

2018-19



# TavernersHall

purpose-built student  
accommodation in Peterborough



2 & 5 bedroomed flats

En-suite rooms

Secure sites

FREE Wi-Fi<sup>†</sup>

Laundry facilities

Central locations

Single sex flats available

[tavernershall.co.uk](http://tavernershall.co.uk)

# Welcome to Taverners Hall

Taverners Hall provides purpose-built accommodation for students of University Centre Peterborough and Guild House.

**University Court** is a complex of 2 and 5 bedroomed flats, set on a secure site the accommodation offers a safe environment for students to enjoy university life.



## How to Book

Bookings are on a first come, first served basis upon submission of this completed booklet.

Rooms get booked-up quickly, so we recommend you apply early to avoid disappointment.

[info@tavernershall.co.uk](mailto:info@tavernershall.co.uk)

## Room rates

| University Court: | 43 weeks | 51 weeks |
|-------------------|----------|----------|
| Standard          | £103 pw  | £95 pw   |
| Standard Plus     | £110 pw  | £102 pw  |
| Deluxe Duo        | £118 pw  | £110 pw  |

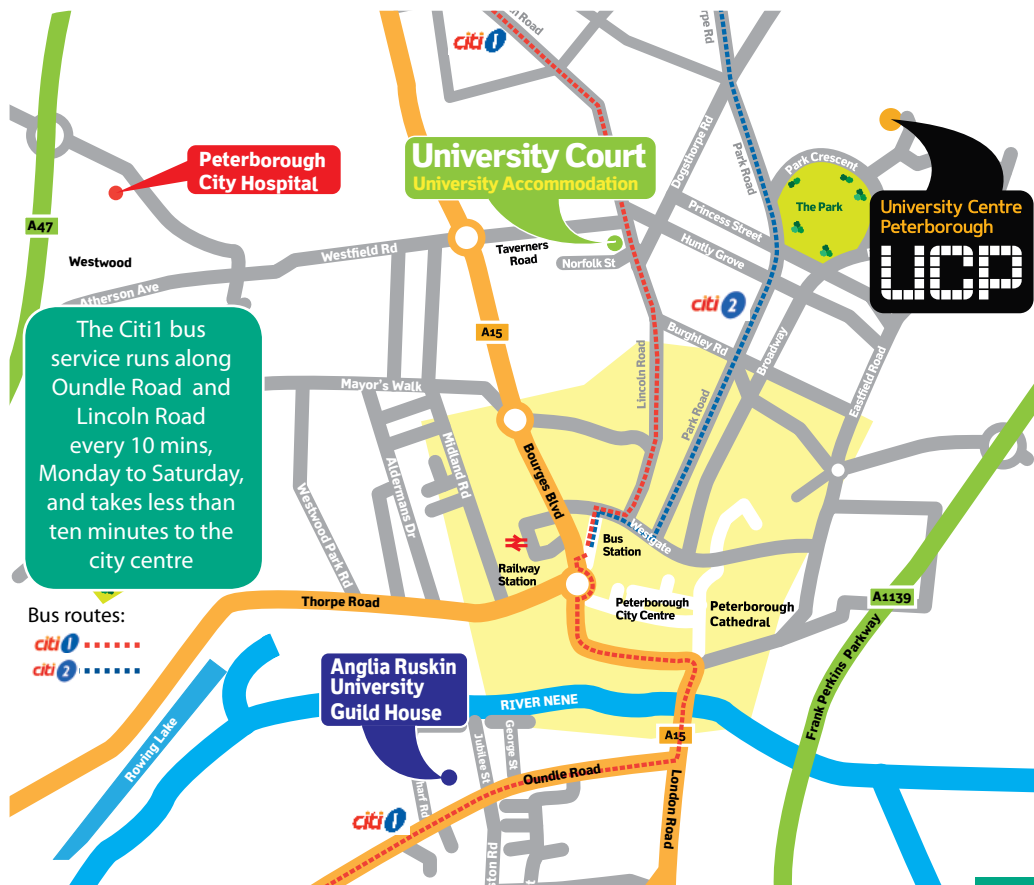
Two flexible payment terms are available:

- 1. Pay for the full year and receive 2.5% discount.** (£200 to be paid on submission of this application booklet and balance to be paid by 1 September 2018.)
- 2. Payment in three instalments over the year.** (£200 to be paid on submission of this application booklet followed by payments by 1 September 2018, 1 January 2019 and 1 April 2019 – see application form for details.)

## What's included?

Rates for University Court are payable on a 51 or 43 week period, commencing 15 September 2018\*.

Rates are inclusive of utility bills and Wi-Fi<sup>†</sup>.



## University Court

### Facilities

The accommodation complex consists of 54 student bedrooms, set within a combination of 2 and 5 bedroomed flats in four separate blocks.

Each flat has a communal kitchen / lounge with sofas and is fully equipped with breakfast bar, range of kitchen units and appliances (including cooker, fridge, freezer and microwave) – a great space for relaxing with friends.

**Standard rooms** provide:

- En-suite shower room
- Study area with desk
- Double bed
- Storage and shelving
- Free Wi-Fi access<sup>†</sup>

**Standard Plus rooms provide enhanced specification, including larger bed and additional furniture.**

**Deluxe Duo** rooms are set within 2 bedroomed flats (subject to availability).

There is also a common room and laundry room serving the entire complex.

Access to the site is via an electronic gate which leads into well-lit, secure, landscaped grounds with CCTV and 24 hour emergency call out, ensuring students' safety at all times. A secure cycle store is provided and limited car parking is available at less than £1 per day.

### Special requirements

Please indicate on the application form if you have any specific requests, such as:

- One of the ground floor, 2 bedroomed flats has been designed to accommodate students with particular access needs
- If you would prefer a single sex flat (all flats will be mixed gender as standard)\*
- Other students you would like to share a flat with\*

\* We cannot guarantee to meet all requests but will endeavour to do what we can.

<sup>†</sup> Subject to fair usage policy – see back cover for details.

### Location

University Court is situated on Lincoln Road, close to the junction with Taverners Road. It's just a 10 minute walk from the UCP Park Crescent Campus and a 5 minute bus ride (or 10 minute walk) to the city centre.



*Common Room*





*A standard plus bedroom*



*En-suite shower room*



*A typical kitchen*

**Please complete all sections in BLOCK CAPITALS**

First name: \_\_\_\_\_

Surname: \_\_\_\_\_

Current address: \_\_\_\_\_  
\_\_\_\_\_

Postcode: \_\_\_\_\_

Home address: \_\_\_\_\_  
\_\_\_\_\_

Postcode: \_\_\_\_\_

Phone no: \_\_\_\_\_

Email: \_\_\_\_\_

Date of birth: \_\_\_\_\_

Nationality: \_\_\_\_\_

Male/Female: \_\_\_\_\_

National Insurance Number: \_\_\_\_\_

Are you in receipt of student finance? YES ☐ NO ☐

Which course are you studying? \_\_\_\_\_

Course Year: \_\_\_\_\_

Student ID no: \_\_\_\_\_

Vehicle registration number (if reserving a car parking space): \_\_\_\_\_

**Room Requirements:****University Court:**

Please indicate below your priority on a 1, 2, 3 basis. If no preference stated, rooms will be allocated in the list order below. We will try to meet your priority request where possible.

(1 = your 1st choice, 2 = your 2nd choice, 3 = your third choice, X = you are not interested in this room type)

Priority preference\*:

☐

Standard (5 bed flat)

☐

Standard Plus (5 bed flat)

☐

Deluxe Duo (2 bed flat)

Preferred dwelling type\*:

☐

All female

☐

All male

☐

Mixed

A ground floor, 2 bed dwelling, designed to accommodate students with particular access needs is available. Please tick here if this is of interest to you. ☐

If there are other students you would specifically like to share a flat with, please state their names below.

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

\*We cannot guarantee we can meet your request, but will do our utmost to meet your requirements.

## Payment details:

**Please indicate payment terms:** ☐ 43 weeks, full year payment  
(Payment by monthly instalments for 51 week contracts available on request) ☐ 51 weeks, full year payment  
☐ Monthly

**Pay for a full year and receive a 2.5% discount**

☐ 43 weeks, three instalments  
☐ 51 weeks, three instalments

|  | FULL YEAR  | INSTALMENTS   |
|--|--|---|
| <b>UNIVERSITY COURT<br/>OPTION A: 43 week contract</b>             | <b>Less 2.5% discount £200 cheque with completed booklet:</b>                  | <b>£200 cheque with completed booklet, followed by 3 instalment payments:</b>                                     |
| <b>Standard Room</b><br>£103 per week<br>x 43 weeks = total £4,429 | Balance of £4,118.28 to be paid by 1 September 2018                            | £1,500 to be paid by 1 September 2018<br>£1,500 to be paid by 1 January 2019<br>£1,229 to be paid by 1 April 2019 |
| <b>Standard Plus</b><br>£110 per week<br>x 43 weeks = total £4,730 | Balance of £4,411.75 to be paid by 1 September 2018                            | £1,600 to be paid by 1 September 2018<br>£1,600 to be paid by 1 January 2019<br>£1,330 to be paid by 1 April 2019 |
| <b>Deluxe Duo</b><br>£118 per week<br>x 43 weeks = total £5,074    | Balance of £4,747.15 to be paid by 1 September 2018                            | £1,700 to be paid by 1 September 2018<br>£1,700 to be paid by 1 January 2019<br>£1,474 to be paid by 1 April 2019 |
| <b>UNIVERSITY COURT<br/>OPTION B: 51 week contract</b>             | <b>Less 2.5% discount £200 cheque with completed booklet:</b>                  | <b>£200 cheque with completed booklet, followed by 3 instalment payments:</b>                                     |
| <b>Standard Room</b><br>£95 per week<br>x 51 weeks = total £4,845  | Balance of £4,523.88 to be paid by 1 September 2018 (dependent on intake date) | £1,650 to be paid by 1 September 2018<br>£1,650 to be paid by 1 January 2019<br>£1,345 to be paid by 1 April 2019 |
| <b>Standard Plus</b><br>£102 per week<br>x 51 weeks = total £5,202 | Balance of £4,871.95 to be paid by 1 September 2018 (dependant on intake date) | £1,750 to be paid by 1 September 2018<br>£1,750 to be paid by 1 January 2019<br>£1,502 to be paid by 1 April 2019 |
| <b>Deluxe Duo</b><br>£110 per week<br>x 51 weeks = total £5,610    | Balance of £5,269.75 to be paid by 1 September 2018 (dependant on intake date) | £1,900 to be paid by 1 September 2018<br>£1,900 to be paid by 1 January 2019<br>£1,610 to be paid by 1 April 2019 |

Please add any additional information relevant to your stay, including any medical conditions we should be aware of:

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I enclose a cheque for £200, made payable to Taverners Hall Ltd, and understand the balance will be paid as outlined above.

I wish to reserve a car park space and enclose a cheque for £80. The balance of £200 will be paid by 1 September 2018. (Please note: spaces are limited and will be allocated on a first come basis.)

Signed:

Date:

# Assured Shorthold Tenancy Agreement For Accommodation 2018 – 2019

THIS AGREEMENT is dated \_\_\_\_\_ 2018

And made between:

TAVERNERS HALL LIMITED ("the Landlord") registered with company number 7561150 whose address is Unit 1, Squirrels' Lodge, Hard's Lane, Frognall, Deeping St James, Peterborough, PE6 8RL

and \_\_\_\_\_ ("the Tenant")

(insert full name of student)

of \_\_\_\_\_

(insert home address of student)

## 1 Property

- 1.1 The Landlord agrees to let and the Tenant agrees to take a tenancy of a room ("the Room") within a flat ("the Flat") within Taverners Hall 170a Lincoln Road Peterborough PE1 2NW ("Taverners Hall") together with the right to use in common with all other persons authorised by the Landlord the common facilities within the Dwelling for a term commencing on Saturday 15 September 2018 and expiring as per the terms agreed ("the Contractual Term").

## 2 Commencement and Duration of the Tenancy

- 2.1 The Tenant shall pay to the Landlord the Rent for the Contractual Term and such Rent shall include a fair and reasonable proportion as determined by the Landlord of the electricity charges incurred by the Dwelling ("the Tenants share") up to the value of £250 (or pro rata for a Contractual Term of less than one academic year).
- 2.2 The Rent is payable in advance either in one lump sum upon booking or (provided that the Tenant and the Guarantor are both UK residents) by four instalments payable as follows: the first is payable upon booking for £200 followed by 2 instalments, one by the 1 September 2018, one by the 1 January 2019, and the final balance payable by the 1 April 2019. Or, on monthly basis, if applicable, payable on the 1st day of each month.

## 3 Terms of the Tenancy

The Tenant agrees with the Landlord as follows:

### Outgoings

- 3.1 To pay the Rent in advance on the due dates by bankers order cheque debit card or credit card to any bank account that the Landlord may from time to time nominate.
- 3.2 If the Tenants Share of the electricity charges during the tenancy exceeds £250 (or such lesser amount pro rata where the Contractual Term is less than one academic year) to pay to the Landlord a fair and reasonable proportion as determined by the Landlord of all further electricity charges incurred by the Dwelling upon receiving a written demand from the Landlord.
- 3.3 To pay interest at 4% above the base rate of National Westminster Bank Plc on a daily basis on the unpaid amount of any sum due to the Landlord which is not received on the due date for the period beginning on the due date until the date it is received in cleared funds.
- 3.3.1 To pay a late payment fee of £100
- 3.4 To pay to the Landlord on demand:
- 3.4.1 £30 on each and every occasion when the Tenants cheque is returned by the Landlords bank unpaid.
- 3.4.2 £15 on each and every occasion that the Landlord properly and reasonable writes to the Tenant in relation to any breach of the terms of this Agreement.



## Repair and Condition

- 3.5 To keep the Room the Dwelling fixtures and fittings doors and glass in the windows in good and tenantable repair and condition.
- 3.6 To keep the contents as listed in the attached inventory ("the Contents") (if any) in at least as good repair and condition as they are now in (fair wear and tear excepted).
- 3.7 To make good all damage and undue wear to the Room the Dwelling and the Contents and to keep the Room and the Dwelling in a clean and tidy condition failing which the Landlord may by not less than 24 hours written notice at its reasonable discretion instruct workmen and/or cleaners (as appropriate) to enter and repair and/or clean the Room and the Dwelling the cost (which includes the Landlords administration costs) of which will be payable by the Tenant on written demand from the Landlord.
- 3.8 Not to glue stick nail tack screw fix or fasten (whether with Blue-Tack or other similar materials) anything whatsoever to the interior or the exterior of the Room or the Dwelling other than on the pin board provided.
- 3.9 Not to damage any part or parts of Taverners Hall and in the event of default to pay to the Landlord on demand all cost properly and reasonably incurred by the Landlord (including all administration costs) in making good any damage or loss.
- 3.10 To open the windows in the Room on a daily basis (provided the Tenant is in occupation) to ventilate the Room.
- 3.11 Not to make any alterations or add any fixtures or fittings to the Room or the Dwelling and not to remove the Contents.
- 3.12 Not to damage or force or in any way misuse any locks in the Room the Dwelling or Taverners Hall and in the event of default to pay to the Landlord on demand all reasonable costs (including an additional administration charge) reasonably incurred by the Landlord in replacing the same and/or making good all damage caused.
- 3.13 The Landlord is not responsible for any loss or damage to personal belongings within the Room the Dwelling or Taverners Hall and the Tenant acknowledges that the Landlord has no responsibility to the Tenant for any such items (save insofar as any such loss or damage is caused by the Landlords negligent acts) and that it has advised the Tenant to take out its own insurance.

## Appliances, Health and Safety

- 3.14 Not to store or keep any unlawful substance or materials in the Room or in the Dwelling at any time.
  - 3.15 Not to keep store or use in the Room or in the Dwelling any inflammable or dangerous articles any lighted candles incense sticks sheesha pipes naked flame appliances portable heater lamp or other portable apparatus fed by paraffin or liquid gas and to comply with all of the Landlords requirements relating to fire safety.
  - 3.16 Not to bring into or keep in the Room or the Dwelling any electric heater, nor any other electrical item ("the Items") unless the Tenant has first produced by prior appointment the Items to the Landlords officer for PAT testing and thereafter obtained the approval of the Landlord to the keeping and using of the Items in the Room or the Dwelling which approval will be given if the items are in good safe working order and meet the PAT requirements.
  - 3.17 Not to smoke or use non prescription drugs within the Room the Dwelling or Taverners Hall grounds.
  - 3.18 Not to connect to or trail wires from any television or other appliance in the Room or the Dwelling to protect the health and safety of the Tenant and the occupiers of the Dwelling.
  - 3.19 Not to tamper with any fire safety equipment in the Room the Dwelling or Taverners Hall including without limitation fire extinguishers smoke alarms emergency exit signs and break glass alarm points.
- Use**
- 3.20 To use the Room only as a single private residence for occupation by the Tenant personally and not to allow visitors to remain in the Room or in the Dwelling overnight unless the Tenant has registered the visitor and obtained the Landlords consent to the visitor remaining in the Room or the Dwelling overnight such consent not to be unreasonably withheld or delayed provided that no overcrowding occurs and the other occupiers of the Dwelling do not raise any objection.
  - 3.21 Not to expose or allow being hung any laundry washing or other items so as to be visible from outside of the Room or the Dwelling.

- 3.22 Not to assign underlet or otherwise part with possession of the Room.
- 3.23 Not to part with the keys or access card to the Room or the Dwelling and to report immediately any loss of the same to the Landlord and to pay to the Landlord before the Landlord issues any replacements the sum of £25.00 for each replacement key or access card.
- 3.24 Not to make any noise which can be heard outside of the Dwelling or cause a nuisance annoyance or interference or threaten or abuse any other residents in Taverners Hall any employees servants or agents of the Landlord or the owners and occupiers of the surrounding properties.
- 3.25 To dispose of all refuse in accordance with the requirements of the Landlord as shall be notified from time to time to the Tenant.
- 3.26 Not to keep any dog cat bird insect pet or other animal of any kind in the Room or the Dwelling.
- 3.27 Not to play or use any musical instrument or television radio or other means of reproducing sound so that the sound is audible outside the Room or the Dwelling.
- 3.28 Not to store bicycles in the Room or the Dwelling or in any accessways or staircases forming part of University Court but to store any bicycle in the designated bicycle areas of Taverners Hall only and in the event of the Landlord removing any bicycle stored in breach of this clause to pay to the Landlord within 7 days of written demand £25 before the release of the bicycle to the Tenant.
- 3.29 Not to:-
- 3.29.1 connect and use the television in the Dwelling provided by the Landlord (if any) for common use unless the Tenant and/or the other tenants in the Dwelling have at their own expense obtained a television licence for that television; or
- 3.29.2 Bring connect and use any other television in the Room or the Dwelling unless the Tenant has first obtained a television licence for such other television and complied with clause 3.29.1.
- Landlord's Access**
- 3.30 To allow the Landlord and its authorised agents and workmen to enter the Room and the Dwelling upon not less than 24 hours written notice or at any time in an emergency.
- 3.31 To allow the Landlord and its authorised agents and workmen to enter the Room and the Dwelling:
- 3.31.1 to inspect the condition at least once in every calendar month on the days advised to the Tenant;
- 3.31.2 to carry out work the Tenant is liable for pursuant to this clause 3 but has failed to carry out or to remedy work that the Tenant has carried out without consent;
- 3.31.3 to repair clean or alter the Room the Dwelling or Taverners Hall whether the Landlord is legally liable to carry out such work or not.
- End of the Contractual Term**
- 3.32 On the expiry of the Contractual Term to deliver up the:
- 3.32.1 keys and/or access card to the Landlord and to remove all personal effects and belongings from the Room and the Dwelling by no later than 12 noon on 13 July 2019 for 43 week contracts, or 7 September 2019 for 51 week contracts.
- 3.32.1.1 Room the Dwelling and the Contents in good tenable repair and condition free from damage and clean in accordance with the Tenants obligations under this clause 3.
- 4 Costs**
- 4.1 The Tenant shall pay the costs and expenses of the Landlord including any solicitors' or other professionals' costs and expenses (incurred both during and after the end of the Contractual Term) in connection with or in contemplation of the enforcement of the Tenants obligations of this Agreement including (but without limitation to) failing to pay the Landlord on demand for:
- 4.1.1 any rent;
- 4.1.2 any cleaning required by the Landlord;
- 4.1.3 any damage to the Room the Dwelling Taverners Hall or the Contents.
- 5 Forfeiture**
- 5.1 If at any time the Rent or any part of it is unpaid for fourteen days after it is due (whether legally demanded or not) or if there is a breach of any of the Tenants obligations the Landlord is entitled (in addition to any other right) to issue proceedings to repossess the whole or any part of the Room and the Dwelling and the tenancy shall immediately then terminate but without affecting the Landlord's right to sue the Tenant for any breach of obligation.

## 6 Guarantor

- 6.1 The Guarantor will be contacted on all occasions relating to outstanding payments, complaints received and any disciplinary action.

## 7 Surrender and Charges for Contract Changes

- 7.1 If the Landlord accepts a surrender of the tenancy before the expiry of the Contractual Term and any changes to the original contract then the Tenant shall pay to the Landlord the sum of £100 on the day the tenancy is surrendered as a contribution towards the Landlords administration costs.

## 8 Termination by the Mortgagee

- 8.1 In the circumstances set out in ground 2 of Part I of Schedule 2 of the Housing Act 1988 the Landlord or the mortgagee of the Landlord may end the tenancy by giving the Tenant not less than two months notice in writing (or if the court considers it to be just and equitable then the requirement for notice will be dispensed with).

## 9 Tenants Property

- 9.1 If following the lawful determination of this Agreement (howsoever this occurs) any effects and belongings of the Tenant remain in the Room or the Dwelling and the Tenant fails to remove them within 7 days after a written request from the Landlord to do so or if the Landlord is unable to make such a request to the Tenant then within 14 days from the first attempt to make the request the Landlord may appropriate and sell any effects and belongings of the Tenant or any other person that are abandoned or discarded in the Room or Dwelling after the determination of this Agreement or following any period of unauthorised occupation and may deduct from the proceeds of sale the reasonable costs of storage and/or sale. The Landlord shall not be liable to the Tenant in any criminal or civil proceedings for the recovery or replacement of any items appropriated or sold pursuant to this clause.

## 10 Complaints and feedback

- 10.1 Any complaint or feedback must be made following the complaints procedure set out in our Welcome Pack, which you should note does not include social media outlets.

## 11 Data Protection

- 11.1 The parties hereto shall comply with their respective obligations under the Data Protection Act 1998 (including any amendments from time to time) ("the Act"). Note the Landlord may without further authorisation from the Tenant send copies of any letters or other written communication from the Landlord to the Tenants parents guardian or guarantor.

- 11.2 The parties agree to be bound by the Data Protection Policy Statement set out below as amended and updated from time to time by the Landlord in compliance with the Act.

### Data Protection Policy Statement

The parties agree that the Landlord may disclose information in relation to the Tenants occupation pursuant to this Agreement to the Tenants University and/or parent/guardian where a breach of this Agreement has occurred in order to assist with the smooth running of Taverners Hall and to minimise any distress or inconvenience to the Tenant from incidents of neighbourhood nuisance. Details of the information to be disclosed are available on written request from Taverners Hall Limited. The Landlord will in disclosing such information ensure that there is no infringement of the Tenants rights under the Act including (without limitation) the data protection principles set out in Schedule 1 of the Act. The Landlord may not obtain possession of the Room without an order of the Court and none of the provisions of this Agreement affect any rights of the Tenant under the Protection from Eviction Act 1977.

- ☐ I do not agree that my details are used by Third parties with an associated interest in Taverners Hall Ltd

### Please tick:

- ☐ I have read and agree to the terms & conditions set out in the Tenancy Agreement

Signed on behalf of the Landlord

Date:

Signed by the Tenant (Student)

**TO BE COMPLETED BY THE GUARANTOR IN BLOCK CAPITALS**

Full name of Guarantor

Telephone number (day)

(mobile)

Address of Guarantor

Date of birth

National Insurance number

How long have you lived at this address

Guarantor's email address

Relationship to student

Please provide proof of residence and enclose with this application true and accurate copies of at least 2 of the following (dated within the last 6 months):

- Utility Bill
- Bank Statement
- Driving Licence

Please complete which ever of the following applies to you: either A, B, or C below

**A. IF YOU ARE EMPLOYED:**

Name of employer

Address of employer

Telephone number

HR/personnel contact name

Please provide proof of employment either:

- Payslip (dated within the last three months)
- Letter from Employer confirming you have full time work

**C. IF YOU ARE RETIRED:**

Please provide proof of pension income either:

- Bank statement with monthly pension income highlighted
- Letter from pension fund confirming you receive a private pension

Please note the Guarantor must sign this agreement below in the presence of an independent adult witness (NOT A MEMBER OF THE GUARANTOR'S FAMILY). It is a criminal offence and will be reported to the police, if anyone other than the Guarantor signs this agreement or forges the Guarantor's signature.

**B. IF YOU ARE SELF EMPLOYED:**

Business/Trading Name

Address

Tel. No.

Please provide proof of self employment either .

- End of year accounts (for the latest year end)
- Letter from Accountant confirming you are self employed and the accountant does not know of any reason whereby you would not be able to pay the Rent under the Tenancy Agreement if necessary



# Guarantor Agreement for Accommodation 2018-2019

Please note that all UK students must have a UK guarantor and can pay their rent either by instalments or for the whole year in advance when making the booking. International students without a UK guarantor must pay their rent for the full year in advance when booking. This is a legally binding agreement and the guarantor should read it carefully before signing and thereby agreeing to be bound by its terms.

THIS AGREEMENT is dated \_\_\_\_\_ 2018

And made between:

(1)TAVERNERS HALL LIMITED ("the Landlord") registered with company number 7561150 whose address is Unit 1, Squirrels' Lodge, Hard's Lane, Frognall, Deeping St James, Peterborough, PE6 8RL

and (2) \_\_\_\_\_ ("the Guarantor")

(insert full name of Guarantor)

of \_\_\_\_\_

(insert home address of student)

## 1 Definitions

1.1 In this Agreement the following expressions shall have the following meanings:

1.2 Tenant means

\_\_\_\_\_  
(insert Student's full name in CAPITALS)

1.3 Tenancy Agreement means the shorthold tenancy agreement dated

\_\_\_\_\_  
and made between (1) the Landlord and (2) the Tenant.

1.4 In addition to the definitions referred to in clause 1.1. the definitions applicable to the Tenancy Agreement apply in this Agreement.

## 2 Guarantee and Indemnity

2.1 The Guarantor guarantees to the Landlord that the Tenant shall pay the rents reserved by the Tenancy Agreement and observe and perform the Tenants obligations of the Tenancy Agreement and if the Tenant fails to pay any of those rents and/or fails to observe or perform any of the Tenants obligations, the Guarantor shall pay or observe and perform them.

2.2 The Guarantor covenants with the Landlord as a separate and independent primary obligation to indemnify the Landlord against any failure by the Tenant to pay any of the rents reserved by the Tenancy Agreement and any failure

to observe or perform any of the Tenants obligations under the Tenancy Agreement.

## 3 Guarantor's Liability

3.1 The liability of the Guarantor under paragraphs 2.1 and 2.2 shall continue until the end of the Contractual Term or until the Tenant is released from the Tenants obligations under the Tenancy Agreement by virtue of the Landlord and Tenant (Covenants) Act 1995, if earlier.

3.2 The liability of the Guarantor shall not be affected by:

3.2.1 any time of indulgence granted by the Landlord to the Tenant; or

3.2.2 any delay or forbearance by the Landlord in enforcing the payment of any of the rents or the observance or performance of any of the Tenants obligations under the Tenancy Agreement or in making any demand in respect of any of them; or

3.2.3 any refusal by the Landlord to accept any rent or other payment due under the Tenancy Agreement where the Landlord believes that the acceptance of such rent or payment may prejudice its ability to re enter the premises let to the Tenant; or

3.2.4 the Landlord exercising any right or remedy against the Tenant for any failure to pay the rents reserved by the Tenancy Agreement or to

observe or perform the Tenants obligations under the Tenancy Agreement.

- 3.3 If the Guarantor is more than one person, the liability of each of the persons making up the Guarantor is joint and several.
- 3.4 Any sum payable by the Guarantor shall be paid without any deduction, set off or counter claim against the Landlord or the Tenant.
- 3.5 By signing this Agreement, the Guarantor hereby confirms that he/she is:

- 3.5.1 resident in the United Kingdom; and
- 3.5.2 in paid full time employment; or
- 3.5.3 retired and in receipt of a private pension.

#### **4 Complaints and feedback**

- 4.1 Any complaint or feedback must be made following the complaints procedure set out in our Welcome Pack, which you should note does not include social media outlets.

Sign here

#### **D. SIGNED DECLARATION:**

☐ I have read and agree to the terms & conditions set out in the Guarantor Agreement.

Signed by

(insert full name of Guarantor)

Guarantor signature

(signature of Guarantor)

In the presence of

(full name of witness)

Witness signature

(signature of witness)

Witness address

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Witness occupation

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Signed by Taverners Hall Limited acting by a Director

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# Application checklist:



Tick the boxes to ensure you have enclosed the following:

- ☐ Cheque for £200 made payable to Taverners Hall Ltd.
- ☐ Two passport sized photographs
- ☐ Guarantor's proof of residence 2 items of the following forms of ID: Utility Bill, Bank Statement/Driving Licence (all to be dated within the last 6 months)
- ☐ Guarantor's proof of income (pay slips/ letter from employer if employed, end of year accounts letter from accountant if self-employed, bank statement/letter from pension fund if retired)

## Have you signed and completed all of the below?

- ☐ Application form (pages 6 – 7)
- ☐ Assured Shorthold Tenancy Agreement (pages 8 – 11)
- ☐ Guarantor agreement form (pages 12 – 14)

## Safeguarding

Taverners Hall is committed to looking after your wellbeing by ensuring that all our residents maintain the highest possible standards of social, moral and legal responsibilities. To achieve this we expect a high standard of behaviour and conduct from all our residents.

Our disciplinary procedure is in place for dealing with instances where residents are alleged not to have met the required standards of conduct, or to have breached the terms of their tenancy agreement including the following:

- Antisocial behaviour
- Rowdy or inconsiderate behaviour
- Excessive noise
- Criminal behaviour, including the use of non-prescription drugs, theft and violence or intimidation against other residents or staff

Taverners Hall has a zero tolerance policy in relation to the use of drugs on our sites, which, as with any other criminal behaviour will be reported to the appropriate authority, including, The Police, The University and the individuals' Guarantor.

The disciplinary sanctions of both verbal and written warnings will be issued for any breach of your tenancy agreement, which ultimately may result in the termination of your tenancy.

\*We cannot guarantee we can meet your request, but will do our utmost to meet your requirements.

## The small print...

**Electricity:** Rental fees include electricity consumption up to the value of £500 per 2 bed flat, and £1,250 per 5 bed flat. Where your share of the charges incurred by the dwelling exceed your per resident £250 allowance, you will be required to make an additional pro-rata payment for additional electricity consumed. (Space and hot water heating is by gas fired boiler.)

**Payments:** An initial payment of a £200 cheque must be supplied with the completed application booklet and no application can be processed without this. Upon receipt of the booklet and cheque, we will confirm within 7 days whether we have a room available for you, in which instance we will cash the cheque.

For existing students, returning for their second, or a subsequent year of study, this initial payment is non-refundable.

For new students, looking to enter their first year, the initial £200 payment is refundable, provided that we receive written confirmation, on or before 1 September 2018, that you no longer require a room. If we do not receive such written confirmation, this initial payment will become non-refundable.

We would refer you to the detail of the enclosed booklet and Assured Shorthold Tenancy Agreement regarding payment due dates, cancellation charges and Guarantor's liability.

**Car Parking:** There are a limited number of car parking spaces available to residents at a charge of £280 for the length of the contract, less than £1 per day. If you wish to book a space for the 2018-19 tenancy, please include a cheque for the initial payment of £80 with your application. The balance of £200 will become payable on or before 1 September 2018. Spaces are limited, and will be allocated on a first come, first served, basis.

### **Free Wi-Fi is subject to Fair Usage Policy:**

- Connection speed and data bandwidth may be restricted to ensure all users have adequate provision for general email, web browsing and standard internet usage.
- You are responsible for any equipment you connect to our Wi-Fi including ensuring that the equipment is fully functional and has appropriate security provision including but not limited to Anti-Virus and Anti-Malware software.
- We reserve the right to disconnect any equipment which we deem to be interfering with the good operation of the Wi-Fi network and this equipment will not be reconnected unless it is shown to be now in a state where it is not deemed to be an issue.
- You agree not to use the Wi-Fi connection provided for any purpose deemed unsuitable including but not limited to, file sharing of items that you do not have permission of the copyright holder to distribute or transmitting material that would be considered illegal under UK law. If any event of this nature does take place we will co-operate fully with any subsequent investigation by law enforcement agencies or court order, and reserve the right to terminate our agreement to provide a Wi-Fi service for you.
- In the event of any outage on the system we will provide best effort fix to return full functionality. In the event any fault is outside our control (e.g Line Fault) we will take all appropriate action with the 3rd party provider in question to ensure full functionality.

**SMOKING IS NOT PERMITTED IN ANY AREAS WITHIN TAVERNERS HALL PROPERTIES, INCLUDING BEDROOMS. A DESIGNATED EXTERNAL SMOKING AREA IS PROVIDED ON ALL SITES.**

**For more information call**

**07711 491 666**

**email: [info@tavernershall.co.uk](mailto:info@tavernershall.co.uk)**

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