

STUDENT ACCOMMODATION

LANDLORD AND STUDENT CHARTER

Landlords and Student Tenants
may wish to use this
document **in conjunction** with any
tenancy agreement that they may enter
into

In order to raise the standard of student accommodation in Reading, the University has introduced a more comprehensive system of Landlord Self-certification incorporating the original Accreditation Scheme for all properties advertised through the Accommodation Service.

We are aware that most landlords have a high degree of commitment to improving standards and feel that students also should be aware of their tenants' care obligations. To this end the Landlord and Student Charter has been created so that both landlords and tenants are aware of what to expect from each other, and are able to sign the Charter to signify that they understand and agree with the behaviour standards and care and management obligations involved in a landlord/tenant relationship.

In the event of a dispute, the original tenancy agreement is the definitive document; the role of the Charter being to make explicit issues which are implicit in most contracts.

The University of Reading will not become involved in any dispute, but is able to recommend professional bodies who will mediate.



Landlords - I agree to provide for my tenants:

At the beginning of the tenancy:

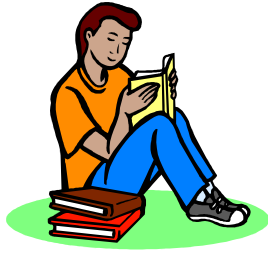
- A property cleaned throughout and **cleared of items left behind by previous tenants**
- A property which meets the University's Private Accommodation Standards (listed separately)
- **Old furniture and rubbish will be removed from the garden**
- One complete set of keys for **each** tenant
- An original signed copy of the tenancy agreement, stating the length of tenancy, rent amount and dates payable, deposits held, and detailing financial and behavioural obligations
- A copy of the agreed inventory for the property, signed and dated, and including details of the condition of the property and items provided
- The documentation known as the 'Prescribed Information' for tenants (supplied by the chosen Deposit Scheme Provider)
- A copy of the **Energy Performance Certificate** displayed in an appropriate place (a legal requirement since October 2008)

During the tenancy:

- Quiet enjoyment of the property without undue interruption by the landlord or his agents, any visits to be by appointment for inspection/repairs etc (except in emergency where access may be required)
- Prompt action for necessary repairs with appropriate times agreed with the tenants
- Receipts for any monies received
- Regular collection of rent, preferably by Standing Order as I am aware of the security risks involved where large amounts of cash are handed over

At the end of the tenancy:

- Prompt inspection of the property by appointment
- Agree with the tenants whether the deposit should be refunded in full or if not, how it is to be divided, and inform the Tenancy Deposit Protection providers accordingly.
- In the event of a dispute over the return of the deposit, promptly contact the TDP providers who will arrange the free Dispute Resolution Service on behalf of both parties
- Ensure that the property is in a clean, tenantable condition for the next set of tenants



Students – I/We agree to:

At the beginning of the tenancy:

- Pay the deposit and any advance rent promptly
- Provide full written details of my name, University course, home address, home telephone number and next of kin
- Complete and sign the inventory for the property within seven days of the commencement of the tenancy
- Report promptly any repairs or outstanding items requiring attention

During the tenancy:

- Discuss with the landlord any changes of tenant (if permitted)
- Behave in a reasonable manner with consideration for neighbours and owners
- Be aware of the needs of the neighbouring community and make sure no undue disturbance is caused, particularly late at night
- Be responsible for the behaviour and actions of visitors to the property
- Pay rent on the agreed due date (if experiencing genuine difficulties, inform the landlord and request late payment arrangements)
- Report any necessary repairs promptly and make arrangements for the landlord or his agents to inspect and carry out any work necessary
- Behave in a 'tenant-like manner', ensuring care of the property and the furniture and equipment provided, paying for any items damaged by unreasonable behaviour
- Ensure that security measures provided are used fully, and batteries are replaced in smoke alarms, etc
- Use fire detection and protection equipment only for the intended purpose, and with responsibility
- Bag domestic rubbish securely and leave outside for collection regularly on the appropriate day
- Keep the property in a clean and tidy condition, ensuring that all food is covered and stored correctly

At the end of the tenancy:

- Vacate the property and return all sets of keys on the agreed date
- Contact Gas, Electricity, Telephone + any other service suppliers to read meters and disconnect supplies on the agreed date, and ensure that they have a forwarding address
- Contact the landlord to arrange a final inspection visit and use the inventory to check and agree final condition together
- Arrange collection of any bulky rubbish by the local authority Environmental Services Department
- Leave the property in a clean and tidy condition



Both Students and Landlords agree.....

- To maintain a professional approach from the landlord and a responsible attitude from the students to the terms of the tenancy
- That, should a dispute arise, both parties will arrange a meeting to discuss and resolve any problems which may occur either over the Tenancy Agreement or any other matter, before resorting to the legal remedies available to both landlord and tenant

Property address:

Landlord (signed):

Date:

Tenants (signed):

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Date:

Disclaimer
 The University of Reading facilitates the advertising of properties by the Advisory Team (Accommodation) on the basis of information supplied to it by third parties and on the strict understanding that neither the University of Reading nor any of its employees will incur any liability to any person whether in tort, contract, or otherwise, should such information be incorrect.

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