

APPLICATION FOR
A LAWFUL DEVELOPMENT CERTIFICATE
FOR

DRURY LODGE, CRANSTON ROAD, EAST GRINSTEAD, RH19 3HW

1 September 2025

PURPOSE OF THE APPLICATION

This application is seeking an LDC to formally confirm that Drury Lodge is in the correct planning class.

As Drury Lodge is an HMO with 12 units, licenced to house up to 20 tenants, our understanding is that it should be in the ‘Sui Generis’ class.

The reason for this application is that some mortgage providers are insisting on either an approved change of use planning application or an LDC to prove that Drury Lodge is in the correct class for an HMO. This is to ensure that Drury Lodge will not be the subject of any enforcement action relating to the change of use to an HMO from its residential purpose when constructed in 1895.

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1. SUMMARY OF EVIDENCE

CURRENT USE

- Drury Lodge is owned by Benbro Ltd, which is 100% owned by its two directors, Martin Brown and Caroline Bennett.
- The property has 12 units, each of which has its own kitchen facilities. In three of the units, the kitchen is in a separate room from the bed/sit area; in the other nine units the kitchen facilities and sleeping area are in the same room.
- The tenants share five shower rooms, one of which also serves as a utility room with three washing machines, a separate WC and the garden.
- The HMO licence for Drury Lodge permits up to 20 tenants although, at the moment, each room only has a single tenant so there are currently 12 tenants.

HISTORY

- Drury Lodge was originally constructed as a single residence in 1895. However, it has been operating as an HMO since 1961 (if not earlier).
- In the press cuttings in the 'Historical References' section of this submission you will see an estate agent's advertisement from 1982 which describes Drury Lodge as 'a select boarding establishment' with the same room configuration as it has now.

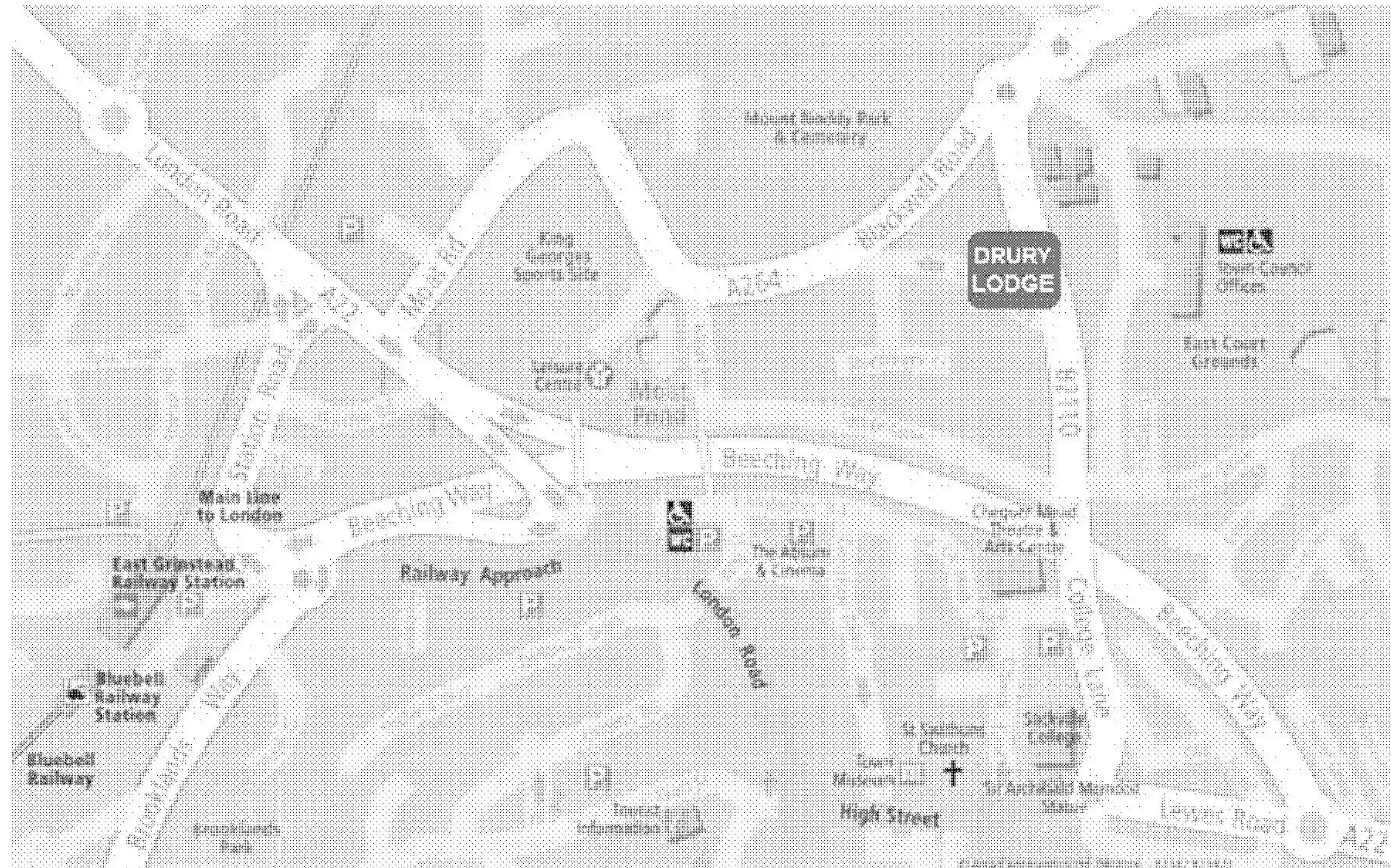
- Other press reports from various years clearly show that it has been used as what is now termed an HMO for over sixty years.
- It has also been licenced as an HMO, by Mid-Sussex District Council, for many years and we have provided separately copies of the current and previous two HMO licences, covering the period since 2013.
- Benbro Ltd purchased Drury Lodge in 2020. The previous owner had owned and operated it as an HMO since 1988.

TEN YEAR LIMIT

- The evidence provided in this submission clearly shows that Drury Lodge is currently operating as an HMO and has been so for much longer than the ten-year limitation for any enforcement as specified in the Town and Country Planning Act 1990.
- Not least, Mid-Sussex District Council has itself been licencing, inspecting and placing tenants at Drury Lodge for longer than this ten-year period.

2. LOCATION

Dury Lodge is located at the eastern end of Cranston Road, close to the centre of East Grinstead.

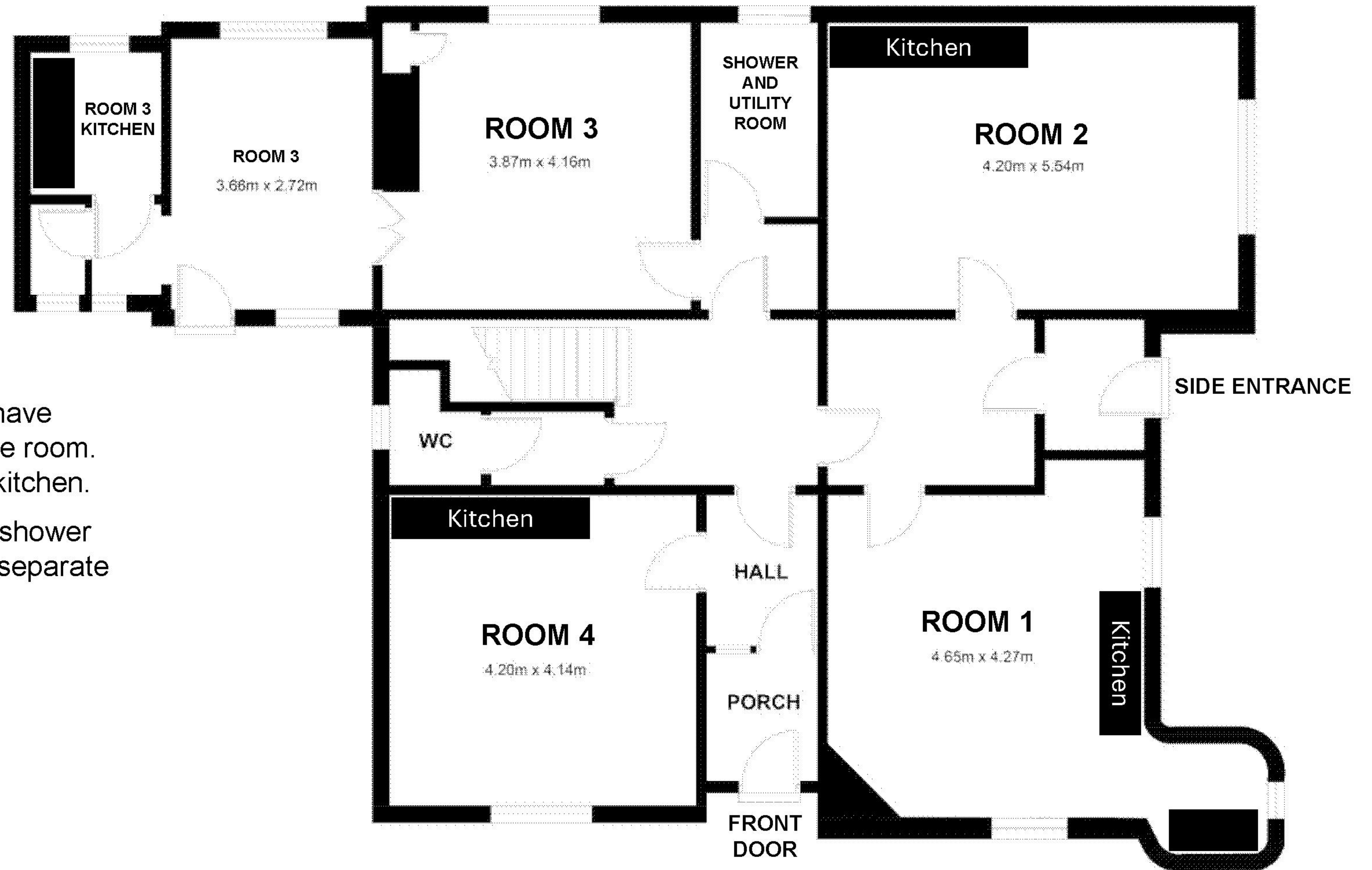


3. SITE PLANS

Plans at both 1:500 and 1:1250 scale showing the location and boundary of Drury Lodge have been provided separately.



4. CURRENT LAYOUT – GROUND FLOOR



Rooms 1, 2 and 4 each have kitchen facilities within the room. Room 3 has a separate kitchen.

All four rooms share the shower room (with WC) and the separate WC on this floor.

4. CURRENT LAYOUT – FIRST FLOOR



All five rooms in this floor have kitchen facilities within the room.

Rooms 6 and 7 share the shower room on this floor. Rooms 5, 8 and 9 use shower rooms on the floor above.

4. CURRENT LAYOUT – SECOND FLOOR



Room 11 has kitchen facilities within the room.

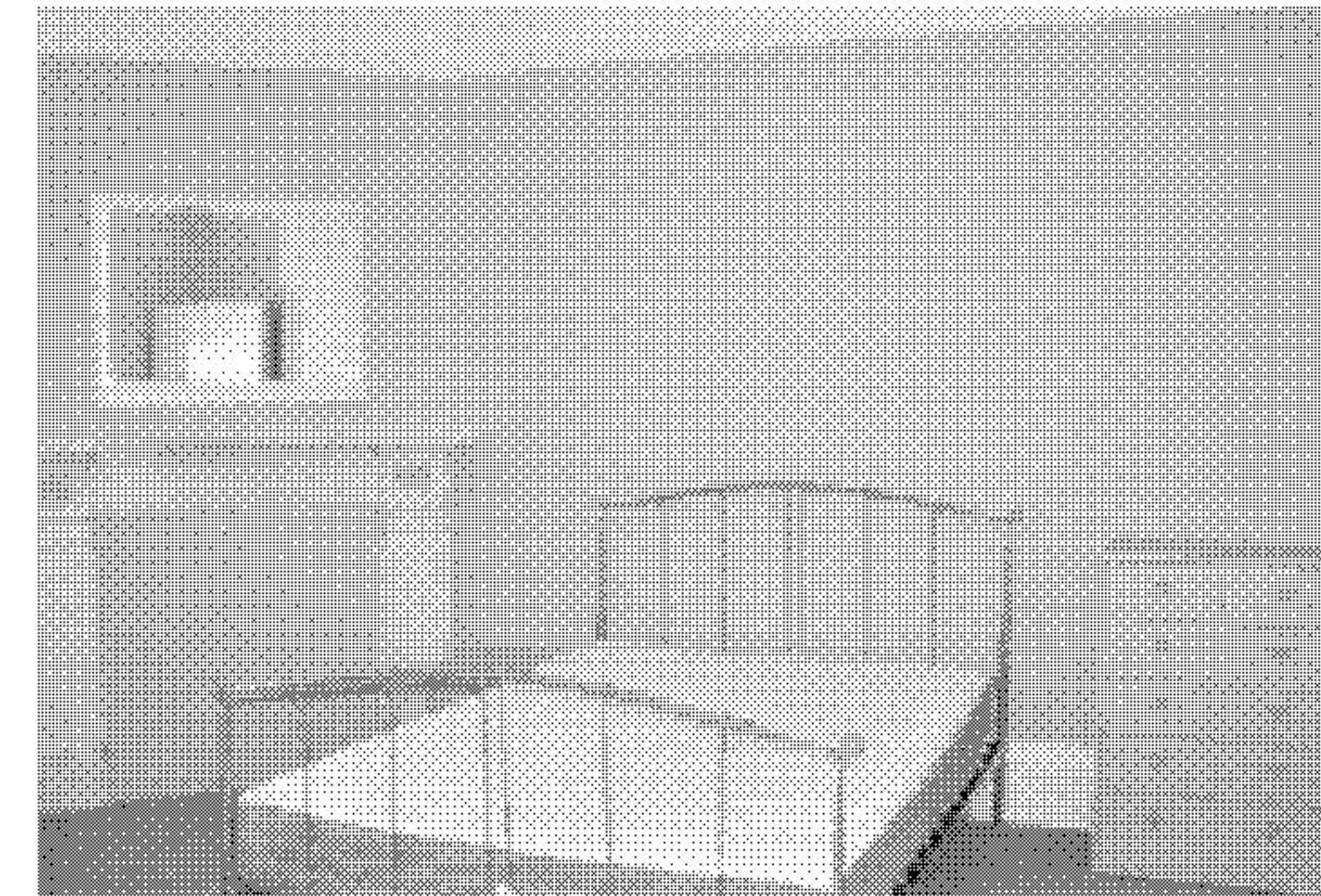
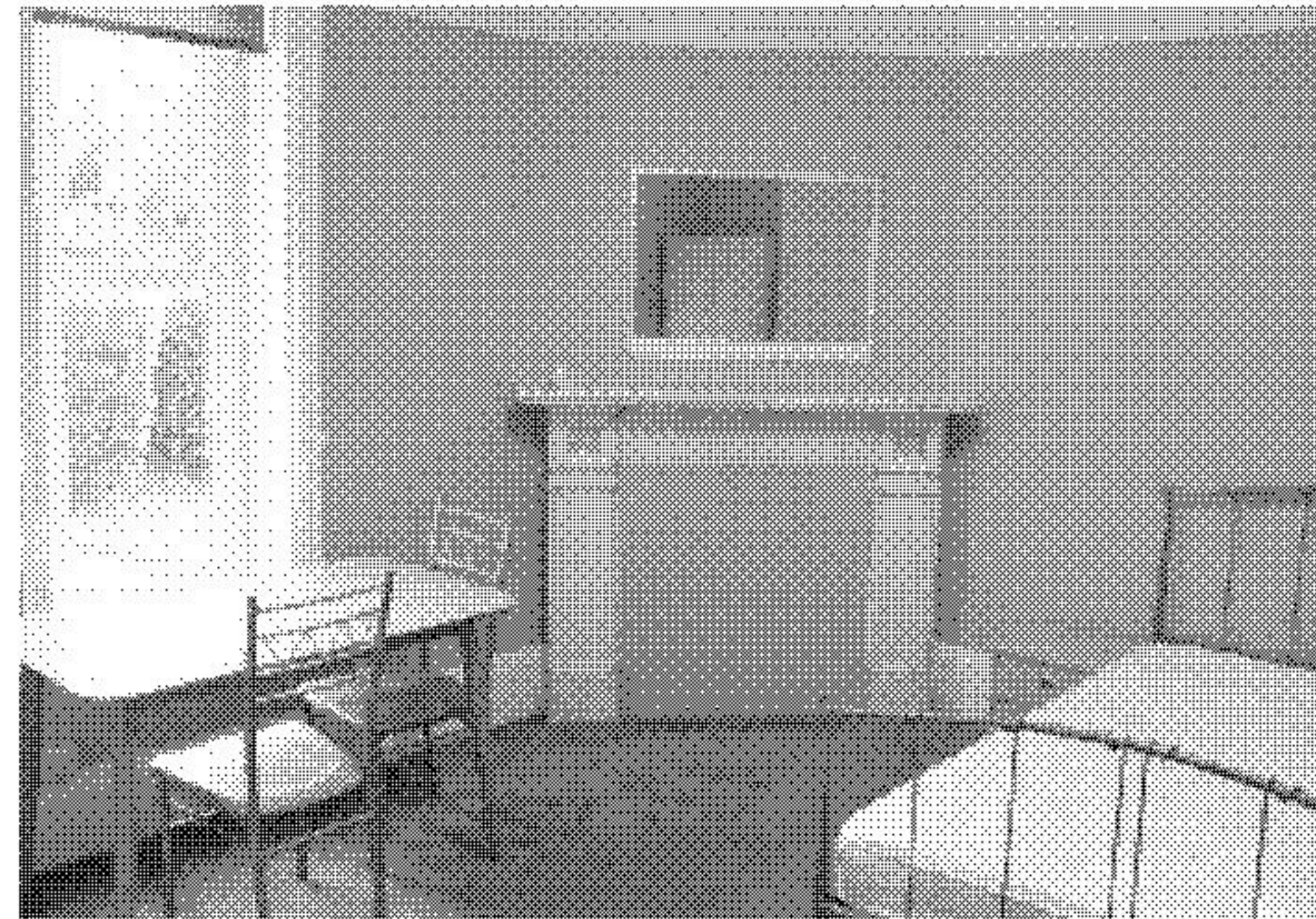
Rooms 10 and 12 each have separate kitchens.

They share the shower rooms on this floor.

Room 10 has extensive cupboards under the eaves.

5. THE ROOMS

ROOM 1



ROOM 2

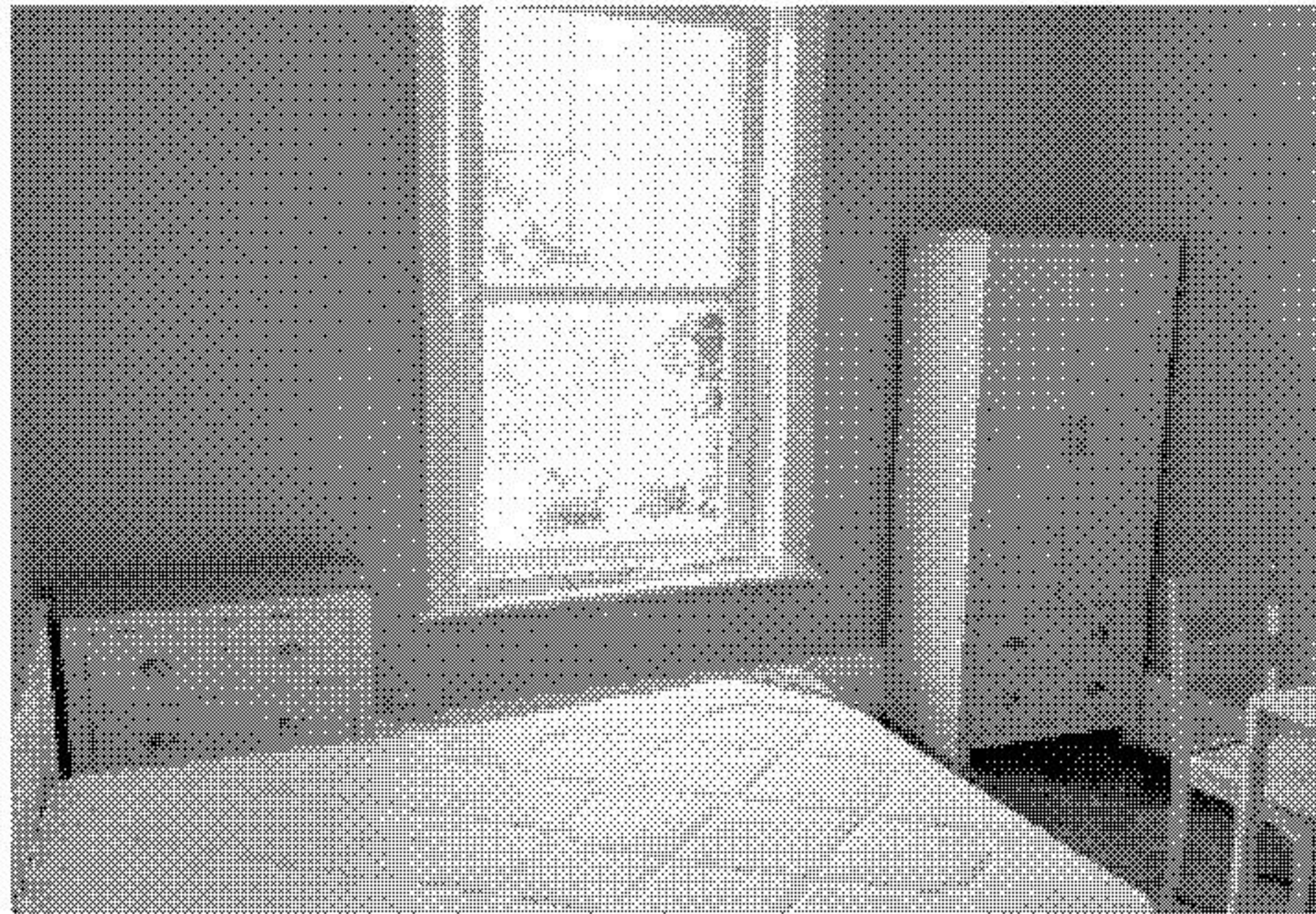


ROOM 3

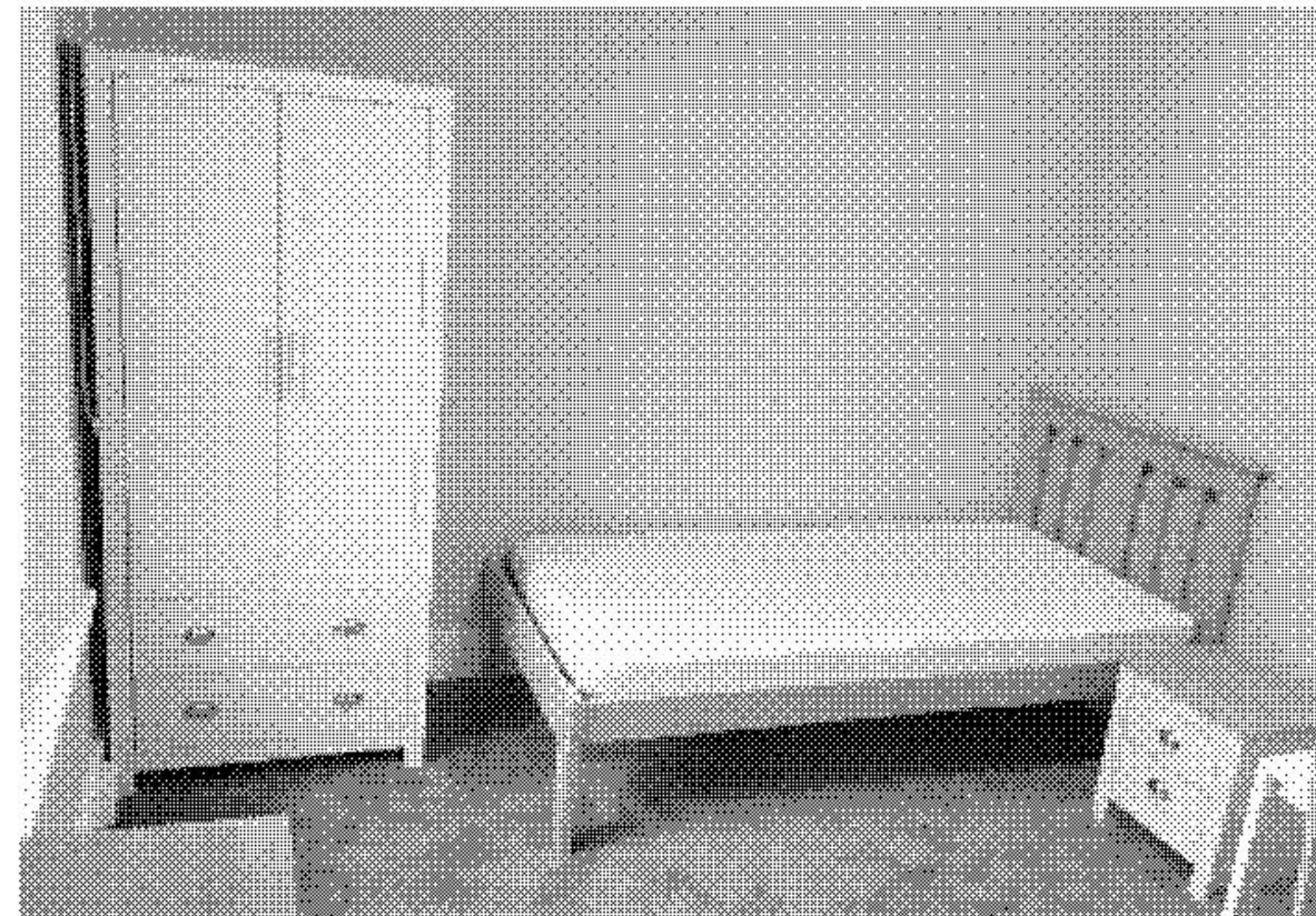
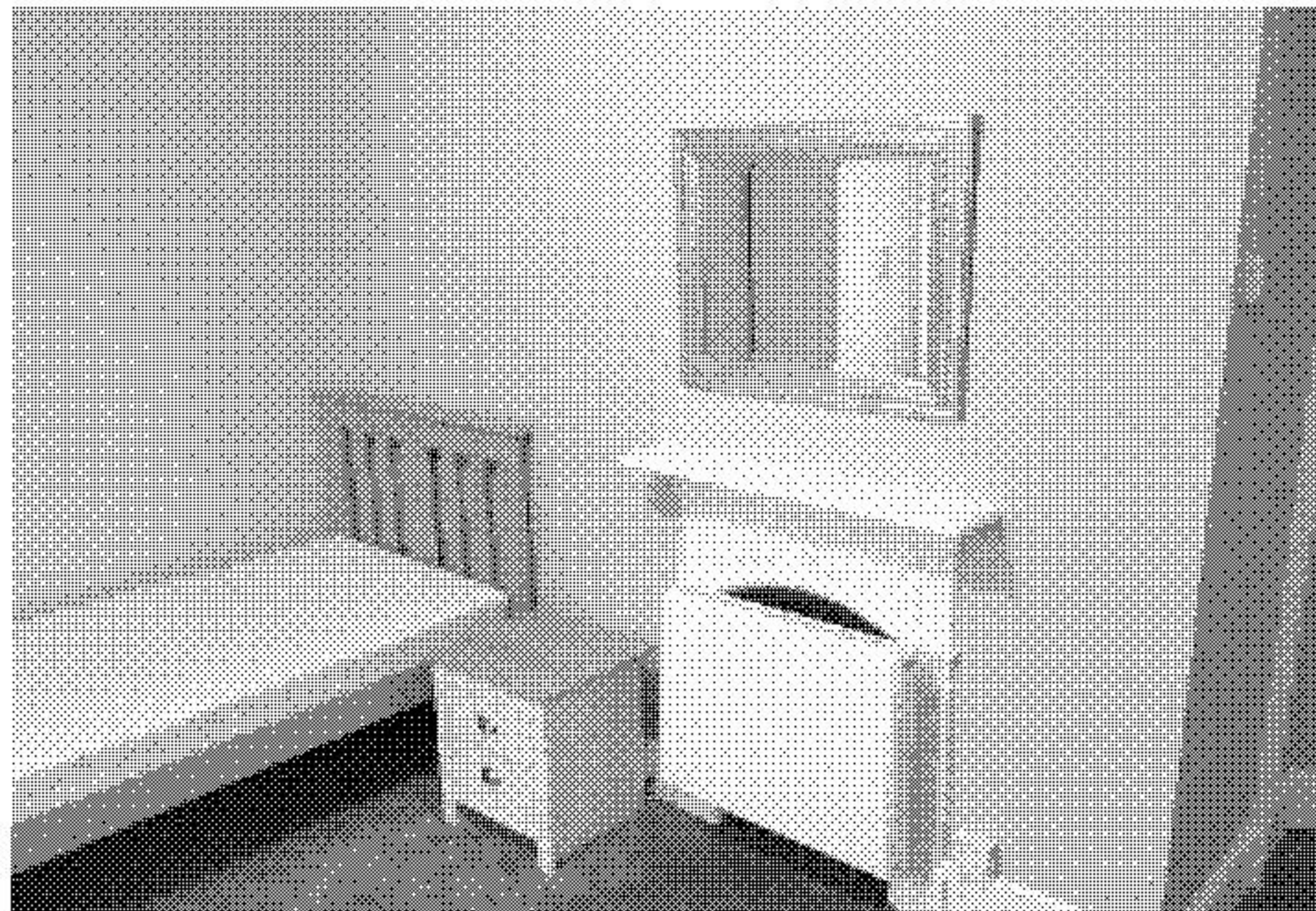
No pictures available – long term tenancy.

5. THE ROOMS

ROOM 4



ROOM 5



ROOM 6



5. THE ROOMS

ROOM 7



ROOM 8

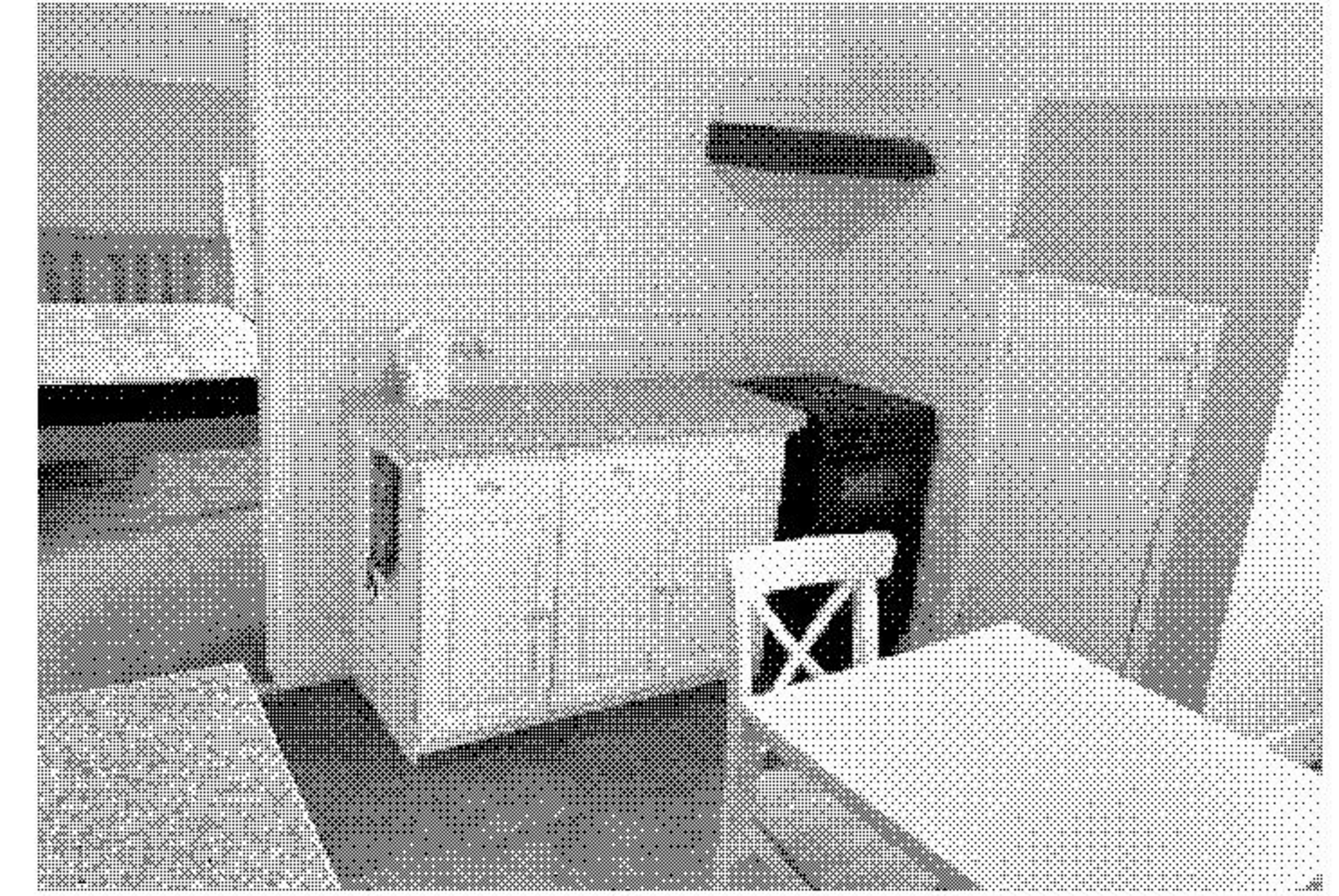
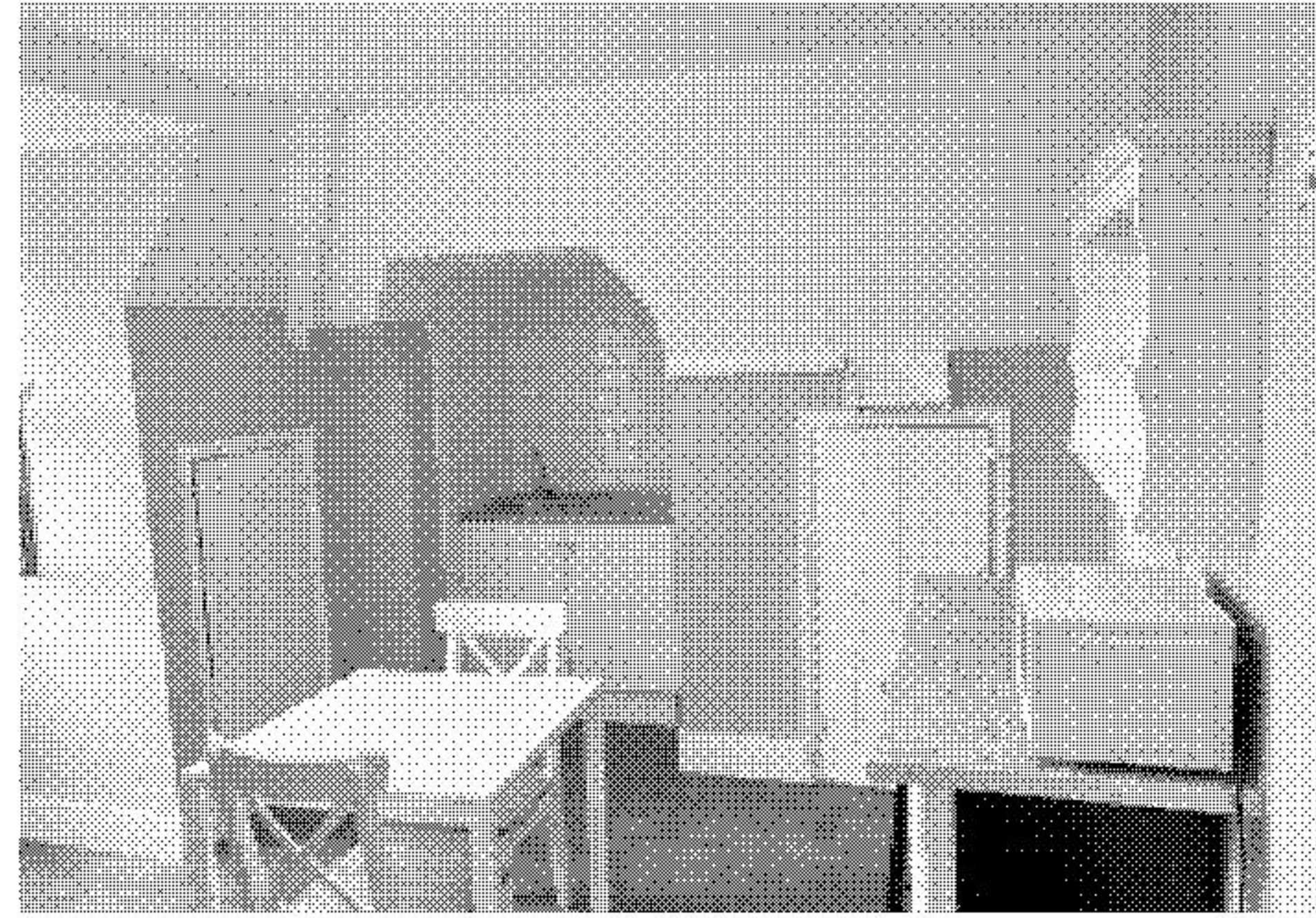
No pictures available – long term tenancy.

ROOM 9

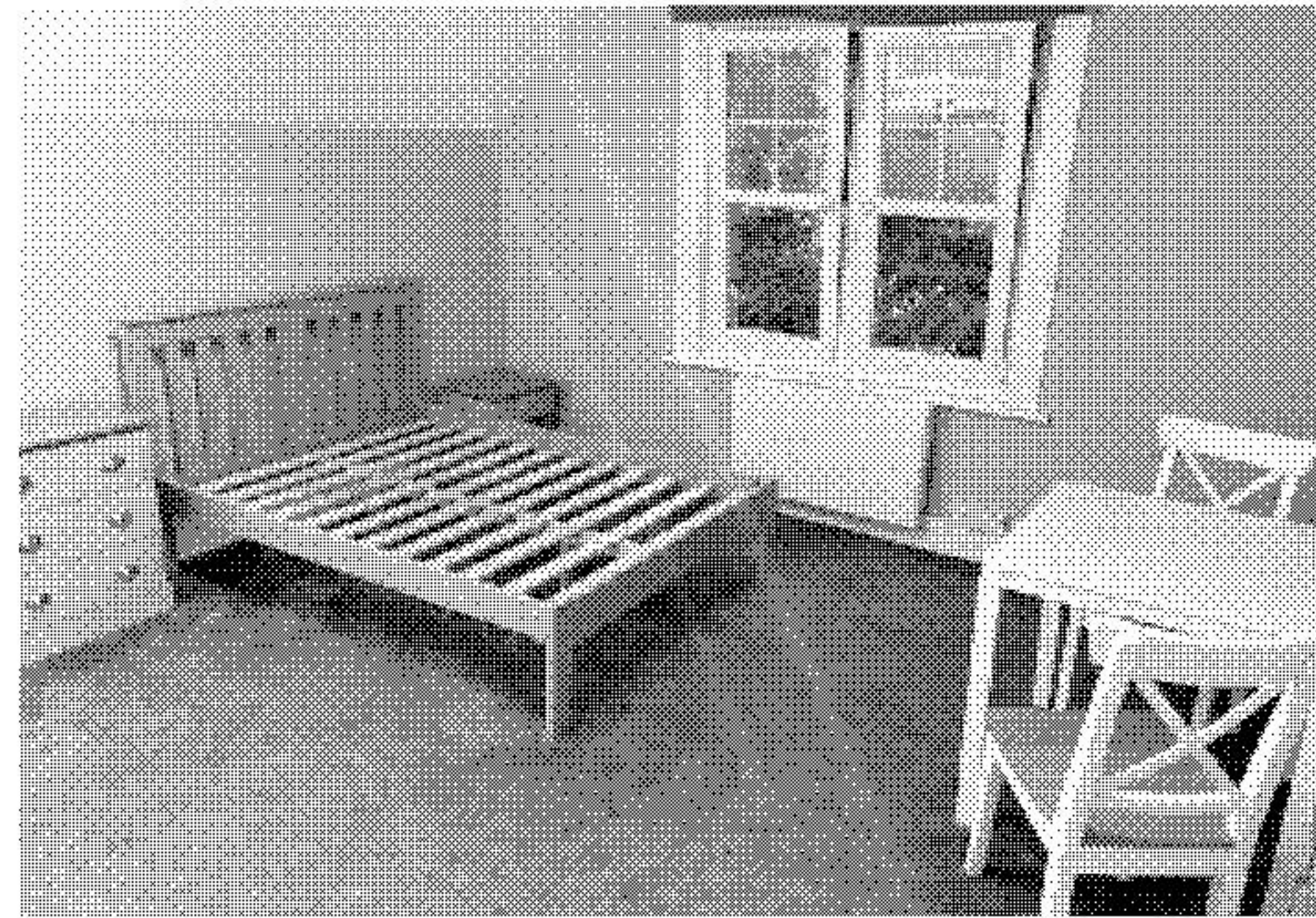


5. THE ROOMS

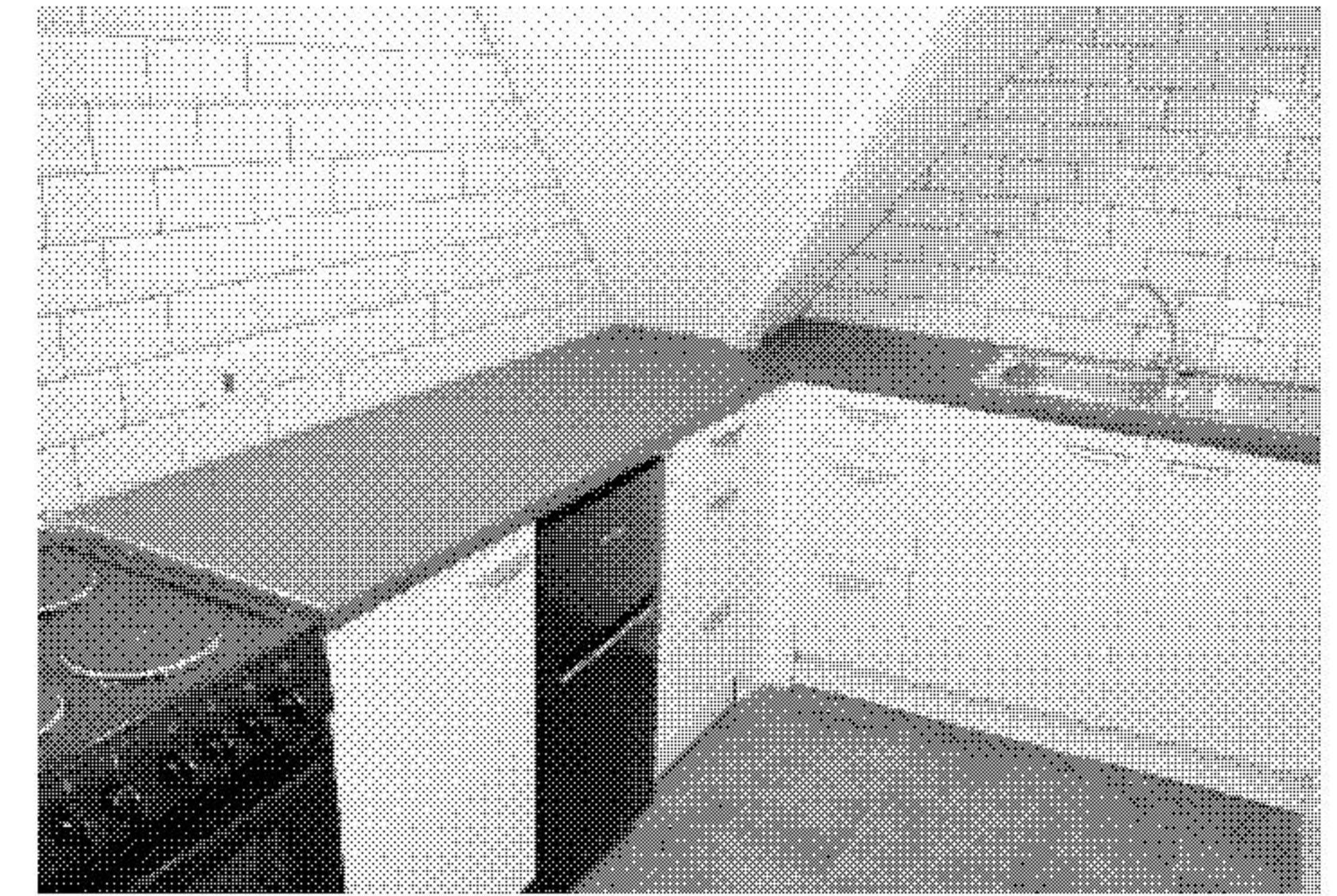
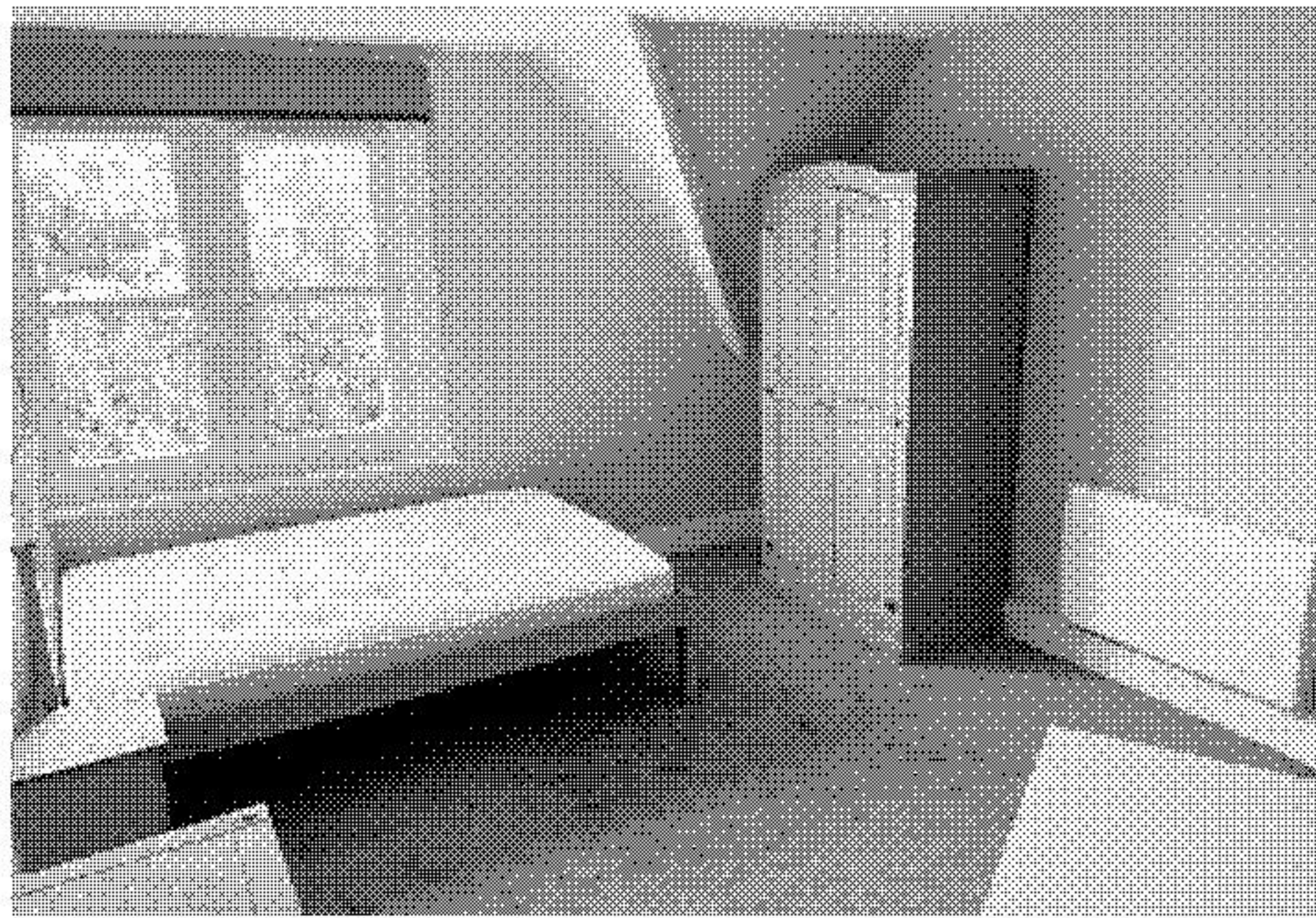
ROOM 10



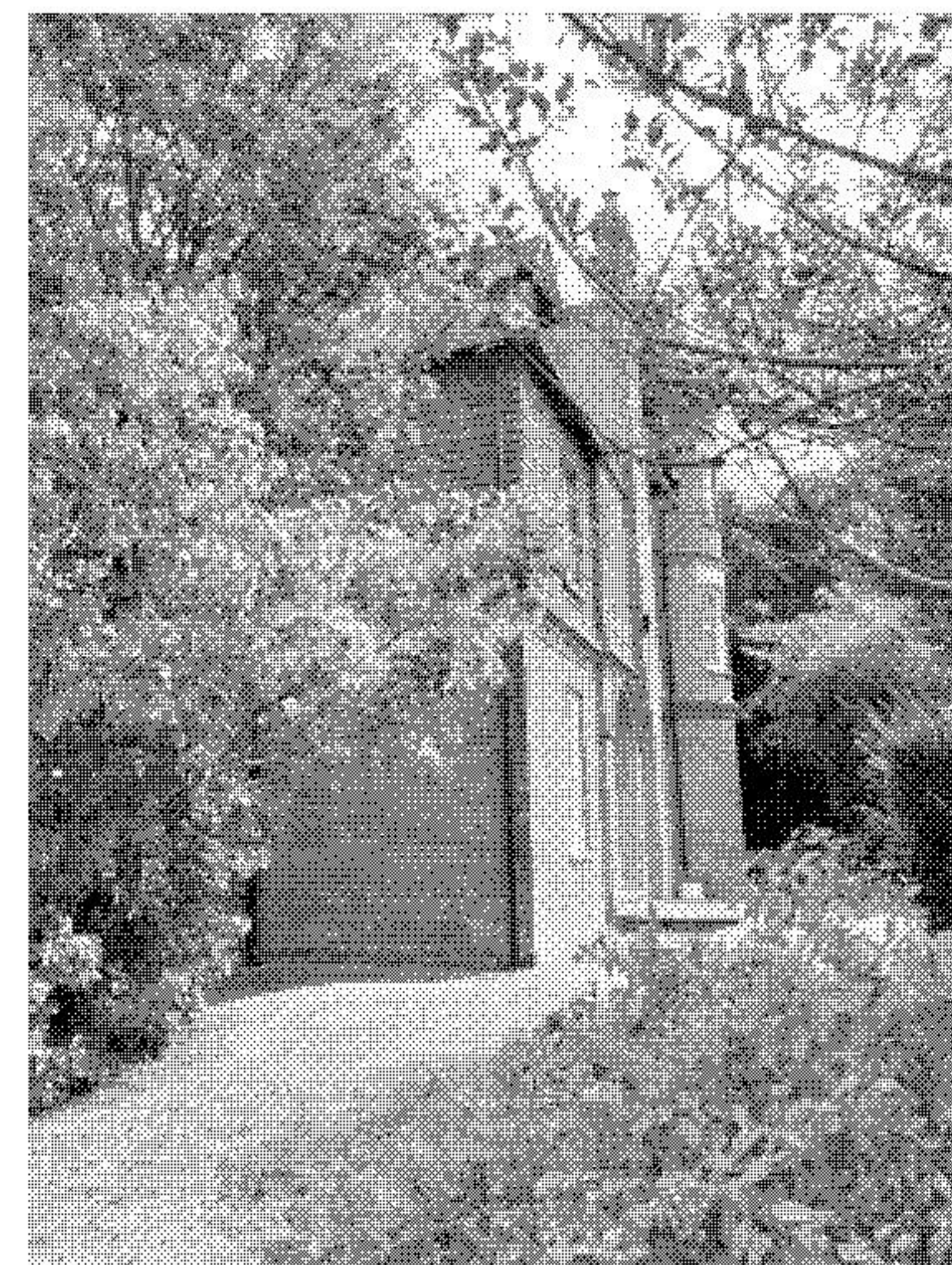
ROOM 11



ROOM 12



6. OTHER VIEWS



6. OTHER VIEWS

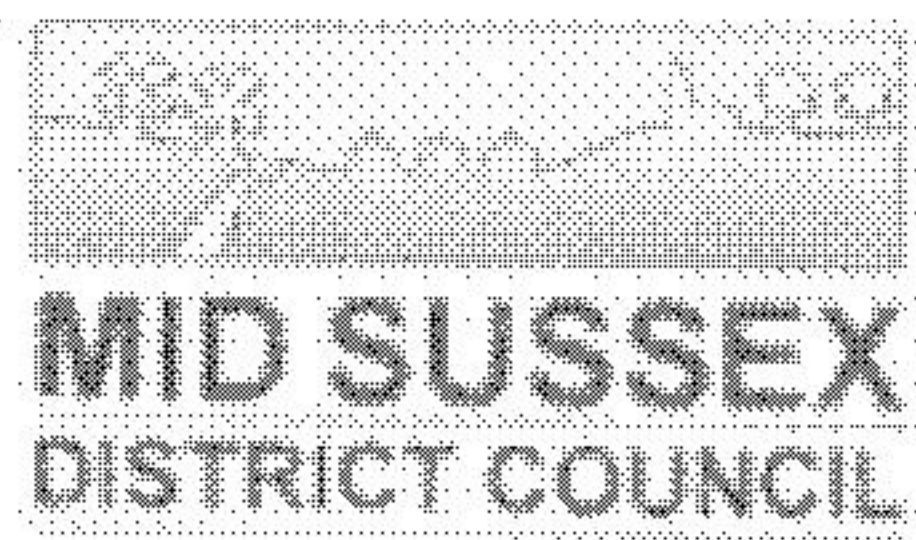


7. HMO LICENCES

We have provided separately three HMO licences granted by Mid-Sussex District Council:

- Granted on 13 May 2013 – Expired on 14 February 2017
- Granted on 24 May 2017 – Expired 14 February 2022
(As the expiry date was set to the anniversary of the expiry date of the previous licence the gap from February to May 2017 was clearly while the application was processed and the council's inspection took place.)
- Granted on 17 September 2020 – Expires 16 September 2025
(A new licence was required following the change of ownership.)

7. HMO LICENCE – 2013-2017



Housing Act 2004
Licence to Use a Property as a
House in Multiple Occupation

Mid Sussex District Council, Oaklands, Oaklands Road, Haywards
Heath, West Sussex, RH16 1SS

Licence Number – 06/003/HMO

The house in multiple occupation situated at:

Drury Lodge, Cranston Road, East Grinstead, West Sussex, RH19 3HW

is licensed by Mid Sussex District Council in accordance with the provisions of
Part 2 of the Housing Act 2004 from 14 February 2012

Until:

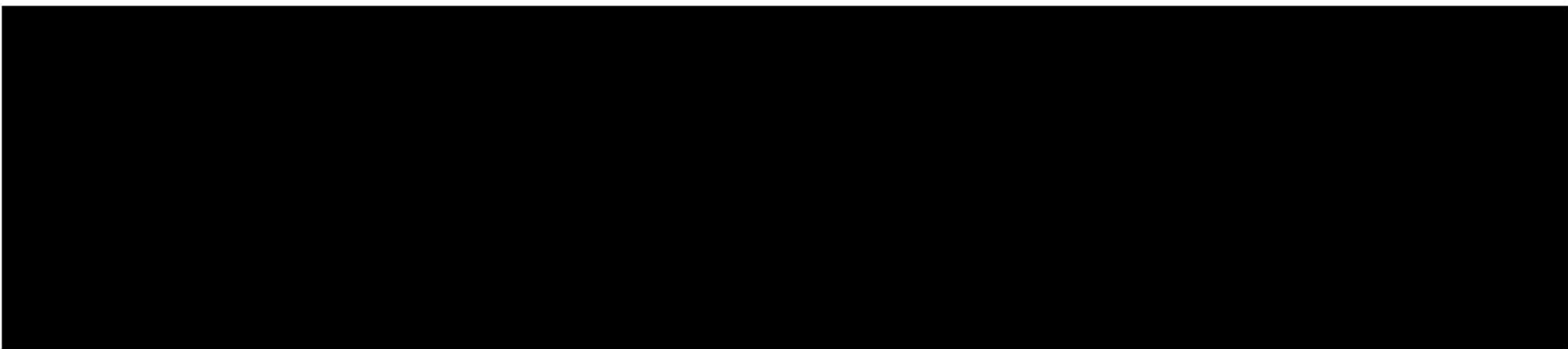
14 February 2017

subject to the conditions required by Schedule 4 of the Act and any additional
conditions imposed by virtue of Section 67 of the Act which form part of this licence

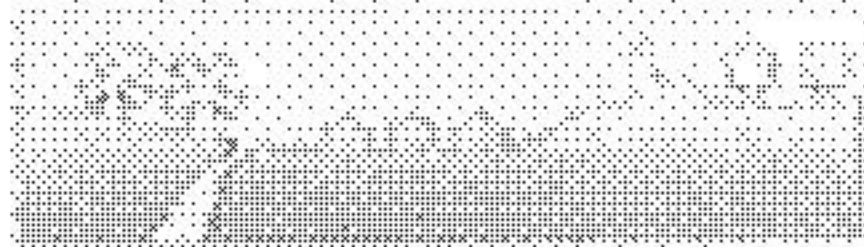
The Licence is issued to: Mr M G Hawes
The maximum number of households
is: 12
The maximum number of occupants
is: 20

Room No.	No. Households	No. Occupants
Ground Floor Front Right Room (Room 1)	1	2
Ground Floor Rear Right Room (Room 2)	1	2
Ground Floor Rear Left Flat (Room 3)	1	2
Ground Floor Front Left Room (Room 4)	1	1
First Floor Rear Left (Mezzanine) Room (Room 5)	1	1
First Floor Front Right Room (Room 6)	1	2
First Floor Rear Right Room (Room 7)	1	2
First Floor Rear Left Room (Room 8)	1	1
First Floor Front Left Room (Room 9)	1	1
Second Floor Front Room (Room 10)	1	2
Second Floor Rear Right Room (Room 11)	1	2
Second Floor Rear Left Room(Room 12)	1	2

The Register of Licences is available for public inspection during the hours of 8.45am to 5.10pm from Environment Division, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex RH16 1SS



7. HMO LICENCE – 2017-2022



MID SUSSEX
DISTRICT COUNCIL

Housing Act 2004

**Licence to Use a Property as a
House in Multiple Occupation**

Mid Sussex District Council, Oaklands, Oaklands Road, Haywards
Heath, West Sussex, RH16 1SS

Licence Number - 06/003/HMO

The house in multiple occupation situated at:

Drury Lodge, Cranston Road, East Grinstead, West Sussex RH19 3HW

is licensed by Mid Sussex District Council in accordance with the provisions
of Part 2 of the Housing Act 2004 until:

14th February 2022

subject to the conditions required by Schedule 4 of the Act and any additional
conditions imposed by virtue of Section 67 of the Act which form part of this licence

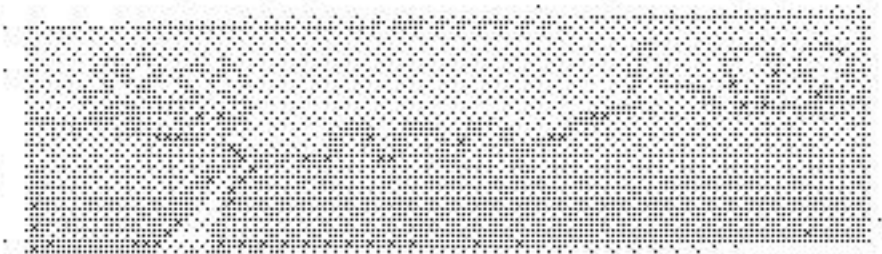
The Licence is issued to:	Michael Hawes	
The maximum number of households is:	12	
The maximum number of occupants is:	20	
Room No.	No. Households	No. Occupants
Ground Floor Front Left Room Room 1	1	2
Ground Floor Front Right Room Room 2	1	2
First Floor Middle Room Room 3	1	2
First Floor Front Left Room Room 4	1	1
First Floor Front Right Room Room 5	1	1
First Floor Rear Right Room Room 6	1	2
Second Floor Front Left Room Room 7	1	2
Second Floor Front Middle Room 8	1	1
Second Floor Front Right Room Room 9	1	1
Second Floor Rear Left Room Room 10	1	2
Second Floor Rear Right Room Room 11	1	2
Second Floor Rear Left Room Room 12	1	2

The Register of Licences is available for public inspection at Mid Sussex District Council,
Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

Date: 24th May 2017

Business Unit Leader
Environmental Health & Building Control

7. HMO LICENCE – 2020-2025


MID SUSSEX
DISTRICT COUNCIL

Housing Act 2004
Section 64(2)

Licence to Operate a House in Multiple Occupation

Mid Sussex District Council, Oaklands, Oaklands Road,
Haywards Heath, West Sussex, RH16 1SS

HMO 52

The Council is granting this Licence to:

Bentro Limited
Orchard House
The Way
Reigate
Surrey
RH2 0LB

to operate the house in multiple occupation situated at:

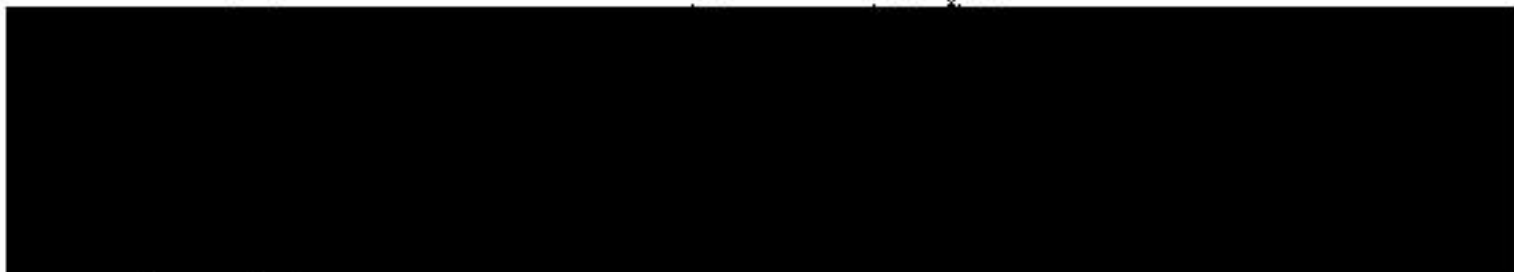
Drury Lodge
Cranston Road
East Grinstead
West Sussex
RH19 3HW

The property is licensed by Mid Sussex District Council in accordance with the provisions of Part 2 of
the Housing Act 2004.

From: 17th September 2020
Until: 16th September 2025

Subject to the conditions, issued with this licence, which are required by Schedule 4 of the Act and
any additional conditions imposed by virtue of Section 67 of the Act which form part of this licence

The maximum permitted number of occupiers is: 20 persons

Date: 17th September 2020
Signed: 

Yvonne Leddy
Business Unit Leader Environmental Health & Building Control

8. TENANCY AGREEMENTS

All tenants have (at least since Drury Lodge was purchased by Benbro Ltd) been on standard tenancy agreements as provided by the National Residential Landlords Association (NRLA).

The tenancy agreements contain personal data so cannot be made public. A redacted version of the front page of each current agreement is shown on the following pages and we would be happy to provide full copies on a confidential basis if required.

8. TENANCY AGREEMENTS

ROOM 1

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

This Agreement is dated 27 July 2021

(This date should not be inserted until all parties have signed the Agreement and want it to come into effect)

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the Agreement is dated above.

You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require. If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This Agreement is between us, the Landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the Tenant (jointly and severally)

Mr [REDACTED]

We will let out the Room Number 1 at

Drury Lodge, Cranston Road, East Grinstead, RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy Type

This Agreement is an Assured Shorthold Tenancy for the Room.

Rent

You must pay £ [REDACTED] rent in advance in total every calendar month.

The first payment of Rent must be paid by 29 July 2021.

Subsequent Rent payments must be paid in advance by the twenty-ninth day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code: [REDACTED]

Account No: [REDACTED]

Term

The Agreement is for an initial fixed term of 12 months commencing on 29 July 2021.

If, at the end of this time we have not received from you at least one calendar month's notice, in writing, expiring on the last day of the fixed term to terminate the agreement, the tenancy will continue as a contractual periodic tenancy.

The Rental Period for the contractual periodic tenancy will be the same as those for which rent was last payable during the fixed term of the tenancy.

This periodic tenancy will continue until you or we terminate the tenancy in accordance with clause 8.0 of this Agreement.

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ROOM 2

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

PLAIN LANGUAGE COMMISSION

CLEAR ENGLISH STANDARD

This agreement is dated 28 October 2023

(Insert this date only when all parties have signed the agreement and want it to start.)

The agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above.

You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

Mr [REDACTED]

We will let out the room 2 at

Drury Lodge, Cranston Road, East Grinstead, West Sussex RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Rent

You must pay £ [REDACTED] rent in advance in total every calendar month.

The first payment of rent must be paid by 27 October 2023.

Subsequent rent payments must be paid in advance by the 28th day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code: [REDACTED]

Account No: [REDACTED]

Term

The agreement is for an initial fixed term of 12 months starting on 28 October 2023.

At the end of this time, if we have not received from you at least one calendar month's written notice expiring on the last day of the fixed term to terminate the agreement, then the tenancy will continue as a contractual periodic tenancy.

The rental period for the contractual periodic tenancy will be the same as the rental period for which rent was last payable during the tenancy's fixed term.

The contractual periodic tenancy will continue until you or we terminate the tenancy in line with clause 8.0 of the agreement.

Permitted occupiers

In addition to you, only the following permitted occupiers are allowed to live in the room

Nobody else is allowed to live in the room without our written permission.

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8. TENANCY AGREEMENTS

ROOM 3

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORD ASSOCIATION

PLAIN LANGUAGE COMMISSION

CLEAR ENGLISH STANDARD

This agreement is dated 16 DECEMBER 2023
(Insert this date only when all parties have signed the agreement and want it to start.)

The agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above.

You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Benbro Limited
Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

Mr [REDACTED]

We will let out the room 3 at

Drury Lodge, Cranston Road, East Grinstead, West Sussex RH19 3HW

To you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Rent

You must pay £ [REDACTED] rent in advance in total every calendar month

The first payment of rent must be paid by 13 December 2023

Subsequent rent payments must be paid in advance by the 13th day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited
Sort Code: [REDACTED]
Account No: [REDACTED]

Term

The agreement is for an initial fixed term of 12 months starting on 13 December 2023

At the end of this time, if we have not received from you at least one calendar month's written notice expiring on the last day of the fixed term to terminate the agreement, then the tenancy will continue as a contractual periodic tenancy.

The rental period for the contractual periodic tenancy will be the same as the rental period for which rent was last payable during the tenancy's fixed term.

The contractual periodic tenancy will continue until you or we terminate the tenancy in line with clause 8.0 of the agreement.

Permitted occupiers

In addition to you, only the following permitted occupiers are allowed to live in the room:

Your two children may visit and stay freely whilst they remain under 16.

Nobody else is allowed to live in the room without our written permission.

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ROOM 4

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORD ASSOCIATION

This agreement is dated 27 August 2025
(Insert this date only when all parties have signed the agreement and want it to start.)

This agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above.

You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or a Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Benbro Limited
Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

[REDACTED]

We will let out the room 4 at

Drury Lodge, Cranston Road, East Grinstead, West Sussex, RH19 3HW

To you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Term

This agreement creates a single tenancy that begins on 27 August 2025 as a fixed term for 12 months and then continues on as a contractual periodic tenancy from 27 August 2025 until you or we end this agreement in line with clause 8.0.

The period of this tenancy will begin on the 27th of each month. The rent for each of these periods may be required in advance of the start of each of these periods as set out below.

Rent

You must pay [REDACTED] rent in advance in total every month.

The first payment of rent must be paid by 27 August 2025

Subsequent rent payments must be paid in advance by the 27th day of every month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited
Sort Code: [REDACTED]
Account No: [REDACTED]

Page 1

Version 6.03F

8. TENANCY AGREEMENTS

ROOM 5

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

This Agreement is dated 30 September 2022

(This date should not be inserted until all parties have signed the Agreement and want it to come into effect)

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the Agreement is dated above.

You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require. If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This Agreement is between us, the Landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the Tenant (jointly and severally)

We will let out the Room 5 at

Drury Lodge, Cranston Road, East Grinstead RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy Type

This Agreement is an Assured Shorthold Tenancy for the Room.

Rent

You must pay £ Rent in advance in total every calendar month.

The first payment of Rent must be paid by 30 September 2022

Subsequent Rent payments must be paid in advance by the first day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code:

Account No:

Term

The Agreement is for an initial fixed term of 12 months commencing on 01 October 2022.

If, at the end of this time we have not received from you at least one calendar month's notice, in writing, expiring on the last day of the fixed term to terminate the agreement, the tenancy will continue as a contractual periodic tenancy.

The Rental Period for the contractual periodic tenancy will be the same as those for which Rent was last payable during the fixed term of the tenancy.

This periodic tenancy will continue until you or we terminate the tenancy in accordance with clause 8.0 of this Agreement.

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ROOM 6

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

This Agreement is dated 28 January 2022

(This date should not be inserted until all parties have signed the Agreement and want it to come into effect)

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the Agreement is dated above.

You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require. If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This Agreement is between us, the Landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the Tenant (jointly and severally)

We will let out the Room 6 at

Drury Lodge, Cranston Road, East Grinstead, RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy Type

This Agreement is an Assured Shorthold Tenancy for the Room.

Rent

You must pay £ Rent in advance in total every calendar month.

The first payment of Rent must be paid by 28 January 2022

Subsequent Rent payments must be paid in advance by the 28th day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code:

Account No:

Term

The Agreement is for an initial fixed term of 12 months commencing on 28 January 2022.

If, at the end of this time we have not received from you at least one calendar month's notice, in writing, expiring on the last day of the fixed term to terminate the agreement, the tenancy will continue as a contractual periodic tenancy.

The Rental Period for the contractual periodic tenancy will be the same as those for which Rent was last payable during the fixed term of the tenancy.

This periodic tenancy will continue until you or we terminate the tenancy in accordance with clause 8.0 of this Agreement.

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8. TENANCY AGREEMENTS

ROOM 7

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

Chartered

National Residential Landlord and Tenant Association

This agreement is dated 22 November 2024

(Insert this date only when all parties have signed the agreement and want it to start.)

This agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above. You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or a Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Bentro Limited

Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

We will let out the room 7 at

Drury Lodge

Cranston Road, East Grinstead, West Sussex. RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Rent

You must pay rent in advance in total every calendar month

The first payment of rent must be paid by 21 November 2024

Subsequent rent payments must be paid in advance by the 23rd day of every month while the tenancy lasts.

Payment must be made in cleared funds to:

Bentro Limited

Sort Code

Account No

Page 1

of 2

Version 5.0.0

ROOM 8

Assured Shorthold Tenancy Agreement

within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

NLA

National Landlord Association

This Agreement contains the terms and obligations of the Tenancy. It sets out the promises made between you (the Tenant) and us (the Landlord). These promises will be legally binding once this Agreement has been both signed and dated and initial funds as detailed within the body of this Agreement have been paid. You should read it carefully to ensure it contains everything you want and nothing that you are not prepared to agree to. Whilst every attempt has been made to compose this Agreement using plain language, it inevitably contains some legal terms and references.

You understand that we will be entitled to recover possession when the Tenancy ends.

The Inventory and Schedule of Condition should be checked carefully and agreed with us or our Agent.

Please note that if the Inventory and Schedule of Condition is not agreed or challenged by you in writing within seven days of commencement of the Tenancy, or receipt of the Inventory and Schedule of Condition (whichever is later), we shall deem that you have accepted the Inventory and Schedule of Condition as fair and accurate and that we or our Agent may rely on them at the end of the Tenancy as being correct and accurate.

If you do not understand this Agreement, or anything in it, it is strongly suggested that you ask for an explanation before signing it. You might consider consulting a solicitor, Citizen's Advice Bureau or Housing Advice Centre.

This Agreement is between us, the Landlord:

Bentro Ltd

And you, the Tenant (individually and together):

Tenant 1:

Tenant 2:

Tenant 3:

Tenant 4:

And is made in relation to the Property at:

Flat B, Drury Lodge

Cranston Road, East Grinstead

West Sussex

Postcode RH19 3HW

NLA

National Landlord Association

The NLA is a not-for-profit organisation. It is not a charity.

www.nla.org.uk

NLA

National Landlord Association

The NLA is a not-for-profit organisation. It is not a charity.

www.nla.org.uk

23

8. TENANCY AGREEMENTS

ROOM 9

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL
LAW CENTRE

PLAIN
LANGUAGE
COMMISSION

CLEAR
ENGLISH
STANDARD

This agreement is dated 11 April 2024
(Insert this date only when all parties have signed the agreement and want it to start.)

The agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above.

You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

We will let out the room 9 at

Drury Lodge, Cranston Road, East Grinstead, RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Rent

You must pay rent in advance in total every calendar month.

The first payment of rent must be paid by 11 April 2024

Subsequent rent payments must be paid in advance by the 11th day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code:

Account No:

Term

The agreement is for an initial fixed term of 12 months starting on 11 April 2024.

At the end of this time, if we have not received from you at least one calendar month's written notice expiring on the last day of the fixed term to terminate the agreement, then the tenancy will continue as a contractual periodic tenancy.

The rental period for the contractual periodic tenancy will be the same as the rental period for which rent was last payable during the tenancy's fixed term.

The contractual periodic tenancy will continue until you or we terminate the tenancy in line with clause 8.0 of the agreement.

Permitted occupiers

In addition to you, only the following permitted occupiers are allowed to live in the room:

Nobody

nobody else is allowed to live in the room without our written permission.

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Page 1 | 1 of 2 | Version 6.080

ROOM 10

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL
LAW CENTRE

PLAIN
LANGUAGE
COMMISSION

CLEAR
ENGLISH
STANDARD

This agreement is dated 11.08.25
(Insert this date only when all parties have signed the agreement and want it to start.)

The agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above.

You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or a Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

We will let out the room 10 at

Drury Lodge, Cranston Road, East Grinstead, West Sussex, RH19 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Term

This agreement creates a single tenancy that begins on 11 August 2025 as a fixed term for 12 months and then continues on as a contractual periodic tenancy from 11 August 2026 until you or we end this agreement in line with clause 8.0.

The periods of this tenancy begin on the 11th of each month. The rent for each of these periods may be required in advance of the start of each of these periods as set out below.

Rent

The rent is per calendar month and payable in advance.

You must pay rent in advance in total every month.

The first payment of rent must be paid by 11 August 2025.

Subsequent rent payments must be paid in advance by the 11th of every month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code:

Account No:

Page 1 | 1 of 2 | Version 6.080

Page 1 | 1 of 2 | Version 6.080

8. TENANCY AGREEMENTS

ROOM 11

ROOM 12

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

This agreement is dated 03 March 2025

(Insert this date only when all parties have signed the agreement and want it to start.)

This agreement contains the terms and obligations of the tenancy. It sets out the legally binding obligations that you (the tenant) and we (the landlord) accept as soon as the agreement is dated above. You should read the agreement carefully. Make sure you want to agree to it all and that it contains everything you need. If you do not understand this agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or a Housing Advice Centre.

Section A – Main terms of the tenancy agreement

This agreement is between us, the landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the tenant (if there is more than one, they are jointly and separately liable)

We will let out the room 11 at

Drury Lodge, Cranston Road, East Grinstead RH11 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy type

The agreement is for an assured shorthold tenancy.

Rent

You must pay rent in advance in total every calendar month

The first payment of rent must be paid by 06 March 2025

Subsequent rent payments must be paid in advance by the seventh day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code

Account No

Page 1

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Version 5.0RO

Assured Shorthold Tenancy Agreement

Provided under part 1 of the Housing Act 1988 and amended under part 3 of the Housing Act 1996

NRLA

NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

This Agreement is dated 01 September 2022

(This date should not be inserted until all parties have signed the Agreement and want it to come into effect.)

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the Agreement is dated above. You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require. If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This Agreement is between us, the Landlord

Benbro Limited

Directors: Martin Brown and Caroline Bennett

and you, the Tenant (jointly and severally)

We will let out the Room 12 at

Drury Lodge, Cranston Road, East Grinstead RH11 3HW

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy Type

This Agreement is an Assured Shorthold Tenancy for the Room.

Rent

You must pay rent in advance in total every calendar month

The first payment of Rent must be paid by 31 August 2022

Subsequent Rent payments must be paid in advance by the first day of every calendar month while the tenancy lasts.

Payment must be made in cleared funds to:

Benbro Limited

Sort Code

Account No

Term

The Agreement is for an initial fixed term of 12 months commencing on 01 September 2022

If, at the end of this time we have not received from you at least one calendar month's notice, in writing, expiring on the last day of the fixed term to terminate the agreement, the tenancy will continue as a contractual periodic tenancy.

The Rental Period for the contractual periodic tenancy will be the same as those for which Rent was last payable during the fixed term of the tenancy.

This periodic tenancy will continue until you or we terminate the tenancy in accordance with clause 8.2 of this Agreement.

Page 1 | www.nrla.org.uk | © NRLA, 2021 | Version 2.0RO

6. HISTORICAL REFERENCES

The following extracts from the East Grinstead Observer between 1978 and 1990 show beyond doubt that Drury Lodge has been used for multiple occupation since the early 1960s.

We would draw your attention to two articles in particular.

In 1982 an estate agent's advert offers Drury Lodge for sale. The advert says it has been successfully used as "an investment" for 21 years – lending itself ideally "as a select boarding establishment". It states that Drury Lodge comprises "nine guest rooms and three guest suites" – the same configuration as now (nine of the existing 12 units are single rooms and three have multiple rooms).

Four years earlier, in May 1978, a court case was reported in which a tenant of Drury Lodge was required to leave after 15 years. Drury Lodge is referred to as a "guest house" with a landlady but the lady being evicted had "moved there in 1962 with her husband", so it was clearly what we would now call an HMO rather than a bed and breakfast type guest house.

The start of this lady's tenancy with her husband in 1962 aligns with the estate agent's reference to Drury Lodge being successfully used as an investment since 1961.

6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER - 24 MAY 1978
JUDGE ORDERS WIDOW, 77, TO QUIT HOME

Court case in which a tenant of Drury Lodge was required to leave after 15 years.

Drury Lodge is referred to a “guest house” with a landlady but the lady being evicted had “moved there in 1962 with her husband”, so it was clearly what we would now call an HMO rather than a bed and breakfast type guest house.

Woody bangs the drum for new group Screen Idol

SCREEN IDOL, the new group of young actors and actresses, will be the first to appear in the new series of the popular television show. The group will be the first to appear in the new series of the popular television show. The group will be the first to appear in the new series of the popular television show.

Judge orders widow, 77, to quit home

A 77-year-old widow has been ordered to leave her home after 15 years because her landlady cannot cope. The case was heard in the county court last week.

Martell's Special Promotion

SPEND £25 IN YOUR QUINN'S WARM SHOWROOM DURING MAY AND WE WILL GIVE YOU A

£25 VOUCHER

REDEEMABLE WITHIN 12 MONTHS OF ISSUANCE. ONE VOUCHER PER CUSTOMER. OFFER VALID UNTIL 31/05/78.

Martell's

Quinn's WARM, East Grinstead, Tel: 01293 251111

Forest inspires artist Carol

Carol, a local artist, has been inspired by the forest to create a series of paintings. The paintings are now on display at the local gallery.

Red light for traffic scheme

A new red light traffic scheme has been introduced in the town. The scheme is designed to improve traffic flow and reduce congestion.

Talking time

A new talking time scheme has been introduced in the town. The scheme is designed to improve traffic flow and reduce congestion.

Whatever happened to the Wonham?

Come and visit the comfortable, fully licensed Wonham Hotel. We have introduced double rooms with showers, single rooms with showers, and a bar. We also have a large garden and a hot tub. We are open 24 hours a day.

WONHAM HOTEL

EASTCOURNE ROAD, SOUTH GODSTONE, SURREY

Telephone: SOUTH GODSTONE 3388 (4 lines) or 3389 (4 lines)

Telex: 3388 (4 lines) or 3389 (4 lines)

East Grinstead Observer, Wednesday May 24 1978

Judge orders widow, 77, to quit home

AN elderly widow has been ordered to leave her home after 15 years because her landlady cannot cope.

Mrs Bonwick, landlady of Drury Lodge Guest House, Cranston Road, East Grinstead, told the town's county court last week that her husband had left, that she had fallen ill and that tenant Mrs Kathleen Hunter had become a liability in the house.

She explained that 77-year-old Mrs Hunter's health had declined too and that she found difficulty in running the guest house without her husband's aid.

Mrs Bonwick, the landlady for ten years, added that she had become the best of friends with Mrs Hunter and that she hoped this would not damage that friendship.

"I shall be very sorry to leave the guest house. It would make my life really wonderful to stay," said Mrs Hunter, who moved there in 1962 with her husband.

Judge Brian Lovegrove told Mrs Hunter she did not have the right to stay and that he would have to make a possession order against her.

Housing officers have already promised to house her. Mrs Bonwick said it would be better for her to move in the summer.

When Judge Lovegrove gave Mrs Hunter two months to move from the guest house Mrs Bonwick said: "I have known her for ten years. We are quite good friends. I want to find her the best place possible."



6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER – 18 SEPTEMBER 1980

WALK IN THIEVES HID HAUL IN CHURCHYARD

Court case concerning Drury Lodge tenants where “police were called to the Cranston Road flat by the landlady”.

7 Year Anniversary Tuesday, October 30, 1980

TED'S
SCHOOLS OF
COACHING
The nation's largest
Tutorship Unit
Introducing 1980!

WELLS

Retreat at
Wells
Barnard Castle
East Yorkshire
£3358

LAST MINUTES HOLIDAY OF WEDNESDAY

Now only £100
The Agent
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BETA

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Royal Automobile Club
of Great Britain
and Ireland
Member of the
British Motor Vehicle
Association
Member of the
British Motor Vehicle
Association
Member of the
British Motor Vehicle
Association

GUIDE TO THE WEEK

THE NEW CHURCH
The new church of St. John the Baptist, which was built in 1850, is now being renovated. The church is a fine example of the Gothic Revival style, and is one of the best in the area. The church is located in the heart of the town, and is a very popular place of worship. The church is open every Sunday, and is a very welcoming place for all.

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Security man stole card

A CASHIER at a local shop has been accused of stealing a credit card from a customer.

The cashier, who is a 30-year-old man, was accused of stealing a credit card from a customer who was using it to buy a pair of shoes. The cashier was caught by the shop's security guard, who found the card in his pocket.

The cashier was charged with theft and was released on bail. He is expected to appear in court next week. The shop's security guard was praised for his quick action in catching the cashier.

The cashier's lawyer said that his client was a good person and that the card was not his. He said that his client was a victim of a scam and that he had been tricked into giving the card to the cashier.

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Sunk by send-off

A 1970s-era car was sunk by a send-off from a group of friends. The car was a 1970s-era Ford Mustang, and it was being driven by a young man who was being sent off by a group of friends. The car was driven into the water, and it was sunk.

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Walk-in thieves hid haul in churchyard

THIEVES who walked into the All Saints Church, near York, in order to steal the church's silverware, hid their haul in a churchyard.

The thieves, who were caught by the police, hid their haul in a churchyard. The haul included a large amount of silverware, including chalices, patens, and other church vessels. The thieves were caught by the police, and they were charged with theft.

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Youth remanded

A 17-year-old youth was remanded in custody after being charged with the theft of a car. The youth was caught by the police, and he was charged with the theft of a car. The youth was remanded in custody, and he is expected to appear in court next week.

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Drunk One

A 17-year-old youth was remanded in custody after being charged with the theft of a car. The youth was caught by the police, and he was charged with the theft of a car. The youth was remanded in custody, and he is expected to appear in court next week.

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Offences cost £300

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COLOURED PAVING WALLING & SCREEN BLOCK WALLING

FREE DELIVERY

(normally within 24 hours of order)

CAR PARKING SPACE AVAILABLE

Open:
8.00am - 5.00pm Monday-Friday
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M. A. RAY & SONS LTD

200/201 LONDON ROAD
BURY GLOUCESTER
Tel: 01292 555555

TEL: 01292 55

2 East Grinstead Observer, Thursday September 18, 1980

TED'S

GUIDE

Walk-in thieves hid haul in churchyard

TWO youths walked into The Minstrels Gallery music shop in East Grinstead High Street through an open door on a Sunday night and stole goods worth £1,493.50 East Grinstead Magistrates heard on Monday.

It was the second burglary at the East Grinstead shop during that weekend.

Kevin Ward, 20, of Drury Lodge, Cranston Road, East Grinstead, Karen Wood, 18, of the same address, and Paul James, 18, of 6 Wade Close, East Grinstead, all admitted taking guitars and accessories from the shop.

Mr Ward also admitted receiving a stolen stone figure worth £5 and planting and cultivating cannabis.

The three asked for other matters to be taken into consideration, including theft of a cassette player and speakers, beer glasses, curtains from British Rail, a telephone, a flag and a record.

Miss Wood, Mr James and
Dean Michael Cooke, 18, of 2

Pond Way, East Grinstead, also admitted stealing stone figures from a garden the night before the burglary.

The court heard that Mr Ward, Miss Wood and Mr James had gone to the Crown pub near the shop on a Sunday evening.

Mr James told Mr Ward he had noticed the shop door was open. They left the pub before closing time and went into the shop while Miss Wood stayed outside.

They put the goods in St Swithun's churchyard, then took them to Drury Lodge in stages.

Four days later police were called to the Cranston Road flat by a landlady. The police found the musical instruments and a saucer of sprouting seeds, which were later found to be cannabis.

Altogether \$3,588 worth of instruments were stolen from the shop, but the court heard that another person not connected with the three had also been arrested.

Mr Cooke was fined £25 for the theft of the garden gnomes. The others were remanded on bail for social reports.

Youth remanded

A YOUTH who was involved in the theft of a ring and a wingglass from the home of an East Grinstead man was remanded on bail until October 13 by town magistrates on Monday.

Ralph Martin Proddger, 18, of Rosdell Road, Brighton, admitted stealing the property, worth £70, from Mr Eric Charman, of Buckhurst Close, East Grinstead, last June.

Magistrates adjourned the case for social inquiry reports to be prepared after hearing that Mr Prodger had been led into the theft by another man whom police are trying to trace.

Drink fine

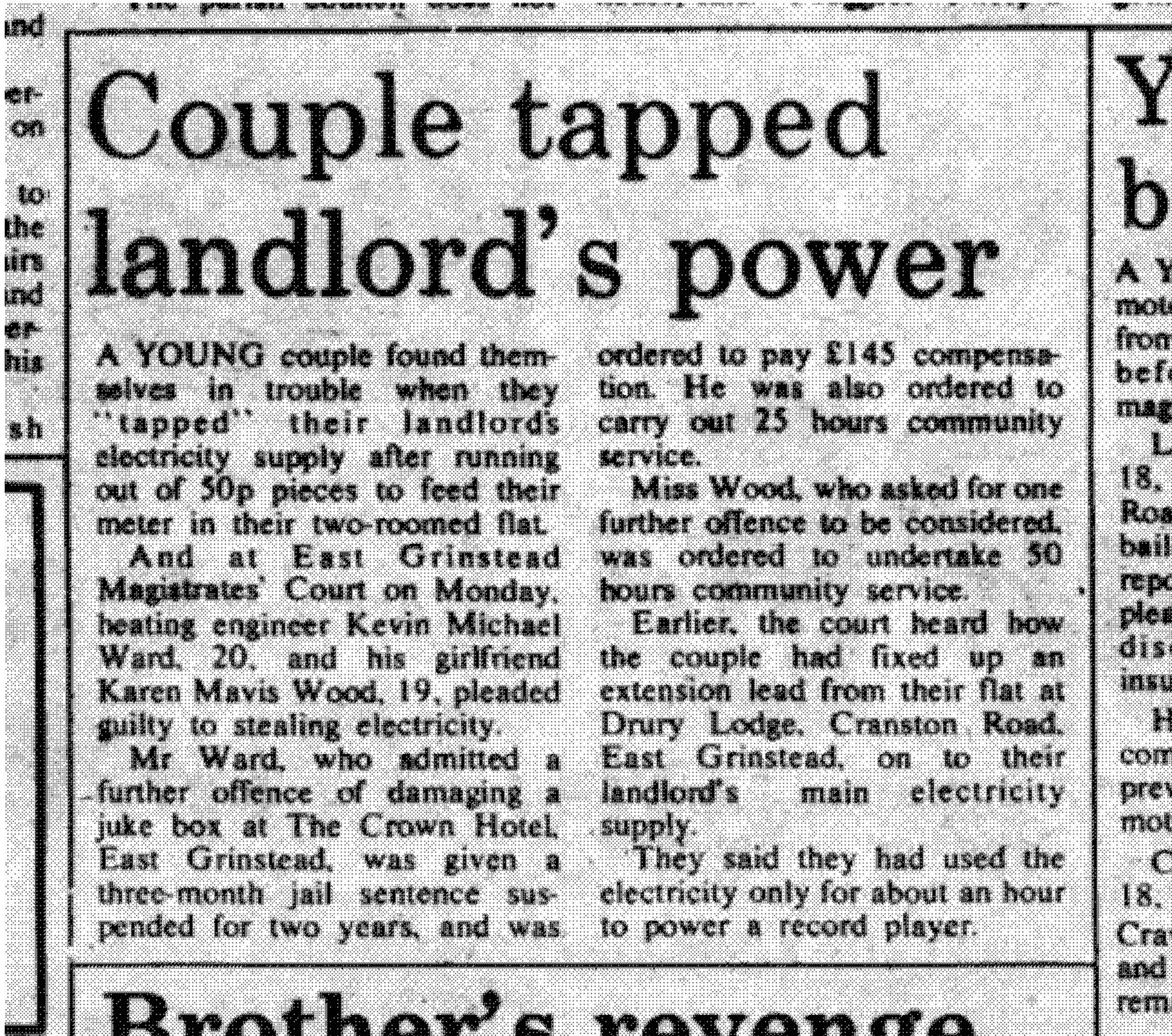
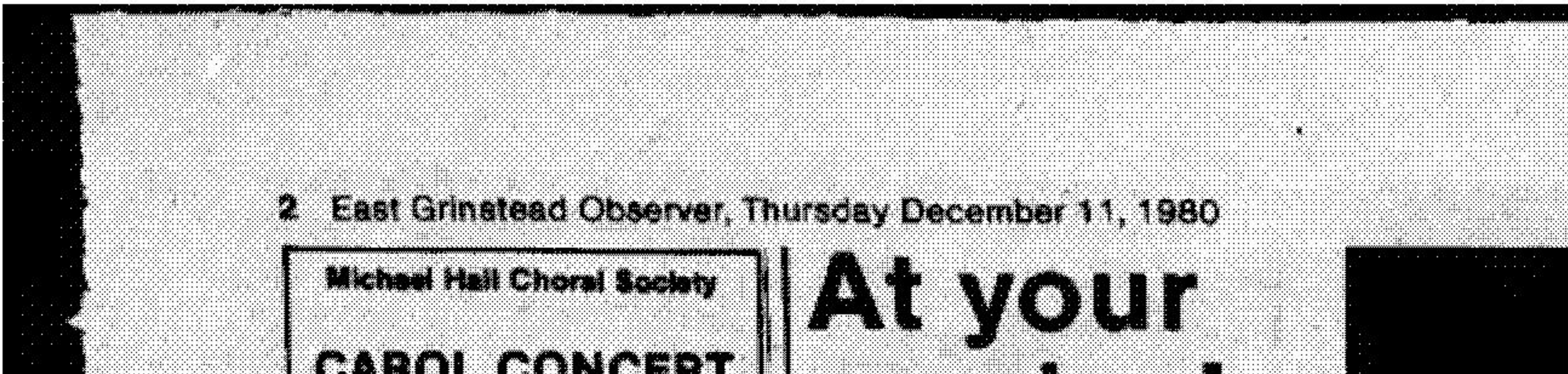
ANDREW Dickson, of 28 Knowle Drive, Copthorne was fined £25 by East Grinstead Magistrates for being drunk in a highway.

WING

6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER – 11 DECEMBER 1980
COUPLE TAPPED LANDLORD'S POWER

A court case where a couple who where tenants “fixed up an extension lead from their flat at Drury Lodge” to use their landlord’s electricity supply.

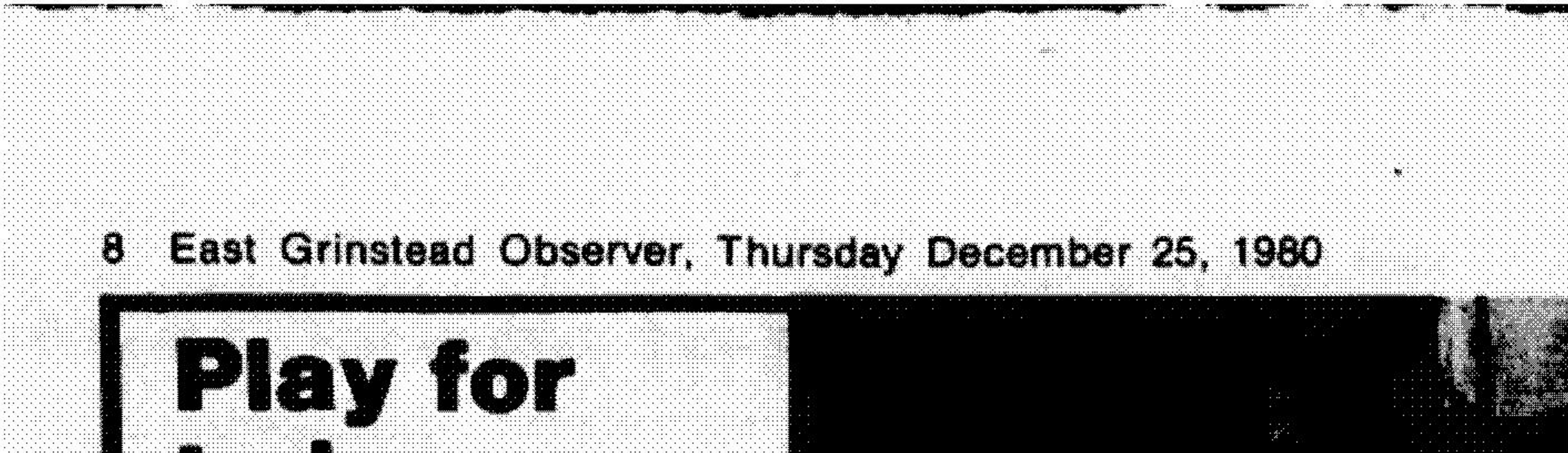


6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER – 25 DECEMBER 1980

JUDGE’S WARNING ON LETTING ROOMS

A court case where a judge criticises the landlady of Drury Lodge for letting rooms to young people who then can’t pay the rent.



Judge's warning on letting rooms

A COUNTY court judge last week criticised the owner of an East Grinstead guest house for letting out rooms to youngsters who cannot afford to pay rent.

Judge Brian Grant told Miss Vail Juhring, the proprietor of Drury Lodge in Cranston Road, that she was misguided and partly to blame for rising bills which had not been paid to her.

His comments came during a case in which Karen Wood and her boyfriend, Kevin Ward, were given until January 1 to move out of their room in Drury Lodge because it was alleged they owed £870 rent.

Miss Juhring said she wanted the couple to leave her guest house because they persistently owed money, were noisy and had caused several other people living there to move out.

Judge Grant agreed the couple should move out but gave them two weeks because they had nowhere else to live over Christmas.

He added that Miss Juhring was not likely to get back any of the outstanding rent as the couple claimed they did not have much money.

"I am sure you will never see any of the money owed. The couple will move out and disappear and that will be the end of it. You should think again before you let your rooms out to youngsters like this," he said.

Youth clubs plan who's who talks

TALKS are being arranged between leaders of two Copthorne youth clubs to try to clear up a misunderstanding which led to confusion over their meeting venues.

In a bid to cater for older teenagers, 19-year-old Ian Griffiths, of Beechey Close, Copthorne, and his friend, the older teenagers' club would open at Copthorne Parish Church hall for 14s to 18s and the original club would meet at the village hall for under 14s.

This week the official youth

6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER – 8 APRIL 1982

PROPERTY OF THE WEEK

This is an estate agent's advert offering Drury Lodge for sale. The picture confirms without doubt that it is the same Drury Lodge.

It says that it has been successfully used as “an investment” for 21 years – lending itself ideally “as a select boarding establishment”. It comprises “nine guest rooms and three guest suites” – the same configuration as now as nine of the 12 units are single rooms and three have multiple rooms.



12 East Grinstead Observer, Thursday, April 8, 1982

PROPERTY OF THE WEEK

HOME and income potential is inherent in HOUSE OF THE WEEK. DRURY LODGE GUEST HOUSE is a most spacious detached residence for which Trevor Rowlands is the sole agent. Pleasantly situated in a commanding position in a quiet residential road. Modernised to a high standard, the property was built at the turn of the century as a substantial family residence.

Built of cavity brick under a tiled roof. The property affords the possibility of usage as a home and investment and has been successfully used as such for 21 years.

Its situation is one that lends itself ideally as a select boarding establishment with great potential for division into eight self-contained flatlets. It comprises of nine guest rooms and three guest suites, including three cloakrooms, shower room and two bathrooms.

Outside are attractive well laid out gardens with private aspect and mature trees. Price — £89,500 Freehold. Contact Trevor Rowlands, East Grinstead [redacted] to view.

6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER – 15 JUNE 1989
POLICE FIND CANNABIS

Police “went to the flat” of a tenant at Drury Lodge.



6. HISTORICAL REFERENCES

EAST GRINSTEAD OBSERVER – 8 JUNE 1990
WOMAN’S WAY TO SEE CRETE

A 20-year-old tenant of Drury Lodge sold a rented TV and video recorder to raise money.

