
labour the condition was that Mr Flattery would receive
all amounts of money spent for above work goods and
labour once renovation is completed from Mr Dolan .**

Details of all work ect.

1 All Rubbish removed by Mr [REDACTED] 4 loads removed

**2 Mr Flattery paid for all new electrical wiring
throughout the property**

**3Mr Flattery built and installed new plasterboard wall
on bay window wall in lounge new window sills and
flooring in lounge**

4 new skirting boards door frames and doors in lounge

**5 Mr Flattery installed plasterboard ceiling in kitchen
dot and dab plasterboard walls and new skirting boards**

**Also installed new kitchen consisting of base units
worktops built in oven microwave cooker hob flooring**

also had to plumb in new waste pipe and sink
5 Mr Flattery payed ([REDACTED] the Plumber) to install a new water cylinder for hot water

6 Mr Flattery installed new door frames upstairs
Plaster board x2 walls by ([REDACTED] Plasterer) who also installed kitchen ceiling

Mr Flattery also installed all underlay and carpets
window locks through out property

7 Mr Flattery also bought and installed new electric oil radiators throughout the property installed by ([REDACTED])

8 Mr Flattery Decorated the whole property new blinds throughout painting and wall paper

9 Mr Flattery has also repaired external damp proofing outside of property where required as was damaged

10 All furniture in property is owned by Mr Flattery

11 Mr Flattery has also undertaken the clearing of and removal of garden waste Mr flattery will repair all damaged render on outside and repair and refurbish beams also new outside window sills a new felt over bay roof

12 mr Flattery will repair main roof and guttering as well as painting external paint work

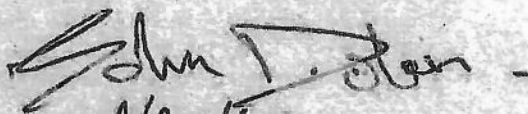
13 Mr flattery will also install a new block drive approx 25 square meters

Also a new 4ft fence and gate front garden also a new gate for rear garden

14 Mr Flattery will also install cctv camera alarm system on property

Mr Flattery has undertaken this in good faith with Mr John Dolan

Signed



Signed



Witness



O. HULLCUP.

Witness

Date 14/02/2020.

Sent from my iPhone

From: ODETTE HULCUP

Subject: 54 wool grove road

Date: 10 Jan 2021 at 13:08:23

To:

On considering takeing on this property I knew that it was in a state of real dilapidation so agreed to put it right which I would pay for and mr John Dolan would reimburse me I await monies as to date 10-01-21 I'm hopeful this will be sorted Mr Stephen Paul Flattery

Sent from my iPhone