

Licence to Occupy UK

Governed by general contract principles and the Protection from Eviction Act 1977

This Licence to Occupy grants a personal, non-exclusive right to occupy part of a property for a limited period. It is not a tenancy and does not create an interest in land or any security of tenure for the Licensee.

1. PARTIES

Licensor Name:

Licensor Address:

Licensee Name:

Licensee Address:

2. THE PROPERTY

Address of Property:

The Licensee is granted the right to occupy the room(s) or area described below only. The Licensor retains the right to enter and to require the Licensee to share the accommodation, or to move the Licensee to alternative comparable accommodation within the property, at the Licensor's reasonable discretion.

Room(s)/Area Licensed for Use:

Shared Areas (if any):

3. NATURE OF THIS LICENCE

This is a personal licence to occupy and not a lease or tenancy. The Licensee does not have exclusive possession of the Property or of any part of it, and the Licensor (or persons authorised by the Licensor) may enter the licensed area at reasonable times. This Licence does not grant, and is not intended to grant, an assured tenancy, assured shorthold tenancy, or any other form of statutory security of tenure under the Housing Act 1988 or otherwise.

4. LICENCE PERIOD

Licence Start Date:

Licence End Date (if fixed):

☐ Fixed period, ending automatically on the date stated above

☐ Rolling/periodic arrangement, terminable on notice as set out in Clause 8

5. FEE FOR OCCUPATION

Fee Amount: £

Payable:

Payment Due Date:

Payment Method:

The fee stated above is payable in exchange for the personal right to occupy granted by this Licence. Any deposit or advance payment held by the Licensor should be recorded separately and returned in accordance with the terms agreed between the parties, less any reasonable deductions for loss or damage caused by the Licensee.

Deposit Held (if any): £

6. USE OF THE PROPERTY

The Licensee agrees to use the licensed area for residential occupation only, to keep it in reasonable condition, and not to sublicense, assign, or share occupation with any other person without the Licensor's prior written consent. The Licensee must comply with any reasonable house rules notified by the Licensor from time to time.

7. LICENSOR'S OBLIGATIONS

The Licensor agrees to keep the structure, exterior, and any shared installations of the property (including

water, gas, electricity, heating and sanitation) in reasonable working order, and to give the Licensee reasonable notice before entering the licensed area, except in an emergency.

8. ENDING THIS LICENCE

Either party may bring this Licence to an end by giving the other party written notice of the length stated below. Where this Licence has a fixed end date, it ends automatically on that date without the need for further notice, unless the parties agree in writing to extend it.

Notice Period Required to End Licence: _____

If the Licensee does not vacate the licensed area when this Licence ends, the Licensor must not use force or exclude the Licensee other than in accordance with the law. Where the Licensee occupies as an excluded occupier sharing living accommodation with a resident Licensor, peaceable re-entry without a court order may be lawful; in all other cases the Licensor should seek independent legal advice before taking steps to recover possession.

9. GENERAL TERMS

This Licence is personal to the Licensee and cannot be transferred. If any provision of this Licence is found to be unenforceable, the remaining provisions continue in full force. This Licence is governed by the law of England and Wales, and the courts of England and Wales have exclusive jurisdiction over any dispute arising from it.

10. SIGNATURES

Signed by the Licensor:

Signature: _____ Date: _____

Printed Name: _____

Signed by the Licensee:

Signature: _____ Date: _____

Printed Name: _____