

DATED

1st September 2021

ASSURED SHORTHOLD TENANCY AGREEMENT

relating to

the dwelling known as Studio 1.01 Wingfield House 316 Commercial Road Portsmouth

PO1 4TG

between

MEADWAY STUDENT ACCOMMODATION LTD

The Landlord

And

[NAME]

The Tenant

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This agreement is dated 1st September 2021

Parties

(1) Meadway Student Accommodation Ltd of Wingfield House, 316 Commercial Road, Portsmouth, PO1 4TG (Landlord)

(2) [NAME] of [ADDRESS] [EMAIL] (Tenant)

Agreed terms

1. Interpretation

The following definitions and rules of interpretation apply in this agreement.

1.1. Definitions:

Agent: Days Lettings of 3 Marmion Road, Southsea, Hampshire, PO5 2AT

Building: Wingfield House, 316 Commercial Road, Portsmouth PO1 4TG

Communal Areas: includes the areas in the Building that the Tenant has access to pursuant to the Special Conditions

Contents: The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Deposit: £825.00 is payable on signing this Agreement.

First Rent Payment Date: 1 September 2021

HA 1988: Housing Act 1988. **HA 2004:** Housing Act 2004.

Insured Risks: means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord decides to insure from time to time and Insured Risk means any one of the Insured Risks.

Interested Persons: means process servers, enforcement officers, bailiffs, local authorities, utility providers, debt collectors and judgment creditors and their legal advisers or agents.

Inventory and Schedule of Condition: the list of Contents and description of the condition of the Property attached to this agreement and signed by the parties.

LTA 1985: Landlord and Tenant Act 1985.

Number of Permitted Occupants: 1 person per Property and 309 occupants in the Building

Property: The dwelling known as Studio 1.01 Wingfield House 316 Commercial Road Portsmouth PO1 4TG

Rent: £165.00 per week INCLUSIVE OF BILLS

Rent Payment Dates: Four-weekly from tenancy start date

Scheme Administrator: A custodial scheme DPS

Special Conditions: conditions that apply to the Property and the Communal Areas of the Building that the Tenant has access to set out in Schedule 1.

DPS: deposit protection service, as defined in section 212(2) of the HA 2004.

Tenancy: the tenancy created under this agreement and any statutory periodic tenancy arising under section 5(2) of the Housing Act 1988 or any contractual periodic tenancy that arises after the Term has expired.

Term: a fixed term of 51 weeks from and including 1st September 2021.

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

- 1.2. Clause headings shall not affect the interpretation of this agreement.
- 1.3. A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4. Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.5. Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6. A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.7. A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.8. A reference to an agreement is a reference to this agreement.
- 1.9. A reference to writing or written includes fax and email.
- 1.10. Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord.
- 1.11. Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.12. References to clauses are to the clauses of this agreement.

- 1.13. A reference to the Landlord includes a reference to the person entitled to the immediate reversion to this Tenancy. A reference to the Tenant includes a reference to its successors in title and assigns.
- 1.14. Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several. This means that where, for example, the Tenant is more than one person, they shall be liable for all sums due under the agreement, not just liable for a proportionate part.
- 1.15. The obligations of the Tenant and the Guarantor arising by virtue of this agreement are owed to the Landlord. The obligations of the Landlord are owed to the Tenant.

2. Grant of the Tenancy

- 2.1. The Landlord lets the Property to the Tenant for the Term.
- 2.2. This agreement creates an assured shorthold tenancy under Part I of Chapter II of the HA 1988.

3. Contents and keys

- 3.1. The Tenant shall keep the Contents in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear) as detailed on the Inventory and Schedule of Condition and cleaned to a high standard.
- 3.2. The Landlord and Tenant consent to the use of the Inventory and Schedule of Condition as evidence in any dispute arising in connection with the Deposit if the dispute is referred to an adjudicator according to the DPS in which the Deposit is held.
- 3.3. The Tenant is responsible for looking after the keys and any security device for the Property during the Tenancy. If the Tenant fails to do so, the Tenant is responsible for the reasonable costs properly incurred as a result.

4. Rent

- 4.1. The Tenant shall pay the Rent in advance on or before the Rent Payment Dates.
- 4.2. The Tenant shall pay the first instalment of the Rent on or before the First Rent Payment Date.
- 4.3. The Tenant shall pay interest at the rate of 3% per annum above the Bank of England's base rate on any rent lawfully due that is paid more than 14 days after the date on which it became due. The interest shall be payable from the date the rent should have been paid until the date the rent is actually paid.

- 4.4. The Tenant shall be in breach of this agreement if the Tenant fails to pay the Rent in accordance with this clause and the Landlord shall be entitled to use the statutory provisions contained in the HA 1988 or any other statutory remedies available to recover possession of the Property.
- 4.5. If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, payment of the Rent shall be suspended until the Property is fit for occupation and use.

5. Deposit

- 5.1. The Landlord acknowledges receipt of the Deposit from the Tenant.
- 5.2. At the end of the Tenancy, the Landlord shall be entitled to withhold from the Deposit such proportion of the Deposit as may be reasonably necessary to:
- a) make good any damage or lack of cleanliness to the Property or the Contents (except for fair wear and tear) caused by the Tenant's breach of its obligations under clause 3.1 or clause 9.1; and
 - b) pay any Rent which remains unpaid.

6. DPS arrangements

- 6.1. The Deposit is protected by The Deposit Protection Service of The Pavilions, Bridgewater Road, Bristol, BS99 6AA. www.depositprotection.com. Agent No: 1274375. The Deposit is held by the Scheme Administrator.
- 6.2. The Landlord shall provide within 30 days of the Deposit being received the information required under section 213(5) of the HA 2004 as set out in the Housing (Tenancy Deposits) (Prescribed Information) Order 2007 (SI 2007/797).
- 6.3. The Landlord agrees that the Deposit shall be held in accordance with the rules of the DPS.
- 6.4. The Landlord shall inform the Tenant within ten Working Days of the Tenancy ending if the Landlord intends to withhold all or part of the Deposit as detailed in clause 5.
- 6.5. The Landlord or The Agent shall inform the Scheme Administrator within ten Working Days of the Tenancy ending that the Deposit is to be repaid in the sums agreed between the Landlord and Tenant.

7. Use of Property

- 7.1. The Tenant shall:

- a) only use the Property as a private dwelling for their sole use;
 - b) immediately notify the Landlord if the immigration status changes from that recorded;
and
 - c) not permit anyone else to occupy the Property.
- 7.2. The Tenant shall not use the Property for the purposes of conducting a business.
- 7.3. The Tenant shall not keep any pets or any other animals on or in the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld). Such consent, if granted, to be revocable, on reasonable grounds by the Landlord.
- 7.4. The Tenant, or any of the Tenant's visitors, shall not do anything to or on the Property that:
- a) causes a nuisance, annoyance or damage to occupiers of neighbouring, adjoining or adjacent property, or the owners or occupiers of them;
 - b) involves using the Property for immoral or illegal purposes; or
 - c) has the effect of invalidating the insurance that the Landlord has taken out in accordance with clause 11.2. The Landlord shall provide the Tenant with a summary of the relevant insurance requirements.
- 7.5. The Tenant shall send the Landlord a copy of any notice or other communication affecting the Property within seven days of receipt and shall not take any action regarding such notices or communications without the prior consent of the Landlord.
- 7.6. The Tenant's post will be placed into the specific post box in the communal areas. The Tenant will be provided with a key for the post box and a spare key will be held with the Agent.
- 7.7. This is a non-smoking Property. The Tenant agrees not to smoke or permit any family member, guest or visitor to vape or smoke tobacco or any other substance in the Property without the Landlord's prior written consent.
- 7.8. Regular cleaning of the property must take place to avoid any long-term damage to the Property.
- 7.9. It is the Tenant's responsibility to dispose of all refuse and recycling items in the bins that are provided by the council and placed correctly in preparation for refuse collection day. Please note any bin bags that are not placed inside the bins provided will not be collected by the council. All rubbish must be securely placed inside the bins with the lids firmly closed, and placed in the bin store.

8. Assignment or subletting

The Tenant shall not assign, sublet, part with or share possession of the whole or any part of the Property.

9. Repairs and alterations

- 9.1. The Tenant shall keep the interior of the Property clean, tidy and in the same condition as at the start of the Tenancy (except for fair wear and tear) and shall return the Property to the Landlord at the end of the Tenancy cleaned to a professional standard.
- 9.2. Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees to pay for any damage caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers
- 9.3. To pay the reasonable costs incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property
- 9.4. The Tenant shall promptly replace all broken glass in doors and windows at the Property where the Tenant, or the Tenant's family or visitors cause the breakage.
- 9.5. Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld
- 9.6. To notify the Landlord or his Agent promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent
- 9.7. Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage. Please refrain from using blu tac on the walls in the property.
- 9.8. To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation
- 9.9. In order to comply with the Gas Safety Regulations, it is necessary:
 - a) that the ventilators provided for this purpose in the Property should not be blocked

b) that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or Agent

9.10. The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. To not dispose of any sanitary wear, nappies or wipes down the toilets.

9.11. Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

10. Tenant's Covenants

10.1. The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. This is because the Property forms part of the a House of Multiple Occupation and under licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded.

10.2. To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord or his Agent in writing, and to allow him access to the Property in order to secure it where necessary.

10.3. Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission.

10.4. To allow contractors access to the Property, upon being given reasonable written notice, except in an emergency, to allow electrical, gas and similar appliances, pipework and flues to be inspected and maintained. The Tenant further agrees to ensure that any access arrangements made in connection with such inspections or appointments are honoured so that contractors are able to carry out the work on the agreed day.

10.5. In the event of rodent infestation, it will be the Tenant's responsibility to investigate and cure the problem at their own expense unless it is subsequently confirmed to be the Landlord's responsibility.

10.6. The Tenant is responsible for conducting regular safety tests on any smoke alarms/detectors and CO2 alarms/detectors that are fitted in the property and required to replace the batteries when necessary to ensure that the smoke alarms/detectors and CO2 alarms/detectors remain operational.

10.7. The deliberate disabling and/or permanent removal of batteries in the smoke alarm/detectors and CO2 alarms/detectors is not permitted and is in breach of the Tenancy and puts the Tenant's life and others lives at risk. Therefore under no circumstances should this be done.

10.8. The Tenant will be limited to 30MB bandwidth broadband.

11. Landlord's covenants

- 11.1. The Landlord shall provide the Tenant with suitable means of access to and egress from the Property.
- 11.2. 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 with a reputable insurer.
- 11.3. In the event that the Property is rendered uninhabitable by fire or flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination.
- 11.4. 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.
- 11.5. The Landlord shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord.
- 11.6. In accordance with section 11 of the LTA 1985, the Landlord shall:
- a) keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
 - b) 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
 - c) keep in repair and proper working order the installations in the Property for space heating and heating water.
- 11.7. 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.
- 11.8. 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).

11.9. The Landlord or Landlord's choice of lettings agent will market the property approximately 10 months before the new academic year begins. The Agent will write to the tenants to notify them of the date the marketing will begin.

12. Default by the Tenant

12.1. The Landlord reserves the right to re-enter the Property if:

- a) the Rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;
- b) the Tenant is declared bankrupt under the Insolvency Act 1986;
- c) the Tenant has breached the agreement; or
- d) any of the Grounds 2, 7 (in England only), 7A, 7B (in England only), 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply.

This clause 12.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

12.2. If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant shall remain in force.

12.3. If the Tenant breaches this agreement or fails to fulfil any of its obligations under this agreement, the Tenant shall pay any reasonable costs properly incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.

13. Guarantee and indemnity

13.1. The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the tenant covenants of this agreement and that if the Tenant fails to pay the Rent or to observe or perform any of the tenant covenants, the Guarantor shall pay or observe and perform them.

13.2. The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under clause 13.1 to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay the Rent or any failure to observe or perform any of the tenant covenants of this agreement.

13.3. The liability of the Guarantor under clause 13.1 and clause 13.2 shall continue until the Tenancy comes to an end and the Tenant is released from the tenant covenants of this agreement.

13.4. The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:

- a) any time or indulgence granted by the Landlord to the Tenant;
- b) any delay or forbearance by the Landlord in enforcing the payment of the Rent or the observance or performance of any of the tenant covenants of this agreement or in making any demand in respect of them;
- c) the Landlord exercising any right or remedy against the Tenant for any failure to pay the Rent or to observe or perform the tenant covenants of this agreement; or
- d) the Landlord taking any action or refraining from taking any action in connection with the Deposit

14. Landlord's right to enter the Property

14.1. The Landlord reserves the right for the Landlord, or any person acting on behalf of the Landlord, to enter the Property on giving at least 24 hours' prior notice in writing to the Tenant:

- a) to inspect the condition and state of repair of the Property;
- b) to carry out the Landlord's obligations under this agreement;
- c) to carry out repairs or alterations to the next door premises;
- d) to take gas, electricity or water meter readings;
- e) for any purpose mentioned in this Tenancy or connected with the Landlord's interest in the Property or any other property; and
- f) to show prospective tenants or purchasers around the Property.

14.2. The Landlord has the right to retain a set of keys to the Property which shall only be used with the prior consent of the Tenant (except in an emergency).

14.3. The Landlord reserves the right to display a "for sale" or "to let" sign on the Property in the last two months of the Tenancy.

15. Expiry of the Tenancy

15.1. To end this Tenancy at the expiry of the Term, the Tenant shall give the Landlord at least one month's notice in writing. The notice must end on the day before the rent is due.

- 15.2. At the end of this Tenancy (howsoever determined), the Tenant shall return the Property and the Contents to the Landlord in the condition required by this agreement.
- 15.3. To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy.
- 15.4. To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord or his Agent in replacing keys or securing the Property against re-entry where keys are lost or not returned
- 15.5. That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it
- 15.6. The Landlord has the right to recover possession of the Property if:
- a) the Term has expired;
 - b) the Landlord has given two months' notice to the Tenant of the Landlord's intention to recover possession of the Property; and
 - c) at least six months have passed since the date of this agreement.
- 15.7. The Tenant shall provide the Landlord or the Agent with a forwarding address once the Tenancy has come to an end which the Landlord or its legal advisers or agents can provide to the Interested Persons PROVIDED ALWAYS THAT the Landlord (and its legal advisers and agents) agree not to provide details of the Tenant's forwarding address unless they are satisfied, acting reasonably and properly, that the person requiring the address is a duly authorised official or employee of the organisation in question and has supplied written evidence of their authority.
- 15.8. The Tenant shall remove all personal possessions from the Property once the Tenancy has ended. If any of the Tenant's personal possessions are left at the Property after the Tenancy has ended, the Landlord shall remove and dispose of any items accordingly.

16. Notices

- 16.1. Any notice to the Landlord sent under or in connection with this agreement shall be deemed to have been properly served if:
- a) sent by first class post to the Landlord's address given in clause 16.5;
 - b) left at the Landlord's address given in clause 16.5; or

c) sent to the Landlord's fax number or email address stated in the Parties clause.

16.2. Any notice sent to the Tenant under or in connection with this agreement shall be deemed to have been properly served if:

a) sent by first class post to the Property;

b) left at the Property; or

c) sent to the Tenant's fax number or email address stated in the Parties clause.

16.3. Any notice sent to the Guarantor under or in connection with this agreement shall be deemed to have been properly served if:

a) sent by first class post to the Guarantor's address stated in the Parties clause;

b) left at the Guarantor's address stated in the Parties clause; or

c) sent to the Guarantor's fax number or email address stated in the Parties clause.

16.4. If a notice is given in accordance with clause 16.1, clause 16.2 or clause 16.3, it shall be deemed to have been received:

a) if delivered by hand, at the time the notice is left at the proper address;

b) if sent by first-class post, on the second Working Day after posting;

c) if sent by fax, at 9.00 am on the next Working Day after transmission; or

d) if sent by email, at 9.00 am on the next Working Day after sending.

16.5. The Landlord's address for service is C/O Days Letting Agents 3 Marmion Road, Southsea, Hampshire, PO5 2AT.

17. Governing Law

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales

This agreement has been entered into on the date stated at the beginning of it.

Signed by MEADWAY
(STUDENT
ACCOMMODATION) LTD

.....

Signed by [NAME OF
TENANT]

.....

Schedule 1- Special Conditions

These Special Conditions will apply to this Assured Shorthold Tenancy Agreement and is applicable to the Tenant and any of their visitors either in the Property or at Wingfield House

1. Common Areas

1.1. The Tenant will have access to the common areas of Wingfield House that can be used by all of the occupants of Wingfield House via fob access, the fob will be provided to the Tenant at the Commencement Date.

1.2. The Common Area include (with the opening times):

1.2.1. Bike Store - Accessed via the side entrance on All Saints Street. Bikes are stored at their own risk.

1.2.2. Gym - Accessed by use of fobs. The Agent has no liability for injury from Gym usage, and the Gym is used at the students own risk. The gym is only to be used by tenants of Wingfield House. The Gym will be open between the hours of 06.00am - 10.30pm. These hours are subject to change at the management's discretion.

1.2.3. Lounge Area - This is a relaxed informal area. Any behaviour considered aggressive or drunken, the Agent reserves the right to remove anyone from the building and give the Tenant an immediate written warning.

1.2.4. Yoga Room – Usage is on grant of access by the concierge/security. This room is only to be used by Tenants of Wingfield House.

1.2.5. Club and Game Rooms will be open between the hours of 06.30am - 10.30pm. These hours are subject to change at the management's discretion.

1.2.6. The Ground Floor Social Room will be open between the hours of 06.30am-10.30pm. These hours are subject to change at the management's discretion.

- 1.3. If any of the Communal Areas are left in a bad state of repair, including but not limited to being covered in rubbish and broken contents of the communal area, that specific common area will be closed for one week at the Agent's discretion
- 1.4. If the Tenant is found to have caused any damage to the Communal Area's they will be held liable for the cost of repairs, which will be deducted from the Deposit

2. Code of Conduct

- 2.1. The Tenant will conduct themselves with a respectful behaviour for all occupants and visitors at Wingfield House
- 2.2. The Tenant will not allow or cause any loud noise between the hours of 11pm-8am
- 2.3. If the Tenant disobeys any of the rules set out in Paragraph 3 below, they will be given two written warnings and should the Tenant continue to disregard the rules they will be asked to leave in 24 hours and will lose their deposit.

3. Wingfield House Rules

- 3.1. No going into forbidden areas or entering the communal areas outside of opening hours.
- 3.2. The Tenant is expected to leave the communal areas tidy after use. They are responsible for putting litter in the bin and keeping the area nice for others.
- 3.3. The Tenant is not allowed to destroy any content of the communal areas and will lose their deposit if they do so.
- 3.4. The Tenant is not allowed to make loud noise between 11pm and 8am.
- 3.5. The Student is expected to treat all staff as well as all other occupants of Wingfield House with respect