



PLATO TRUST

LICENCE TO OCCUPY A ROOM WITHIN A PLATO TRUST PROPERTY AS PART OF PLATO TRUST ACCOMMODATION

THIS LICENCE is dated 09/09/2026
and is made between:

PLATO TRUST (a Company Limited by Guarantee Company Number 6669078) (a Registered Charity with Charity Number 1126506) whose Registered Office is situate at 172 Emscote Road, Warwick CV34 5QN ("Plato Trust")

And [Click or tap here to enter text.](#)

THE LICENSEE of
("the Licensee")

Whereas

It has been agreed between the parties that Plato Trust will grant a licence to occupy to the Licensee on the terms and conditions and at the (reviewable) Licence Fee referred to in this Licence of the Room and furnishings described in this Licence.

This is an Excluded Licence as defined by the Housing Act 1988 being excluded from the provisions of the Protection of Eviction Act 1977

Plato Trust grants a Licence to occupy to the Licensee of ("the Room")
at the dwelling house or flat whose address is ("the Property")

The Licence Fee is £[Click or tap here to enter text.](#) per week with includes payment for accommodation energy supplies and furnishings fixtures and fittings and is subject to review from time to time ("the Licence Fee")

Plato Trust is a mental health charity which provides accommodation to persons suffering from or recovering from mental illness ("the Residents")

Plato Trust provides accommodation to the Residents in order to carry out its charitable purposes upon the same or similar terms as this Licence and may require the Room and or the Property to be returned to its possession for the purpose of administering Plato Trust, for safety reasons, or for mental health requirements of the Licensee or any other client of Plato Trust or for any breach or breaches of this agreement or for any other reason that Plato Trust may deem expedient in the interest of the Trust and further as may be provided by Clause IV below

The Licensee shall obey and comply with the provisions of Clause I of this Licence and Plato Trust shall obey and comply with Clause II of this Licence

CLAUSE I IT IS AGREED BY THE LICENSEE:

- 1 This Licence is personal to the Licensee and is not transferable to any third party.
- 2 The Licensee shall not allow any other person to enter or use the Room or the Property save as set out below
- 3 The Licensee does not have exclusive possession of the Room or the Property and Plato Trust by its Manager or other employees or those to whom it may give permission may enter the Room and the Property at any time
- 4 The Licensee shall move to other accommodation for operational reasons and better functioning of the Property if requested to do so by Plato Trust.
- 5 The Licensee shall comply with reasonable instructions from such mental health agencies or care agencies (together referred to as the "Designated Support Staff") as may be appointed to care for the Licensee and to take any prescribed medicines promptly and in accordance with medical practitioners instructions.
- 6 The Licensee shall comply with reasonable instructions from Designated Support Staff as may be appointed from time to time for the care and mental well being of the Licensee.
- 7 The Licensee shall pay the License Fee or any part thereof promptly as demanded
- 8 The Licensee shall comply promptly all instructions and with all requests for information and the provision of information for the payment of Housing Benefit or other state benefits and may be relevant from time to time Further any and all such communications shall be notified forthwith or as soon as reasonable practical to the Manager for the time being of Plato Trust.
- 9 The Licensee shall not damage any decoration furniture furnishings or decorations in the Room or in the House and shall promptly pay the Trust for the repair or replacement, at the reasonable discretion of Plato Trust, of any such damage. The Licensee shall not paint paper or otherwise decorate the Room or any part of the Property without the written consent of the Manager and the Licensee shall comply with all and any conditions set down as to (amongst other matters) colour materials and cost of materials and refurbishment at the end of any period of occupancy,
- 10 The Licensee shall report forthwith all damage and defects requiring repair to Plato Trust
- 11 The Licensee shall pay for all and any damage to the Room of the Property caused by any visitor
- 12 The Licensee shall not alter the Room or the Property in any way
- 13 The Licensee shall only use the Room or the Property for the Licensee's personal accommodation
- 14 The Licensee shall not cause any nuisance or annoyance to other residents of the Property or of Plato Trust or to occupiers or neighbours of the Property.
- 15 The Licensee shall not play musical instruments or use other radio television or any other sound amplification system at any time so as to cause a nuisance of annoyance to other residents of Plato Trust or to occupiers or neighbours of the Property and in any event not to use such sources of sound or noise as to be heard at all outside the Room between the hours of 10.30 pm and 9.30 am.
- 16 The Licensee shall keep the Room clean and tidy at all times and shall share the cleaning and tidying of the Property (including the gardens (if any)) with the other Residents. All refuse shall

be correctly placed in refuse bins. The refuse bins shall be put out in the correct appointed places for collection by Warwick District Council and taken in when the refuse has been collected.

17 The Licensee shall not install or have installed and telephone lines or lines for other media without the written consent of Plato Trust.

18 The Licensee shall co-operate with Plato Trust and the Designated Support Workers in attending and contributing to House Meetings at the Property to govern the running and behaviour of the Room and the Property.

19 The Licensee shall be wholly responsible for the Licensee's personal property and Plato Trust shall not be responsible for loss or damage howsoever caused. (Plato Trust does not insure the Licensee's possessions)

20 The Licensee shall not act in any way so as to void such buildings or contents or other insurance policies as may be taken out from time to time by Plato Trust.

21 The Licensee shall not take any animals or other pets into the Room or the Property without the written consent of Plato Trust and shall comply with any conditions set down in any such consent. Plato Trust is not obligated to grant any such consent.

22 The Licensee shall not bring into the Room or the Property any Television Set without a valid and current Licence and shall ensure that it has been ["PAT"] tested before use.

23 The Licensee shall forthwith give a copy of any Notice or Letter relating to the Room or the Property or the neighbourhood including any Planning Notice to Plato Trust

24 The Licensee shall not use any form of heating appliance in the Room save that which is supplied by Plato Trust

25 The Licensee shall observe all Fire, Health and Safety precautions and to participate in fire precaution measures and fire drills and to comply with any Fire Safety Policy by Plato Trust..

26 The Licensee shall not change or tamper with any locks or keys to the Room or the Property as Plato Trust require access to the Room and the Property at all times and shall use its own keys if the Licensee is not in residence

27 The Licensee shall, at the end of the period of occupation, return all keys to Plato Trust and shall leave the property in a clean and tidy condition. The Licensee shall pay for the cost of replacement keys and locks

28 The Licensee shall at any cessation of occupation by the Licensee co-operate with Plato Trust in carrying out an inventory of Plato Trust's fixtures fittings and possessions. The Licensee shall pay and contribute towards the cost of any damaged or missing items

29 The Licensee shall at any cessation of occupation by the Licensee remove all the Licensee's possessions. Upon failure by the Licensee to remove such items Plato Trust immediately has the right to remove and dispose of them if not removed and collected by the Licensee within 14 days

30 The Licensee shall at any cessation of occupation remain bound by the terms of this Licence unless specifically released in writing signed by the Manager. Any and all outstanding obligations shall remain due to be paid or performed by the Licensee

31 The Licensee shall permit Plato Trust to inspect the Room at any reasonable time or sooner in the case of an emergency

32 The Licensee shall ensure that all guests and visitors shall vacate the property by 11.00pm (and 12.00 midnight on Saturdays). The Licensee shall seek prior permission for overnight guests or visitors by 4.30 pm at the latest. Such overnight visitors/guests shall not exceed 1 in number and for a maximum of 2 nights each week. Any such guests/visitors shall be the sole responsibility of the Licensee who shall ensure that the Visitor/Guest complies with the terms of this agreement.

33 The Licensee shall not permit any guests or visitors under the age of 16 years

34 The Licensee shall not hold any party in the Room or at the Property

35 The Licensee shall not use the Room or the Property or any part of it for illegal or unlawful purposes nor shall the Licensee bring any illegal or unlawful drugs other than drugs prescribed by the Licensee's Doctor recognised by the General Medical Council into the Room or the Property

36 The Licensee shall not bring into the Room or the Property and offensive knife firearm or any other weapon of any kind

37 The Licensee shall not commit any act of theft at the Property or elsewhere or against any other resident or residents of the Property or their guests or visitors or against Plato Trust or its staff.

38 The Licensee shall not use any abusive, threatening words or actions or any other offensive or criminal behaviour to any person including, but without restriction, any resident of the property or to any visitor, or to the staff of Plato Trust or to any Designated Support Staff

CLAUSE II PLATO TRUST AGREES WITH THE LICENSEE:

1 Plato Trust will use its best endeavours to maintain supplies of Gas and Electricity to the property

2 Plato Trust will provide furnishings in accordance with the Schedule hereto

3 Plato Trust will maintain the Room and the Property in a reasonable state of repair and decoration

4 Plato Trust will work with the Designated Support Staff for the benefit of the Licensee to the extent that Plato Trust is able so to do.

CLAUSE III IT IS MUTUALLY UNDERSTOOD AND AGREED

1 Plato Trust has and will grant Licences upon the same or similar terms to this Licence to other clients of Plato Trust

2 Plato Trust operates an Equal Opportunities Policy which is available for inspection on prior notice at its office. Any harassment on the grounds or race colour religion sex or sexual orientation age or disability which causes or may cause or interfere with the peace and comfort or cause offence to any other Licensee staff or visitors or neighbours or any other person shall be a breach of this agreement.

3 Any complaints shall be made to the Manager of Plato Trust either verbally or in writing which must be made in writing if requested by the Manager who shall respond promptly to such complaint and within 21 days in any event.

4 If the complaint has not been resolved to either parties satisfaction the aggrieved party may put the complaint in writing to the chair person for the time being of Plato Trust with the envelope marked 'Private and Personal: for the attention of Mr P. E. Law'

5 The rules as to the service of notices under Section 196 of the Law of Property Act 1925 shall apply to this Licence

CLAUSE IV TERMINATION

It is agreed by both parties that this Licence shall be terminable upon:

- (i) one week's notice given in writing by either party
- (ii) forthwith upon being informed by the Licensee's General Medical Practitioner, Designated Support Staff that the Licensee requires hospitalisation
- (iii) suitable alternative accommodation has been offered
- (iv) forthwith upon committing a criminal offence
- (v) Upon breach of any of the Licensee's obligations under this Licence.

THE SCHEDULE OF FURNITURE EQUIPMENT AND CONTENTS WHICH SHALL FORM PART OF THIS LICENCE AND IS APPENDED TO THIS DOCUMENT.

The licence commences from the date of signature below unless otherwise specified

SIGNED BY THE LICENSEE)
(BEING AN EXCLUDED LICENCE)
HOLDER) ON THIS 09/09/2026

SIGNED ON BEHALF OF PLATO.)
TRUST THIS 09/09/2026

(Date licence commences if different to the date of signature.)