

# Assured Periodic Tenancy Agreement

(For letting of a residential dwelling)

**Notices:**

This Tenancy Agreement is a legal and binding contract. The Tenant(s) are responsible for payment of the Rent in accordance with the terms of this Agreement. This tenancy is periodic, the Tenant may terminate the Tenancy by giving not less than two months' written notice, such notice to expire in accordance with applicable law.

The Landlord may, in accordance with Ground 4A of Schedule 2 to the Housing Act 1988 (as amended), seek possession of the Property where it is required for occupation by students, provided that at least four months' notice is given in accordance with the Housing Act 1988; and the date specified in the notice falls between 1 June and 30 September.

Where there is more than one Tenant, the Tenants shall be jointly and severally liable for all obligations under this Agreement, including the payment of Rent. If this agreement is for a sole occupant, the sole occupant assumes full liability for all communal areas within the property.

The total amount of the Security Deposit and the first month's Rent must be paid no later than fourteen (14) days prior to the start date of this Tenancy in order for keys to be released. The Rent is payable as a single sum and is not automatically divisible between the Tenants. If the Tenant is unsure of their obligations under this Agreement, they are advised to take independent legal advice before signing.

This Agreement is made on:

**Text**

Landlord: \_\_\_\_\_

Managing Agent: Lincoln Property Company LTD. (Student Housing Lincoln),  
Student Housing, St Mark Street, Lincoln, LN5 7BA  
*(Under s.48 of the Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address).*

Tenants (Please print name next to room number):

1. \_\_\_\_\_ (SML / MED / LRG / XL) 2. \_\_\_\_\_ (SML / MED / LRG / XL)

3. \_\_\_\_\_ (SML / MED / LRG / XL) 4. \_\_\_\_\_ (SML / MED / LRG / XL)

5. \_\_\_\_\_ (SML / MED / LRG / XL) 6. \_\_\_\_\_ (SML / MED / LRG / XL)

7. \_\_\_\_\_ (SML / MED / LRG / XL) 8. \_\_\_\_\_ (SML / MED / LRG / XL)

9. \_\_\_\_\_ (SML / MED / LRG / XL) 10. \_\_\_\_\_ (SML / MED / LRG / XL)

Property Address: \_\_\_\_\_

Tenancy Start Date:  (There is no fixed duration of this tenancy)

Suggested Weekly Room Charges:

£ <input type="text"/> Small	£ <input type="text"/> Medium	£ <input type="text"/> Large	£ <input type="text"/> Extra Large
------------------------------	-------------------------------	------------------------------	------------------------------------

Monthly Rent due is calculated by multiplying the weekly rent by 52 weeks and dividing by 12 months.

Total Monthly Rent Due: £  (Total rent due each calendar month)

The total rent due is due monthly in advance advance payments. Following signing of this agreement by all parties, the Security Deposit and the first month's Rent must be paid no later than fourteen (14) days prior to the start date of this Tenancy in order for keys to be released. No payment of rent or deposit may be demanded before this agreement has been signed. All tenants are liable jointly to ensure all payments are made.

Deposit: £   
(Per Person)

Total Deposit: £   
(Total Tenancy Deposit)

Utilities:  Inclusive  Exclusive

Utility Allowance: [\(Click Here\)](#)

Your allowance is based on the type of heating system at the property, how many people live in the property and the EPC rating for the property for Water & Sewage. Details on energy allowance is provided within the "Understanding Energy Allowance" Document within this tenancy agreement.

Utilities Included In Rent:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gas (If Applicable)	Water	Electricity	Sewage

Utilities Included Free of Charge:

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wi-Fi	TV Licence

## SECTION A: MANDATORY TENANCY INFORMATION

The following information is required to be provided to tenants before entering into this tenancy, under Section 12 of the Renters' Rights Act 2025 and the Assured Tenancies (Written Statement of Terms) (England) Regulations 2026. Clauses highlighted in orange are new additions.

### Right to Rent

It is a condition of this tenancy that you and anyone else residing at the property must have a 'right to rent' as defined by Section 22 of the Immigration Act 2014. By signing this agreement each tenant confirms they currently have the right to rent in the United Kingdom. The landlord or managing agent has carried out, or will carry out, the required right to rent checks before the start of the tenancy.

### Rent Increases - Section 13 Housing Act 1988 (as amended)

The landlord may only increase the rent once every 12 months. To do so the landlord must serve a valid notice using the prescribed Form 4A in accordance with Section 13 of the Housing Act 1988 (as amended). At least two months' notice must be given. The tenant has the right to refer any proposed increase to the First-tier Tribunal (Property Chamber). Any contractual rent review clauses are of no effect from 1 May 2026.

### Fitness for Human Habitation - LTA 1985, ss.9A & 11

There are implied terms in this tenancy which require the landlord to: (a) ensure the property is fit for human habitation at the outset and throughout the tenancy (s.9A Landlord and Tenant Act 1985); and (b) keep in repair the structure and exterior and all installations for water, gas, electricity, sanitation and heating (s.11 Landlord and

Tenant Act 1985). The landlord is only obliged to act where made aware of a defect - tenants must report problems promptly.

### **Gas and Electrical Safety**

The landlord must comply with the Gas Safety (Installation and Use) Regulations 1998 (as amended): annual inspection of gas appliances by a Gas Safe registered engineer and provision of the gas safety certificate to tenants. The landlord must also comply with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (as amended): inspection and testing of electrical installations every five years and provision of the electrical installation condition report to tenants.

### **Pets - Right to Request (Housing Act 1988, s.16A)**

Tenants have the right to request consent to keep a pet at the property. The landlord may not unreasonably refuse such a request and must respond in writing within 28 days. See clause 4.19 for the full pet request procedure.

### **Disability Adaptations - Equality Act 2010, s.190**

Where Section 190 of the Equality Act 2010 applies, the landlord may not unreasonably withhold consent for an improvement to the property where a disabled person occupies or intends to occupy the property as their main home and the improvement is likely to facilitate their enjoyment of the premises.

### **Student Test Confirmation - Ground 4A**

By signing this agreement each tenant confirms that: (a) they are currently enrolled as a full-time student on a recognised course of study in England or Wales, or will become so before or during the tenancy; (b) they understand this tenancy is granted on the basis that all named tenants meet the student test required by Ground 4A of Schedule 2 to the Housing Act 1988; and (c) they will immediately notify the landlord or managing agent if they leave or intend to leave their course of study.

### **Ending the Tenancy - Summary**

Section 21 "no fault" notices are abolished from 1 May 2026. The landlord may only end this tenancy by serving a valid Section 8 notice citing specific statutory grounds under the Housing Act 1988. Tenants may end the tenancy by giving at least two months' written notice expiring on the first or last day of a rental period. The rental period for this tenancy is monthly.

## **1. OVERVIEW:**

1. The Landlord Lets and the Tenant takes the Property for the Term per calendar month at the Rent payable as above.
2. The Parties agree that it is their intention to create an Assured Periodic Tenancy Agreement within the meaning of the Housing Act 1988 as amended by the Renters' Rights Act 2025. *(Meaning: The Agreement is not for a specific duration. Tenants are required to give the landlord 2 full months notice to end the tenancy. The landlord may wish to gain possession of the property under Ground 4A.)*
3. The Tenant is notified that the Landlord intends that the Property is to be occupied by students during the academic year. The Tenant further acknowledges that, in accordance with Ground 4A of Schedule 2 to the Housing Act 1988 (as amended), the Landlord may seek possession of the Property at the end of the Tenancy or at any time thereafter where the Property is required for occupation by students. This notice is given prior to the commencement of the Tenancy and the Landlord may rely upon Ground 4A accordingly.

## **3. THE TENANT AGREES WITH THE LANDLORD TO:**

- 3.1 Pay the Rent on the day specified by the Landlord's Agent.
- 3.2 Pay the Security Deposit on the date specified by the Landlord's Agent.
- 3.3 If 'inclusive' is marked above with a tick, the Landlord shall pay all reasonable Electricity, Gas, Water and Sewage charges for appliances supplied by the Landlord. If "Wi-Fi" and/or "TV Licence" are ticked above, the landlord will provide Wi-Fi and/or required TV Licences for the property for the duration of the tenancy. A maximum allowance per annum is supplied for the entire Property. Should this figure be exceeded the Landlord reserves the right to levy a charge to cover the additional cost. It is the Tenants responsibility to monitor their own usage and provide regular meter readings via [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read). *(Meaning: If the rent is*

*inclusive of utility bills. The bills are capped, so if you use more gas, electricity or water than included you will be liable for the remaining charges).*

**3.4** The Tenant(s) agree to pay all council tax charges (or reimburse the Landlord for any charges they have become liable for) that may arise in connection with the Tenant(s) occupation of the Property, regardless of any Tenant(s) individual exemption status. Where the Property becomes liable for council tax due to any Tenant ceasing to qualify for student exemption, all Tenant(s) named on this Agreement shall be jointly and equally liable for the full amount, irrespective of which Tenant's status triggered the liability.

**3.4a** Notify the Landlord or Managing Agent promptly if any Tenant starts receiving Universal Credit, and notify of any delays in receiving Universal Credit payments.

**3.4b** Notify the Landlord or Managing Agent promptly if any Tenant experiences delays in receiving student finance.

#### USE OF THE PROPERTY:

**3.5** Not to assign, sublet or part with the possession of the Property or let any other person live at the Property. *(Meaning: You can't Rent out any spare rooms or communal spaces).*

**3.6** Not to carry out any profession, trade or business or take in lodgers or paying guests at the Property or put up any notice boards or other notices or use the Property for any purpose other than as a private residence. *(Meaning: You may not open a bar, restaurant or other business in your living room. The Property is only to be used as a residential dwelling).*

**3.7** Not to do or allow at the Property anything which is illegal or anything which may be or become a nuisance or annoyance to the Landlord, the Tenants or occupiers of any neighbouring premises. *(Meaning: Don't break the law and please respect your housemates and neighbours).*

**3.8** Not to do anything which may increase the insurance premium on the Property or which may cause any insurance of the Property to become void. *(Meaning: Do not leave doors unlocked and windows open when not at the Property).*

**3.9** Not permit smoking inside the Property by Tenants or guests. If smoking has occurred and damage has been sustained to the interior of the Property or its contents, the Tenant is liable for the cost incurred by the Landlord to have any discoloured decorations or damage to the fixture and fittings professionally redecorated, cleaned or replaced.

**3.10** The use of vapes or e-cigarettes is prohibited within the interior of the Property. Any damage caused by such use will be treated as Tenant liability in line with Clause 3.9.

**3.11** Pay any costs associated with repairs, maintenance or visits conducted by the Landlord, Managing Agent or 3rd parties in line with the attached potential list of charges outlined in section 9 of this agreement.

**3.12** Not store or charge an e-bike, e-scooter, or lithium battery-powered personal vehicle in the Property or any shared area, or permit any guests to do so, without the Landlord's prior written consent (which will not be unreasonably withheld). This restriction applies due to the significant fire risk posed by such devices.

**3.13** Inform the Landlord or Managing Agent immediately if any Tenant leaves their course of study or intends to do so in the near future. This tenancy is granted on the basis that all tenants meet the student test under Ground 4A of the Housing Act 1988.

#### 4. CONDITION:

**4.1** Keep the Property clean and keep the interior of the Property in good repair and condition and not damage the furniture and contents nor remove any of them from the Property, nor move the furniture from its original position. Tenants agree that on inspection of the property the Landlord and or Managing agent may request additional cleaning is completed, if this request is ignored the tenants agree to pay reasonable cleaning charges associated with a professional clean. Where the tenant occupies a single room they accept responsibility for all shared areas of the property. *(Meaning: You will be responsible for the cost of any damage to the walls, doors, windows or furniture provided by the Landlord. It is important that you complete the inventory when you move in so that you and the Landlord both know what furniture was in the house and the condition. We will provide a filled inventory that you should view and agree or make changes to within 7 days of key exchange).*

**4.1a** The Inventory and Schedule of Condition provided at check-in shall be deemed accepted unless the Tenant submits in writing any amendments or discrepancies within 7 days of the tenancy start date.

**4.2** Replace all broken glass in doors and windows damaged during the Term.

**4.3** Not redecorate the Property without written consent of the Landlord. *(Meaning: Please do not repaint the inside or outside walls of the Property without written permission of the Landlord who may also wish to approve any colours).*

- 4.4** Not to glue, stick or otherwise fix anything to the exterior or interior of the Property without written consent of the Landlord or Managing Agent. The use of “blu-tack”, “Command Strips”, “Command Hooks”, “White-Tac” and similar products are strictly prohibited. *(Meaning: Please do not glue posters to the walls! The use of blu-tack (or “white-tac” is not permitted. Please ask the Managing Agent if this will be allowed prior to doing so, other products such as command strips by 3M offer a damage free guarantee, however the landlord may levy charges regardless of a products guarantee).*
- 4.5** Keep the garden, driveway, entrance, pathway, hedges, rockeries neat tidy, tenants must remove any weeds, moss, or invasive species of plant during the tenancy and before returning the property to the landlord at the end of the tenancy. The Tenant(s) agree not remove any trees (other than those that have self set during the tenancy) or shrubs without the landlords written consent. Where the tenant occupies a single room they accept responsibility for all shared areas of the property to include garden, driveway, entrance, pathways, hedges and rockeries at regular intervals throughout the tenancy and prior to vacating. *(Meaning: Keep the exterior of the Property free from rubbish. Please ensure that you only leave bins out on refuse day. The Council like to charge for bins left out after refuse day. The Landlord will not be responsible for these costs).*
- 4.6** To permit the Landlord, the Managing Agent, or any other authorised third party to enter and access the Property, including all rooms and any external areas, at reasonable times of day, upon not less than 24 hours’ prior notice (except in the case of an emergency). Access may be required for the purposes of inspection, maintenance, repair, improvement, compliance checks, and for marketing or conducting viewings in connection with the letting or re-letting of the Property. *(Meaning: We may require access to the Property to show prospective future tenants, maintenance or inspection purposes. We will aim to give you 24hrs notice. If mutually agreeable between the Tenant and the Landlord / Managing Agent 24hrs notice will not be required).*
- 4.7** To immediately report maintenance work to the Landlord or his/her Managing Agent, including damage to the Property or furniture. Where the tenant occupies a single room they accept responsibility for all shared areas of the property to include communal rooms, kitchens, living rooms, driveway, entrance, pathways, gardens and all freely accessible areas of the property.
- 4.8** To ensure that the Property is properly ventilated and to allow through circulation of fresh air at regular intervals and to be responsible for removing, cleaning and leaving in good order any areas of blackness caused by condensation or lack of proper ventilation.
- 4.8a** Flush through all water systems after any period of more than 7 days during which the Property is left unoccupied, by running all taps, showers and other water outlets. This is required as a precaution against Legionella bacteria.
- 4.9** Not fix or suffer to be fixed the exterior or windows of the Property any notice board, notice, sign, advertisement or poster.
- 4.10** Not cause or unreasonably permit any blockage to the drains and pipes, gutters and channels in or about the Property. Common causes of blockages for which the Tenants would be responsible include putting fat/oil down the sink, failure to remove hair from plug holes and flushing inappropriate things (such as sanitary towels) down the toilet.
- 4.11** Not add any aerial, antenna or satellite dish to the Property without the Landlord’s consent, which will not be unreasonably withheld. It is the Tenants responsibility to remove any such aerial, antenna or satellite dish at the end of the Tenancy or be liable for the cost of removal.
- 4.12** Not change the locks, (or install additional locks) to any doors in the Property, nor make additional keys for the locks without the Landlords consent, which will not be unreasonably withheld. All keys are to be returned to the Landlord at the end of the tenancy. Any loss of keys must be reported to the Landlord within twenty four (24) hours. The Landlord can either supply new keys at the cost of £25.00 per key to the Tenant(s) or change the locks at a minimum cost of £75 per door to the Tenant(s).
- 4.13** Pay the Landlord for the reasonable cost of replacing the locks and cutting new keys if any keys are not returned when the Tenants move out.
- 4.14** Regularly test all smoke detectors and alarms and if necessary replace the batteries. Lightbulbs are consumables and it is the Tenants responsibility to replace these.
- 4.15** Not keep, use or permit to be used and oil stove, paraffin heater or other portable fuel burning appliance, or other appliance against the terms of the insurance of the Property, except as provided by the Landlord.
- 4.15a** The use of plug-in electric heaters or any unauthorised heating devices is not permitted unless supplied or expressly approved by the Landlord in writing and subject to routine PAT testing at the cost of the tenant.
- 4.15b** The Tenant must not bring or install any large electrical appliances, including but not limited to fridges, freezers, tumble dryers, or washing machines, into the Property without the Landlord’s express written consent. Any unauthorised appliances may be removed at the Tenant’s expense.
- 4.16** (If applicable) be responsible for ensuring that any television used is correctly and continually licensed.
- 4.17** Not to prop open any fire doors in the Property except by any built in system that closes them in the event of a fire and not disable or interfere with any self closing mechanism.

- 4.18** Forward any correspondence addressed to the landlord and other notices, orders and directions affecting the Landlord to the Landlord without delay.
- 4.19** In accordance with Section 16A of the Housing Act 1988 (as amended by the Renters' Rights Act 2025), tenants have the right to make a written request to keep a pet. Any such request must include the number and type of pets, a photograph, name, age and care arrangements. The landlord must respond in writing within 28 days and may not unreasonably refuse. To request a pet tenants must complete the pet request form at <https://student-housing.co.uk/pets>. Keeping a pet at the property without permission will be considered a breach.
- 4.20** Not to leave the Property vacant for more than 28 consecutive days without notifying the Landlord or his/her Managing Agent.
- 4.21** The Tenant(s) shall not permit overnight guests to reside for more than two consecutive nights and no more than four nights in total per calendar month, without prior written permission from the landlord or managing agent. Any guests staying beyond this limit will be considered unauthorised occupiers, and the landlord reserves the right to take action. Tenants are jointly responsible for the behaviour and actions of their guests.
- 4.22** To ensure that when you leave the Property during the Term unattended that you have ensured that all windows and doors have been locked and bolted (Where applicable).
- 4.23** Deliver up the Property to the Landlord at the end of the Tenancy in the same good, and clean state of repair, condition and decoration as they were in at the commencement of the Term (fair wear and tear and damage by accidental fire excepted).
- 4.24** Not take in any lodger or paying guest without the prior written consent of the Landlord.
- 4.25** To pay the Landlord's costs in connection with any breach by the Tenants of this Tenancy.
- 4.26** Pay any excess on the Landlord's insurance if the claim results from the negligence, misuse or failure to act reasonably by the Tenants or any of his/her visitors or friends.
- 4.27** Pay and arrange for the removal of all vermin, pests and insects, if infestation begins during the term, woodworm and wood-boring insects excepted, unless such infestation occurs as a failure of the Landlord to fulfil his repairing obligations.
- 4.28** Pay any costs incurred by the Landlord if, contrary to the terms of this agreement, the Tenant permits the Property to be Occupied as a House in Multiple Occupation under the Housing Act 2004, any Local Authority directives or decisions or, contrary to the terms of this agreement, uses the Property in such a way as to require it to be licensed. This will usually happen if the Tenant permits additional people of any age, to live in the Property.
- 4.29** Pay the costs of any court action taken for possession of the Property or breach of Tenancy, Rent arrears, as provided for in the court's judgment.
- 4.29a** The Tenant shall be liable for any reasonable legal or enforcement costs incurred by the Landlord in enforcing the terms of this Agreement, including possession proceedings and debt recovery, subject to any limitation imposed by law or court judgment.
- 4.30** Where the Tenants request a repair and on inspection the problem has been caused by a failure on part of the Tenant (for example drains blocked by the Tenants waste) the Tenants agree to be responsible for the reasonable cost of the contractors visit.
- 4.31** Should this Tenancy Agreement be formed in the name of a single Tenant, it is agreed that the responsibility to act in a Tenant like manner is jointly held in relation to the communal areas by all occupants of the Property. As such, should there be any deductions sought from the Security Deposit at the end of the Tenancy in connection to communal areas, the cost will be shared equally between all occupants.
- 4.32** To report all maintenance immediately via the Agents website at [www.Student-Housing.co.uk/Fix](http://www.Student-Housing.co.uk/Fix)
- 4.33** Not install or modify any charging points or stations for electric vehicles without the Landlord's prior written permission (which will not be unreasonably withheld).

## **5. THE DEPOSIT:**

**5.1** The Managing Agent will arrange for each Tenant's individual Security Deposit to be protected separately in MyDeposits custodial scheme (Membership Number M00476355), registered in accordance with the provisions of the Housing Act 2004 within thirty (30) days of receipt. Each Tenant's deposit is held individually in their own name. *(Meaning: Meaning: Each tenant pays and holds their own deposit. You will each receive a separate email from MyDeposits with your own individual Repayment ID – keep this safe, you will need it at the end of the tenancy.)*

**5.2** Each Tenant's deposit is held against their individual liability under this agreement. However, as this is a joint liability tenancy, each Tenant's deposit may be used to meet any shortfall in costs arising from damage to or failure to maintain any part of the property, including all communal and shared areas, regardless of which individual Tenant caused the damage or default. *(Meaning: Your deposit covers not just your room but also the shared*

*areas of the property. If communal areas are left damaged or unclean at the end of the tenancy and costs cannot be attributed to a specific individual, all tenants' deposits may be drawn upon equally.)*

**5.3** By signing this agreement each Tenant confirms that they are entering into a joint liability tenancy. All Tenants are equally and jointly responsible for the full rent, for the condition of all areas of the property including communal rooms, kitchens, bathrooms, hallways, gardens and all shared spaces, and for any costs arising from damage to or failure to maintain those areas, including over use of utilities.

**5.4** Where this agreement is signed by a single Tenant residing in a property with shared communal areas, that Tenant agrees to accept joint and several liability for the cleanliness, maintenance and condition of all communal spaces alongside any other occupants of the property. Any costs for communal area cleaning, over use of utilities or damage will be shared equally across all occupants. The single Tenant's deposit is held against this extended liability.

**5.5** Any undisputed portion of each Tenant's Security Deposit shall be returned within 10 working days of agreement on deductions, or within 10 working days of a determination by the relevant tenancy deposit scheme.

**5.6** In circumstances where costs exceed the total Security Deposit held, the Tenant (and guarantor, where applicable) agrees to settle the balance within 14 days of receiving an invoice. The landlord reserves the right to charge interest at 3% above the Bank of England base rate or legal fees and court costs for any unpaid invoice.

## **6. BREACH OF TENANCY:**

**6.1** If the Rent or any part of it is unpaid for fourteen (14) days after becoming due, or if the Tenant breaches any obligation of this Tenancy, the Landlord may seek possession of the Property only in accordance with the Housing Act 1988 and any other applicable legislation, and may pursue any other lawful remedies available.

**6.2** Where the Landlord incurs legal costs, court fees or other reasonable expenses as a result of rent arrears, or a breach of the Tenant's obligations under this Tenancy, the Tenant shall be responsible for such costs to the extent that they are recoverable under applicable law and as ordered or awarded by a court or tribunal.

## **7. LANDLORDS OBLIGATIONS:**

**7.1** The Landlord agrees with the Tenants as follows:

**7.2** To pay and indemnify the Tenants against all rates, assessments and outgoings in respect of the Property.

**7.3** That the Tenants paying the Rent and performing the obligations on the part of the Tenant may quietly possess and enjoy the Property during the Tenancy without any unlawful interruption from the Landlord or any person claiming under or in trust for the Landlord.

**7.4** The Landlord shall provide the Tenant with suitable means of access to and egress from the Property.

**7.5** The Landlord shall insure the Property and Contents to their full value against loss or damage by the Insured Risks and shall provide a copy of the insurance cover to the Tenant if requested. The Landlord's insurance does not cover the Tenant's possessions. The Tenant is advised to insure the Tenant's own possessions. Any claim against the insurance for tenant damage is to remain at the landlords discretion.

**7.6** The Landlord shall make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence or default of the Tenant.

**7.8** keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows). keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and keep in repair and proper working order the installations in the Property for space heating and heating water.

**7.9** The Landlord shall keep in repair the cooker, washing machine, tumble dryer, fridge, freezer and dishwasher if these appliances are at the Property and provided by the Landlord, and shall be repaired or replaced within a reasonable time.

**7.10** The Tenancy includes the Landlord's fixtures and fittings, furniture and effects as specified in the Property's General Statement of Overall Condition and Inventory.

**7.11** The Landlord shall not be required to:

- (a) Carry out any works or repairs for which the Tenant is liable by virtue of this agreement; or
- (b) Keep in repair or maintain anything which the Tenant is entitled to remove from the Property.

**7.12** Comply with the Gas Safety (Installation and Use) Regulations 1998 (as amended), including: maintaining all gas fittings and flues in safe condition; ensuring all gas appliances are checked annually by a Gas

Safe registered engineer; and providing a copy of the gas safety certificate to Tenants before or at the start of the tenancy and within 28 days of each annual check.

**7.13** Comply with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (as amended), including: ensuring electrical installations are inspected and tested at least every five years by a qualified person; and providing Tenants with a copy of the electrical installation condition report before or at the start of the tenancy.

**7.14** Ensure the Property complies with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (as amended) at the start of the tenancy: a smoke alarm on each storey and a carbon monoxide alarm in any room with a fixed combustion appliance.

**7.15** Ensure that any furniture and equipment supplied with the Property comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

## 8. MISCELLANEOUS

**8.1** References to the masculine gender include the feminine; to the singular include the plural; and to 'Month' referring to calendar month.

**8.2** Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

**8.3** A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

**8.4** A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.

**8.5** A reference to an agreement is a reference to this agreement.

**8.6** A reference to writing or written includes fax and email.

## 9. POTENTIAL DEFAULT FEES UNDER TENANCY

**9.1** All charges and default fees shall not exceed the reasonable and actual costs incurred by the Landlord or Managing Agent, in accordance with the Tenant Fees Act 2019.

**9.2** The tables below outline potential default fees, which the tenants agree to, these fees are indicative and are subject to change at the discretion of the Managing Agent or Landlord.

Item	Est Cost	Frequency
Missed Rent Payment (Default Fee)	£50.00	Per Missed Payment (after 3 days due)
Late Rent Payment	3% above the Bank of England Base Rate	Charged Per Day (If over 14 days late)
Replacement Key	From £25	Per Key
Replacement Lock	From £85	Per Lock
Changes to the tenancy	£50 - £249	Per Change
Non-Emergency Call Out	£50 - £250+	Per Visit
Lockout (Before Midnight)*	£75.00	Per Visit
Lockout (After Midnight)*	£100.00	Per Visit

Visit <https://student-housing.co.uk/tenants/downloads> for a full list of potential charges.

**9.2** Potential costs for damages to the property during tenancy

Item	Est Cost (+VAT)	Frequency
General Repairs	From £65.00	Per Hour
Gardening / Weed Removal	From £60.00	Per Hour
Professional Cleaning	From £28.00	Per Hour
Mattress Cleaning	From £40.00	Per Side
Replacement Mattress (Inc Disposal of old mattress)	From £165.00	Per Mattress
Redecoration	From £125.00	Per Wall Damaged
Waste / Rubbish Removal	From £18.00	Per 80L Bag

Visit <https://student-housing.co.uk/tenants/downloads> for a full list of potential charges.

## 10. SPECIAL TENANCY CONDITIONS:

**10.1** There shall be incorporated into this Agreement such of the provisions set out below in this Condition 9.

**10.2** The Tenants must not play any musical instrument or use any sound reproduction equipment so as to be a cause of annoyance or disturbance to adjoining residents and without prejudice to the generality of the foregoing not between the hours of 11.00pm and 9.00am to play any such instrument or use any sound reproduction equipment so as to be audible outside the Property.

**10.3** The garden is to be kept neat and tidy and free of refuse and items that may cause offence to neighbours and all refuse to be stored so as not to attract pests or vermin and be placed in the appropriate area on the day ready for collection by the Local Authority.

**10.4** No illegal drugs to be used or kept on the Property at any time.

**10.5** Any bank charges incurred by the Landlord, as a result of misrepresented or returned cheques or reversed standing order payments due to the Landlord may be recovered from the Tenant

**10.6** If the Rent or any other money due to the Landlord from the Tenant under the terms of the Agreement is unpaid 14 days after it was due the Landlord will claim interest under s.69 of the County Court Act 1984 at the rate of 3.0% above the Bank of England Base Rate per annum from the date the payment was due until the date it is paid.

**10.7** If any rent is unpaid 14 days after it was due, or the Tenant fails to comply with any obligations under this Agreement, the Landlord may seek possession through the courts under the Housing Act 1988 using the appropriate grounds for possession.

**10.8** If the Tenant(s) leave any possessions at the Property after the Tenancy ends, the Landlord may remove them and dispose of them by any means. The Landlord may deduct any removal expense from the Security Deposit held or forward invoices for payment.

**10.9** Any notice under this Agreement shall be in writing and be served on the Tenant(s) at his/her last known address or by sending it by registered post or recorded delivery, or via SMS or Email via supplied information.

**10.10** At the end of the Tenancy the inspection will be carried out after the Property has been vacated by all Tenants, and all keys are returned to the Landlord with the outgoing Tenant(s) forwarding addresses.

**10.11** The Tenant(s) must ensure all Rental payments are paid on the day due.

**10.12** The Tenant(s) are to be responsible for the payment for all utility bills over the agreed allowance per tenant. *(To calculate your allowance you'll need to refer to the properties Energy Performance Certificate)*

**10.13** The Tenant(s) must ensure that any final outstanding Council Tax accounts are paid and closed.

**10.14** Any use of naked flames including, but not exclusive to candles, incense sticks or other are strictly prohibited.

**10.15** The Landlord reserves the right to terminate this Agreement prior to it commencing should the Tenant be unable to supply a suitable Guarantor or if the Guarantor supplied proves to be unacceptable. This clause cannot be instigated by the Tenant. If the Landlord wishes to exercise the clause it will only be deemed executed if provided in writing by the Landlord or His/Her Agent.

**10.16** If the Property benefits from an internet service provided by the Landlord, there will be no reduction in Rent or Compensation should the Tenant choose not to use the facility. There will be no deduction in the Rent should the service be restricted, suspended or de-activated by the Internet Service Provider the Tenant shall not

be due any compensation in this case. If internet is provided by the landlord, the internet is deemed to be provided free of charge and does not form part of the rent and can be removed at any time. An internet connection is provided only, the Landlord and Managing Agent cannot guarantee full property Wi-Fi coverage.

**10.17** If the Property benefits from the inclusion of a Television License, a single License to the Property is provided only.

**10.18** For the purposes of S.48 of the Landlord and Tenant Act 1987 the Landlord's address for service of notices is C/O Student Housing Lincoln, St Mark Street, Lincoln, LN5 7BA.

**10.19** Should this Agreement be in the name of a single Tenant residing in a Property on a house share basis with shared facilities, it is agreed that the responsibility for all communal areas is joint and several in nature absolutely.

**10.20** In circumstances where this agreement is executed in the name of a sole Tenant residing in a shared property with communal areas, the tenant agrees to accept joint and several responsibility for the cleanliness, maintenance, and condition of those communal spaces. Any costs for cleaning or damages relating to communal areas will be shared equally across all occupants

**10.21** This is a Joint Liability Agreement, all tenants are to be equally liable for the 'Total Rent Due'. The Tenants agree to arrange any rent disputes between themselves and offer up the rent owed upon request of the agent.

**10.21a** All tenants named on this agreement hereby acknowledge and agree that they are jointly and severally liable for the full rent and any associated costs due under this agreement. This means that if one or more tenants fail to pay their portion of the rent or deposit, the remaining tenants will be equally liable for any shortfall or outstanding sums.

**10.22** Where one tenant fails to make payment of their 'Suggested Room Charge' all other tenants agree to immediately make payment of rent and or security deposit to the landlord upon request.

**10.23** The Tenant is to agree and understand that the property and this tenancy agreement is in no way connected to any University, Subject, Course or Enrolment state of any tenant.

**10.23a** Should any Tenant vacate the property prior to the end of the tenancy without notice, rent liability will continue until a written 2 month notice period has been provided.

**10.24** This Agreement is subject to additional terms which are available to view on The Managing Agents website at [http://student-housing/terms\\_and\\_conditions/ast/](http://student-housing/terms_and_conditions/ast/).

**10.25** A list of potential charges associated with this Tenancy Agreement are available via Student Housing's Website at [http://student-housing.co.uk/terms\\_and\\_conditions/ast/charges](http://student-housing.co.uk/terms_and_conditions/ast/charges).

**10.26** This Agreement has no break clause. If the Tenant wishes to end the tenancy, the Tenant must give the Landlord not less than two full months written notice. The notice must expire on the last day of a rental period. *(For example, if rent is due on the 1st of each month and the Tenant gives notice on 8 May, the notice cannot expire on 8 July. The notice will instead run from 1 June, and the earliest end date of the tenancy would be 31 July.)*

**10.26a** Once a valid notice to quit has been served by the Tenant in accordance with clause 10.26, that notice is binding and cannot be withdrawn or revoked without the express written consent of the Landlord. The Landlord is under no obligation to agree to the withdrawal of a notice once it has been validly served. If the Landlord does agree to withdraw the notice, this must be confirmed in writing by the Landlord or Managing Agent before the notice can be considered cancelled. Rent liability continues in full until the expiry of the notice period unless the notice is formally withdrawn in writing by agreement.

**10.27** Upon signing this agreement the Tenant(s) will not be able to terminate the agreement prior to its commencement. The tenancy is binding from the start date and a valid notice to quit may only be served once the tenancy has commenced. Any notice served before the tenancy start date will not be valid and will not be accepted. Where a Tenant wishes to withdraw from or be replaced on this agreement before the tenancy commences, they must contact the Managing Agent immediately to discuss the Severance Procedure. The Tenant will remain liable for their full financial obligations under this agreement until a suitable replacement tenant has been found, approved by the Landlord or Managing Agent in writing, and the Severance Procedure has been completed. Full details are available at [www.Student-Housing.co.uk/Severance](http://www.Student-Housing.co.uk/Severance).

**10.28** If you wish to replace an individual on this tenancy agreement, this can be done by following our Severance Procedure. The process requires the outgoing tenant to be fully replaced by a suitable new tenant who agrees to take on the same obligations. Full details of the Severance Procedure are available at [www.Student-Housing.co.uk/Severance](http://www.Student-Housing.co.uk/Severance).

**10.29** This property is let as student accommodation. Under the Renters Rights Bill 2025, student landlords are required to use Ground 4A to regain possession at the end of the academic cycle. You will therefore be served notice under Ground 4A during the tenancy to ensure the property can be prepared and made available for the next group of students. This notice does not affect your rights during the tenancy and you will remain in occupation until the date specified in that notice.

**10.30** The Tenant agrees to allow the Landlord and Managing Agent reasonable access to all areas of the property on at least 24 hours' written notice during the first two and last two weeks of the tenancy for planned maintenance or major improvement works.

**10.31** The Tenant, permitted occupiers and any guests must not impede the Landlord, Managing Agent or contractors in performing their HMO management duties as required by any licence condition or applicable legislation, including refusing reasonable access at reasonable times.

**10.32** All rubbish and recyclable waste must be stored and disposed of in the appropriate containers as instructed by the local authority. Tenants must inform the Council directly if the waste disposal containers provided are insufficient for the waste generated at the Property.

**10.33** Tenants must give the Landlord, Managing Agent or local authority any reasonable information required to perform HMO management duties, and must comply with any reasonable requests or instructions made in connection with those duties.

**10.34** Tenants and their guests must not obstruct fire escapes or any common parts of the Property at any time. The Landlord or Managing Agent may remove any obstructions at the Tenant's cost.

## **11. UTILITIES** (If Applicable)

**11.1** If the property benefits from Utilities included in the rent (as identified on page 2 of this agreement) the Landlord will pay all reasonable charges the utilities selected on page 2 up to the total Utility Allowance as agreed. Utility allowances can be viewed online at <https://student-housing.co.uk/tenants/downloads/>.

**11.2** The Landlord will not refund tenants for usage under the agreed Utility Allowance set on page 2.

**11.2.1** The Landlord will not refund tenants for non usage of utilities.

**11.2.2** The Tenants agree to provide monthly meter readings for water, gas and electricity to the Managing Agent each month via email to [info@Student-Housing.co.uk](mailto:info@Student-Housing.co.uk) or online at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read)

**11.2.3** The Tenants accept responsibility to monitor their own utility usage in line with the Utility allowance outlined in this agreement. The tenants agree to make payment for any over use of utilities beyond the Utility Allowance within 14 days of demand.

**11.3** The Landlord will choose his/her own utility suppliers and may change suppliers throughout the year.

**11.4** Utility Allowance includes bills or invoices provided by the supplier for standing charges, unit rates, flat rates and standard charges. It may also include renewal fees and exit fees if charged by the existing supplier.

**11.5** Where the property benefits from a TV licence, the Landlord will provide any required licence for the property. This is included free of charge and does not effect the Utility Allowance.

**11.6** TV Licences can be obtained by either Domestic or Commercial Licensing. Tenants are to be aware that any 'reminder letters' are the sole responsibility of the landlord and must forward any reminder letter immediately to either the Landlord or The Managing Agent.

**11.7** Where the property benefits from 'Wi-Fi' the landlord will supply a sole internet connection to the property. This connection will normally be wireless.

**11.7.1** Where the landlord has provided Wi-Fi or an Internet connection, this connection is provided free of charge to the tenant(s). Whilst the landlord provides the connection in good faith, the landlord cannot guarantee the reliability, speed or coverage of the connection.

**11.8** The Landlord does not guarantee full property coverage. Tenants are advised to purchase their own additional networking equipment for their own needs.

**11.9** Any internet connection provided by the landlord carries no speed guarantee and only an advertised "Up To" speed as provided by the Internet Service Provider. Although tenants should expect a wired minimum download speed of 22mbps and a wireless minimum download speed of 0.1mbps.

**11.10** The Tenant(s) agrees not to change any network settings, SSID or Wireless channel of the router without the express written permission of the landlord.

**11.11** The Tenant(s) agree not to install any fixed, or loose networking cables to or through any internal or external wall. The Tenant(s) further agree to ensure no networking cables are to be left on the floor creating a trip hazard within the property.

**11.12** The Landlord reserves the right to cease payment for Gas, Water, Electricity utility costs should the Tenants exceed their annual utility allowance at any point during the tenancy. In such circumstances, the Tenants will become responsible for arranging and paying for utility services directly with the relevant utility provider.

**11.13** The Landlord further reserves the right to cease paying for utility costs if it is reasonably believed that the Tenant(s) have knowingly permitted, authorised, or allowed unauthorised occupiers to reside in the property. In such cases, utility accounts will become the responsibility of the Tenant(s), who must arrange payment directly with the relevant utility provider.

**12. DATA PROTECTION**

**12.1** The Tenant hereby authorises and requests Lincoln Property Company LTD. (The 'Managing Agent') to release any information held about the Tenant(s) to the Landlord of the Property.

**12.2** The Managing Agent undertakes with the Tenant that it will treat all information held about the Tenant secure at all times in accordance with ICO (Information Commissioner's Office) Reg No: ZA130918.

**12.3** By signing this Tenancy Agreement the Tenants accept that, pursuant to Sections 47 & 48 (1) of the Landlord and Tenant Act 1987, the Managing Agents address for the service of notices (including notices in proceedings) is as follows: Lincoln Property Company LTD (Trading as Student Housing), St Mark Street, Lincoln, LN5 7BA.

**12.4** The Managing Agent and or Landlord may provide contact details of the tenants to responsible 3rd parties such as the City Council, Government Body, 3rd Party Tradesmen in the normal course of business.

**SIGNED**

Landlord: \_\_\_\_\_  
or Managing Agent on behalf of the Landlord

Date:

**Tenant(s) Signatures:**

<input type="text"/> 1.	Name: _____ _____	<input type="text"/> 2.	Name: _____ _____
<input type="text"/> 3.	Name: _____ _____	<input type="text"/> 4.	Name: _____ _____
<input type="text"/> 5.	Name: _____ _____	<input type="text"/> 6.	Name: _____ _____
<input type="text"/> 7.	Name: _____ _____	<input type="text"/> 8.	Name: _____ _____
<input type="text"/> 9.	Name: _____ _____	<input type="text"/> 10.	Name: _____ _____

**NOTICE:**

**This agreement is legally binding. Upon signing this agreement you will not be able to withdraw from your obligations under this tenancy.**

If you wish to withdraw prior to the tenancy start date, the Landlord or Managing Agent may offer you the opportunity of severance. Details of our severance procedure can be found online at [www.Student-Housing.co.uk/Severance](http://www.Student-Housing.co.uk/Severance)



Ministry of Housing,  
Communities &  
Local Government

# The Renters' Rights Act Information Sheet 2026

From 1 May 2026, the Renters' Rights Act 2025 will give tenants new rights and introduce new rules for private landlords. This information sheet explains how the new rules may affect your current tenancy.

These changes only affect you if you are a tenant in the private rented sector with an assured or assured shorthold tenancy. If you live in social housing or you are a lodger, the new rules will not usually apply to you.

These rules have been introduced by law. Your landlord cannot put anything into a tenancy agreement to change or disapply them.

This document is only a summary of the changes. The new rules may change or impact your tenancy in a way not described below. The new rules apply to your tenancy automatically, even if your landlord does not update your tenancy agreement.

If you do not have a written tenancy agreement or any written record of the tenancy's terms, then your landlord must provide you with certain written information on or before 31 May 2026.

## **If your landlord serves you a notice seeking possession before 1 May 2026**

The changes explained in this document may not apply to your tenancy on 1 May 2026 if your landlord serves a notice seeking possession under section 8 or section 21 of the Housing Act 1988 before 1 May 2026.

If this happens, your landlord may still be able to take you to court to end your tenancy under the previous rules. You should seek advice if this happens to you.

## **Changes to fixed terms**

You might have a fixed term tenancy. For example, your tenancy agreement may say the tenancy would last for 12 months.

After 1 May 2026, it will not be possible for assured tenancy agreements to have a fixed term or a set end date. All tenancies will automatically become rolling tenancies from 1 May 2026 (sometimes known as 'periodic tenancies').

Your tenancy will continue on a rolling basis. This will usually be monthly, unless your tenancy agreement sets out a shorter period, for example weekly or fortnightly. If your tenancy had an end date, it will no longer apply.

Your tenancy will continue until:

- you and your landlord decide together to end the tenancy
- you end your tenancy by giving notice
- your landlord ends it, if they have a valid legal reason

## **Change to the name of Assured Shorthold Tenancies**

Your tenancy agreement might call your tenancy an 'Assured Shorthold Tenancy'. This is the name of the private rented tenancy system until 1 May 2026.

Assured Shorthold Tenancies will be abolished on 1 May 2026. Any tenancy previously called an Assured Shorthold Tenancy will automatically become an Assured Periodic Tenancy instead. Your tenancy will not end because of this change.

## **Increasing the rent**

Your tenancy agreement may contain rent review clauses. These are terms in the agreement that allow the landlord to increase the rent.

Rent review clauses cannot be used for new rent increases after 1 May 2026. If you have a rent review clause in your current tenancy agreement, it will not apply after this date.

Landlords must instead use the process in section 13 of the Housing Act 1988 for increasing the rent. This means they can only increase the rent once per year. They will need to give you written notice of the proposed rent increase at least 2 months before that increase would take effect, using a form called Form 4A.

Any rent increase must be no higher than the open market rent. If you think the proposed increase is above market rate, you can challenge it at the First-tier Tribunal.

## If your landlord wants to end your tenancy

Your tenancy agreement may say that your landlord can evict you without a reason. This was known as a section 21 eviction. Your landlord cannot give you a section 21 notice on or after 1 May 2026, even if your tenancy agreement says they can.

Instead, your landlord will need a legal reason to evict you. These reasons are called grounds for possession.

Below is a brief summary of some of the main reasons your landlord may legally seek to evict you. You can find full details of these and other grounds on GOV.UK.

- If you have not paid your rent on time
- If you, others living with you, or visitors commit antisocial behaviour in or near the property
- If you, or others living with you, do not care for the property properly
- If your tenancy was for certain purposes, for example it was connected to your employment, or was for temporary or supported accommodation

You cannot be required to leave under some grounds for the first 12 months of a tenancy. These are:

- if your landlord intends to sell the property
- if your landlord or their family member wants to move into the property

Your landlord will need to give you a section 8 notice of seeking possession, using 1 or more of the grounds for possession.

A section 8 notice must state the date by which your landlord is asking you to leave. They must give you the required amount of time under each ground.

If you have not left by the end of the notice period, your landlord will need to apply to court to get the property back. This is called applying for a possession order.

At court, the landlord must provide evidence that they have a valid reason to evict you. You will have the opportunity to explain why you think your landlord does not have a legal reason to evict you, or why eviction is not reasonable under certain grounds.

You can access free legal advice through the [Housing Loss Prevention Advice Service](#)<sup>1</sup> before going to court and on the day of the court hearing.

## If you want to end the tenancy

You will be able to end the tenancy at any point by giving your landlord notice. This must be done:

- so the tenancy ends on a day when the rent is due or the day before the rent is due
- in writing, for example, by letter or email

You will need to give your landlord at least 2 months' notice. You can agree a shorter notice period with the landlord in writing, as long as any other tenants named on the tenancy agreement also agree.

---

1 <https://www.gov.uk/guidance/legal-aid-for-possession-proceedings>

## Keeping a pet

From 1 May 2026, you have the right to request to keep a pet.

Your landlord cannot unreasonably refuse your request. If they refuse, they must inform you in writing, and should tell you the reason why. They will need to consider each request on a case-by-case basis. You can challenge the landlord's decision in court.

## If you are a student who rents from a private landlord

If you are a full-time student, your landlord may be able to evict you using possession ground 4A. They will be able to do this at the end of the academic year and must give you 4 months' notice ending between 1 June and 30 September.

Your landlord can only use this ground if they have previously given you written notice that they may use it. They must give this to you by 31 May 2026, in most cases. This information sheet does not count as that written notice.

If your landlord wants to evict you at the end of the 2025/26 academic year, they can serve you a notice seeking possession between 1 May and 30 July 2026 (inclusive). They will need to give this to you with at least 2 months' notice.



### Need more help?

For detailed guidance, forms and links to free advice services, visit the private renting guidance pages on [GOV.UK](https://www.gov.uk).

## Information for tenants leaflet - Custodial

### A tenant's guide to mydeposits

**i** The Housing Act 2004 covers all deposits taken on Assured Periodic Tenancy (APT) in England and Occupation Contracts in Wales as of the 1st December 2022, under the Renting Home (Wales) Act 2016. All landlords who take a deposit from their tenant must comply with the tenancy deposit protection legislation by:

- 1** Protecting the deposit with a government-authorised tenancy deposit protection scheme within 30 days of receiving it from the tenant and,
- 2** Providing the tenant with proof of the deposit protection (known as the Prescribed Information) within the same 30 day timeframe.

The legislation has been designed to protect your deposit and ensure that if entitled, you get it back.

Note: In this leaflet where it says landlord it will also mean agent if the agent has taken and protected the deposit. In Wales a tenancy is now named an 'Occupation contract'.

### Penalties for landlords who fail to comply

You can take your landlord to court if they fail to comply with the legislation. They may face the following penalties:

- » Be required to return the deposit to you or lodge the full deposit with a custodial scheme within 14 days
- » Be fined between one and three times the deposit amount
- » Be unable to serve a Section 8 notice to regain possession of their property in most circumstances

### About mydeposits Custodial

mydeposits provides a Custodial tenancy deposit protection scheme. Landlords can join the scheme and lodge your deposit for it to be protected. Both parties can then communicate with the scheme at the end of the tenancy to arrange for it to be released. We offer a free and impartial resolution management service if you cannot agree how much of the deposit is to be returned to you.



Your landlord protects the deposit with us



Landlord

Your landlord is provided with the prescribed information certificate



Tenant

A signed copy of the certificate, along with this leaflet is given to you as proof of protection



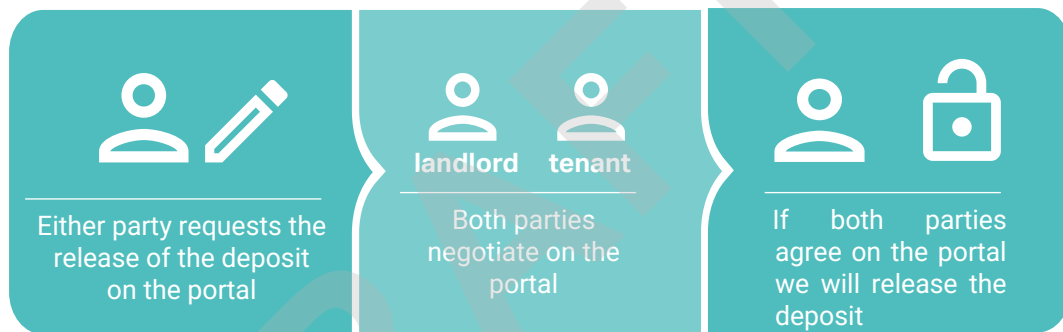
## What is the Prescribed Information?

By law, your landlord must provide you with key information about your deposit, how it is protected with an authorised scheme and what to do if you have a disagreement about the return of the deposit at the end of your tenancy. Your landlord must provide you with a document which provides the key information. This Prescribed Information document must be signed by your landlord and you should check that the information is correct. This information for tenants leaflet also forms part of the Prescribed Information and explains how our scheme works.

## End of the tenancy - How to get your deposit back

At the end of the tenancy either you or your landlord can request the deposit to be released using the online portal. Both you and your landlord should negotiate the return of the deposit less any settlements that are agreed between you using the negotiation portal.

Once we have received agreement from both parties the scheme has five working days to release your money. If either party is uncontactable at the end of the tenancy and fails to respond to a release request within 14 days of it being sent, the other party can release the deposit using the 'single release process' on the portal. More information about releasing deposits can be found on our website at [www.mydeposits.co.uk/](http://www.mydeposits.co.uk/)



## Disagreements over settlement requests

If you have a disagreement over the return of the deposit or about proposed settlements by your landlord, you can negotiate this with your landlord by proposing an alternative settlement and can include supporting evidence. However, if an agreement cannot be reached either party can escalate the release request to our resolution team and we will release any deposit money that is not associated with a settlement request.. Either way, you must respond to the release request within 14 days or your landlord can release their proportion of the deposit using the 'single release process'. More information about releasing deposits can be found on our website at [www.mydeposits.co.uk/](http://www.mydeposits.co.uk/)

## Escalating release requests

If you need to escalate a release request with the scheme over proposed settlements you can do this during the negotiation stage of a release request. The scheme cannot deal with disagreements between you and your landlord during the duration of the tenancy. The mydeposits resolution management service is designed to resolve your deposit disagreements without having to go to court by offering complimentary alternative dispute resolution services. You and your landlord must both agree to its use and agree to abide with any decision made by the scheme.

### Is your deposit protected?

You can check the tenant section of our website to find out if your deposit is protected.

Our resolution management service is evidence based and requires you and your landlord to provide evidence to justify your position. The scheme will not require you to attend a meeting or to discuss your case in person. An impartial adjudicator will review the evidence provided and make a binding decision. The scheme will then distribute the deposit money in accordance with the decision. More information on raising disputes, escalating release requests and the type of evidence that adjudicators require can be found on our website at [www.mydeposits.co.uk/](http://www.mydeposits.co.uk/)

**Note:** At the end of your tenancy, please ensure the scheme has updated contact details for you. Please note that you are able to amend your contact details via your online account.

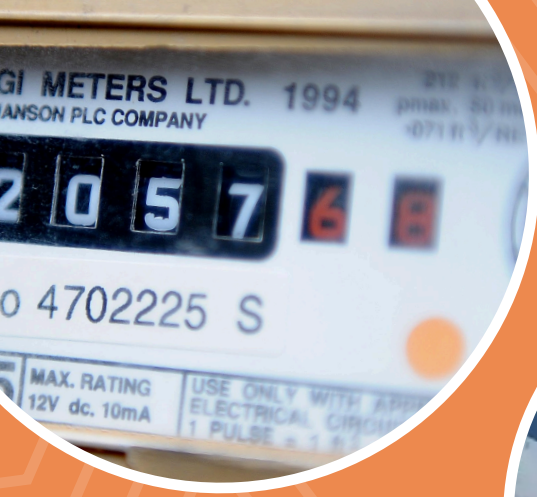
# *Student Housing*

## UNDERSTANDING ENERGY ALLOWANCES

# Content

1. Understanding your allowance	03
2. Understanding your EPC rating	04
3. Work out your gas allowance	05
4. Work out your electricity allowance	06
5. How to: Stay within your allowance	07
6. Record your usage	08





# Understanding your allowances

At Student Housing all our properties include utilities. Houses all perform differently based on their Government rated energy efficiency (A - E Energy Efficiency Rating).

We advertise the energy performance of all properties on our website and provide Energy Performance Certificates for all properties 7 days before you move in!

Because all houses perform differently we provide a higher allowance for houses that are less energy efficient. The table below shows the kWh allowance for the number of tenants per property and covers properties in a range of A - E. If you'd like more energy performance information about your property, please contact us.

No. Of Tenants	Water (M3)	Gas KWH	Elec KWH
1	125	9,506 - 11,025	2,852 - 3,308
2	130	12,358 - 14,333	3,232 - 3,749
3	165	15,210 - 17,640	3,803 - 4,410
4	190	19,013 - 22,050	4,753 - 5,513
5	215	23,766 - 27,563	5,704 - 6,615
6	240	28,519 - 33,075	6,654 - 7,718
7	270	32,321 - 37,485	7,605 - 8,820
8	290	36,124 - 41,895	8,556 - 8,820
9	310	38,976 - 45,203	9,506 - 11,025
10	330	41,828 - 48,510	10,457 - 12,128

# Understanding EPC Ratings

In the UK, all rental properties must obtain an Energy Performance Certificate every 10 years. This report is provided to all tenants 7 days before your tenancy start date (we also advertise the ratings on our website prior to application).

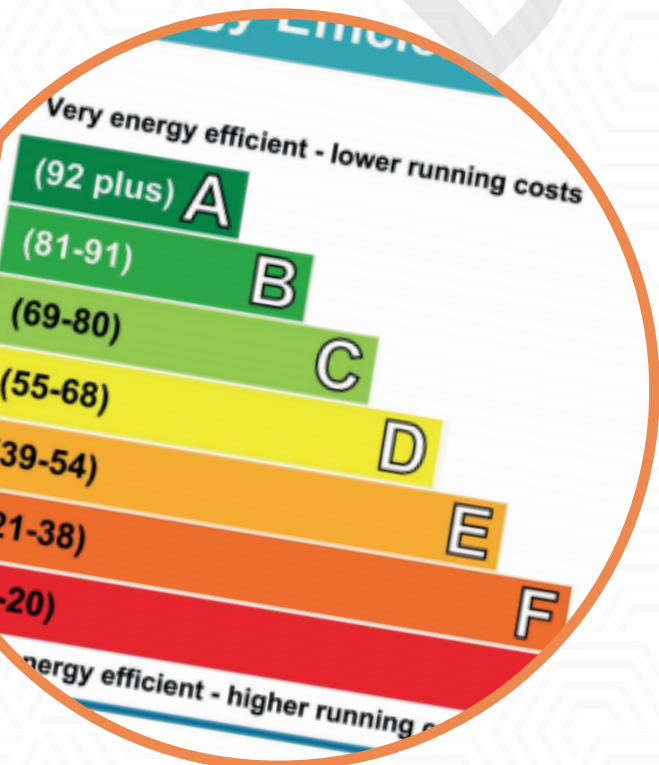
The property will be rated from A - E (we don't offer properties less than an E Rating\*), A rated properties are the most energy efficient and cost less money to heat or light each year.

Ratings take into account how the property was built, the type of materials used, amount of insulation, type of lighting and many other factors to score the property out of 100.

At Student Housing we link your properties' energy efficiency to the total allowance allowed to be used within your tenancy.

## DID YOU KNOW:

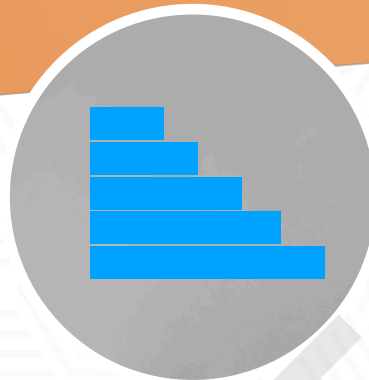
There is an EPC register which is a public record of all EPC ratings in the UK... You can view this public record online here: <https://www.gov.uk/find-energy-certificate>



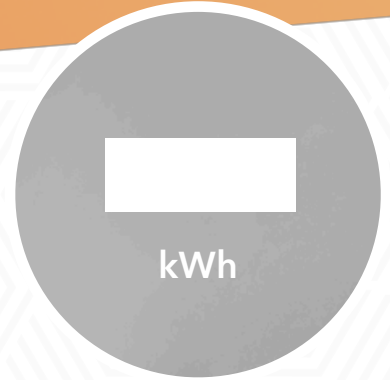
# GAS: Work out your allowance



+



=



**Number of People  
Living at Property**

**Property Energy  
Efficiency**

**Your annual kWh  
allowance**

Use the table below to work out your kWh (kilowatt hour) allowance for gas for the property. All allowances below are provided for a 12 month period and based on industry standard metrics and Government required energy performance ratings.

*Remember; keep a record of your usage and submit your monthly readings to us via our website at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read).*

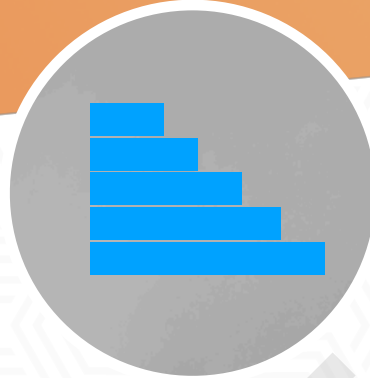
No. of tenants	A	B	C	D	E
1	9,506	9,750	10,000	10,500	11,025
2	12,358	12,675	13,000	13,650	14,333
3	15,210	15,600	16,000	16,800	17,640
4	19,013	19,500	20,000	21,000	22,050
5	23,766	24,375	25,000	26,250	27,563
6	28,519	29,250	30,000	31,500	33,075
7	32,321	33,150	34,000	35,700	37,485
8	36,124	37,050	38,000	39,900	41,895
9	38,976	39,975	41,000	43,050	45,203
10	41,828	42,900	44,000	46,200	48,510

\*Annual Allowance

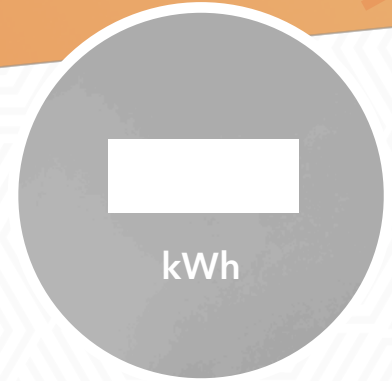
# Electricity: Work out your allowance



+



=



**Number of People  
Living at Property**

**Property Energy  
Efficiency**

**Your annual kWh  
allowance**

Use the table below to work out your kWh (kilowatt hour) allowance for electricity for the property. All allowances below are provided for a 12 month period and based on industry standard metrics and Government required energy performance ratings.

*Remember; keep a record of your usage and submit your monthly readings to us via our website at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read).*

Persons	A	B	C	D	E
1	2,852	2,925	3,000	3,150	3,308
2	3,232	3,315	3,400	3,570	3,749
3	3,803	3,900	4,000	4,200	4,410
4	4,753	4,875	5,000	5,250	5,513
5	5,704	5,850	6,000	6,300	6,615
6	6,654	6,825	7,000	7,350	7,718
7	7,605	7,800	8,000	8,400	8,820
8	8,556	8,775	9,000	9,450	9,923
9	9,506	9,750	10,000	10,500	11,025
10	10,457	10,725	11,000	11,550	12,128

\*Annual Allowance

## DID YOU KNOW:

If your property does not have a gas connection (hot water and heating provided by electricity not gas), your electricity allowance above is doubled.

## HOW TO: **Stay within your allowance**

We provide a generous fair usage policy for your energy consumption. Please remember that it's your responsibility to remain within your allowance, record regular meter readings and monitor your own usage to ensure you do not go over. Remember, if you go over your allowance you'll be required to make payments to cover additional usage.

**A** **Wrap up warm** - The easiest way to save energy is to wrap up warm. Wear appropriate clothing and think about adding layers rather than increasing the target heating temperature.

**B** **Switch off** - Remember to turn your lights off when you leave the room, and heating off when you leave the property. When leaving for an extended period of time we recommend keeping the heat on a very low setting of 7°C

**C** **Regulate Heat** - For regulating the temperature can help reduce costs. We recommend keeping the property at 18°C (room temperature).

**D** **Retain the heat** - Open blinds and curtains during the day to allow sunlight into the property, close them as the sun sets to retain the heat within!



# Record Your Usage

We recommend you read your water, gas and electricity meters once per month. By reading your meters on a regular basis, you'll be able to stay on top of how much allowance you have left for the year.

Remember: You're responsible for monitoring your own energy usage, if you go over your allowance, the landlord can opt to charge you for over usage.

You can send us meter readings online at [www.Student-Housing.co.uk/Read](http://www.Student-Housing.co.uk/Read)

Persons	Water (M3)	Gas KWH	Elec KWH
Start			
Month 1			
Month 2			
Month 3			
Month 4			
Month 5			
Month 6			
Month 7			
Month 8			
Month 9			
Month 10			
Month 11			
Month 12			
End			

*Struggling to read your meter? Check our website for detailed instructions on how to read your meter. If you need a meter access key we'll provide a free one for you at the office - Just pop in and collect one!*