



TERMS AND CONDITIONS

1. Care of the accommodation

1.1 The Tenant will:

- 1.1.1 not alter with or damage the Room or Room Items and will keep them in a clean and tidy condition;
- 1.1.2 not damage or mark or change the decorative finish of the Room or Shared Areas, including posters on the walls;
- 1.1.3 jointly with the other occupiers keep the Shared Areas in a clean, tidy and hygienic condition;
- 1.1.4 not alter, damage, litter or obstruct the use of the Shared Areas;
- 1.1.5 not cause or permit any damage to any part of the Development;
- 1.1.6 not remove any Room Items or Shared Items from the Room;
- 1.1.7 notify the Landlord of all repairs and/or maintenance work which the Tenant considers necessary to the Room or the Development as soon as such repairs or maintenance work are apparent;
- 1.1.8 not attempt to carry out any repairs or maintenance works to any part of the Development, including the Room, any of the Shared Items and the Room Items;

The above clause is required in the interests of health and safety. Landlord staff will attend to repairs and maintenance.

- 1.1.9 not tamper or in any way adjust safety controls to any windows such as to override the safety mechanism which has the effect of enabling the window to open to a greater extent than the safety designed limits;
- 1.1.10 not bring any of the following items into the Room without the written consent of the Landlord: candles, upholstered furniture (such as sofas and arm chairs), heating equipment, or any electrical equipment which does not comply with all relevant British Standards.

The above clause is required in the interests of fire safety for all occupiers of the development.

- 1.1.11 not mark or label any keys and to report the loss of them immediately to the Landlord;

This is so that if keys are lost, they cannot be identified with the Room to which they belong.

1.1.12 take all reasonable steps to ensure that the Room is kept secure from the intrusion of unauthorised persons (including shutting and locking windows and doors when the Tenant leaves);

1.1.13 comply with the published Internet Usage Policy, as amended from time to time. The Landlord reserves the right to terminate such service without compensation for breach of that policy and/or continued rent arrears or other payments due or outstanding of over 14 days.

1.1.14 Not to take any food to the room, except in the case of illness, without the Landlord's permission. Residents are expected to come to the Dining Hall in proper attire (avoid using shorts, lungies and night dresses)

1.1.15 Not to take any cutlery to the rooms. Breach of the clause will attract a fine

If the Tenant breaches any of the above clauses and as a result of the breach of contract by the Tenant costs are incurred by the Landlord, the Tenant may be required to pay damages to the Landlord in respect of the breach.

1.2 The Tenant hereby states that they are a student registered with the University/College or will be at the commencement of the Residential Period.

1.3 Should the Tenant no longer be a student at a University/College the Tenant will notify the Landlord within one week of such change of status. The Tenant shall remain liable for all of its obligations under this Agreement which have not been performed, including the payment of Rent. After such period, the subsidised rates will differ.

2. Proper conduct for communal living

2.1 The Tenant will:

2.1.1 use the Room and the Shared Areas for their own private residential purposes only;

2.1.2 not allow any other person to reside in any part of the Development;

2.1.3 not cause any noise which is audible outside of the room;

2.1.4 not cause any disturbance, distress, annoyance or damage to any other residents of the Development or their room;

2.1.5 in co-operation with the other residents of the Building, keep the parts of the building, which the Tenant is entitled to use solely or in common with others, clean and tidy and clear of rubbish. The Tenant will pay to the landlord on demand any additional cost for cleaning or clearing of such areas arising from breach of this obligation by the Tenant or their visitors or will pay a proportionate share as determined by the Landlord;

2.1.6 not tamper with, misuse or damage any equipment or other things in the Development which are provided by the Landlord in the interests of health and safety of persons in the Development (including but not limited to firefighting equipment and fire doors);

2.1.7 pay, on written demand, a sum of £200 to the Landlord to cover any costs incurred by the Landlord if the Tenant sets off a fire alarm without due cause (even if accidentally) resulting in the attendance of the emergency fire services or the evacuation of any buildings;

2.1.8 not keep or use candles, agarbathis, incense sticks or any open flame, lighting or heating equipment anywhere in the Room;

2.1.9 comply with any reasonable written regulations issued from time to time by the Landlord in connection with the use of the Shared Areas and/or Shared Items and conduct in the communal areas of the Development generally;

2.1.10 not affix any notice, poster or similar article anywhere in the Development except on the notice boards (if any) provided, making good any damage caused or paying the Landlord's reasonable costs for failure to comply;

2.1.11 comply with all relevant legislation and other legal requirements in connection with the Tenant's use and occupation of the Room and general conduct in the Development;

2.1.12 not sub-let or assign the whole, or any part, of the Room or any of the Tenant's rights under this Agreement nor part with possession or share occupation of the Room;

“Sub-letting” means renting the Room to another person or persons. “assigning” means transferring rights under this Agreement to another person or persons.

2.1.13 use best endeavours to ensure that the Tenant's visitors comply with clauses 1 and 12 of these Terms and Conditions headed “care of the accommodation” and “proper conduct for communal living”;

2.1.14 not smoke in the Development other than in the outside designated smoking areas;

2.1.15 not bring onto or allow to be stored or kept or used within the Room or Development and to report to the Landlord or any of its staff the presence of any:

2.1.15.1 animals or pets of any description;

2.1.15.2 liquid or gaseous fuel, noxious or explosive substance or gas, paraffin or gas heater, cookers, candles or other naked flame devices or consumables;

2.1.15.3 illegal drugs or substances whether for the Tenant's own use or otherwise unless prescribed by a bonafide medical practitioner; and

2.1.15.4 weapons or imitation weapons of any form.

2.1.16 not commit any form of harassment on the grounds of race, religion, sex or disability or any other act which may become a nuisance or annoyance, or cause offence to any other occupiers or visitors, or to any owner or occupier of any neighbouring property;

2.1.17 not alter or add to the Room or Development nor to re-decorate the whole or any part of it or the interior, nor to allow anyone else to do so;

2.1.18 not use the Room or the Development or any part of it, nor allow anyone else to do so, for any activity which is dangerous, offensive, noisome (including the playing of loud music at any time) illegal or immoral or which are or may become a nuisance or annoyance to the Landlord or the occupiers of the Room, the Development or any neighbouring property;

2.1.19 not run a trade or business from the Room or Development;

2.1.20 not act or fail to act in a way which will or may result in any policy of insurance in respect of the Development becoming void or voidable or whereby the premium or excess therefore and therein may be increased;

2.1.21 not install any wireless or television pole, aerial, satellite dish or apparatus on the Development;

2.1.22 not use, threaten, harass or commit any violence against any other occupier, bonafide visitor, the Landlord or any of the Landlord's staff or agents;

2.1.23 not expose or allow to be hung any laundry washing or other items so as to be visible from outside the Room and not dry clothes on any storage or electrical convector or fan heaters;

2.1.24 The hotel floors are restricted to residents only. Visitors including past residents may be received in the Reception Lounge only up to 10:30pm. No non-residents are allowed to stay overnight. Visitors and the host are required to sign the visitor's book kept at the Reception.

2.1.25 Visitors are not permitted to go to the rooms, they can meet at the common area. Male residents are not allowed to have female guests and female residents are not allowed to have male guests in their rooms. (However, blood relatives might be allowed to stay subject to submission of proof of relation).

2.1.26 Male residents are not permitted to visit the ladies rooms and vice versa at any time.

3. Entry to the living area

3.1 Residents are provided individual keys to enter the Development living area. Please use this key for this purpose carefully.

4. Illness

4.1 Illness should be reported at once to the management.

5.2 All residents are required to register individually with a doctor under the National Health Scheme.

5. Laundry Room

5.1 Washing of clothes is permitted in the laundry rooms situated on the 3rd floor for men and the lower ground floor for women. Clothes should not be washed or left to dry in the rooms.

5.3 The facilities for ironing clothes are provided in the corridors.

5.4 The facilities in the laundry room are restricted for the exclusive use of the residents.

5.5 The time for the last wash is 9:30pm.

6. Forwarding address

6.1 Any resident staying away overnight should inform the management and leave the address or telephone number at which the resident can be contacted.

6.2 Those vacating the hostel are advised to leave their forwarding address in the leaving register provided at the reception.

7. Loss

7.1 While all reasonable care will be exercised to safeguard a resident's property, no responsibility is accepted by the management for damage or loss.

7.1 Residents are advised to insure their personal belongings

8. Room cleaning

8.1 Cleaning rooms and making beds is carried out by cleaning staff, but residents are asked to keep their rooms neat and tidy. A failure to do so will attract a fine.

8.2 Cleaning is done on alternate days and linen is changed once a week.

8.3 Residents are asked to make their own beds on Saturdays, Sundays and Bank Holidays, when the staff are not available.

9. Save fuel, energy and water

9.1 Help us to save fuel and energy whenever possible.

9.2 Please switch off lights when you are not in your room and ensure taps are closed, not leaving any water to drip. Use water carefully.

10. Baggage/ Luggage

10.1 Excess luggage must be kept in the cloak room on charge for using this facility. Personal baggage/ luggage must be kept with anyone else.