

# Tenants Code of Conduct

Below is the code of conduct to be adhered to in addition to your tenancy agreement, (see clause 14.1)

## 1. General Conduct

You will ensure that: -

- a. You have read and understand the tenancy agreement.
- b. You abide by all the terms and conditions in the tenancy agreement.
- c. You conduct your relationships with your landlord, agent and contractors and fellow-tenants courteously throughout the tenancy.
- d. You behave in a 'tenant like manner' by carrying out day to day maintenance and not causing damage to the property.
- e. You respond to the landlord in a timely manner.

## 2. Commencement of Tenancy

You will ensure that: -

- a. You carry out an inspection of the dwelling with reference to the inventory and inform the landlord in writing of any damage, defects or inaccuracies.

## 3. During the Tenancy

You will ensure that: -

- a. You behave in a reasonable manner and not to cause a nuisance to your neighbours.
- b. You do not create excessive noise, which causes a nuisance to neighbours, having regard to the time and location of sensitive areas within the development or neighbouring premises.
- c. You must not interfere in any way with fire extinguishers, fire equipment, fire or smoke alarms, fire doors or fire closures. Wrongful use or interference of fire equipment is a criminal offence and will lead to disciplinary action, charges to be made for any damages and could also result in the matter being referred to the police.
- d. You must not obstruct exits, stairways, corridors or other passageways
- e. You must not enter any restricted areas as designated by signage and/or direction by a member of staff.
- f. You must not bring or keep a bicycle inside your room or in any other part of the accommodation apart from the designated bike store.
- g. You must allow the landlord, management, security, agent or contractor to discharge their duty.
- h. You do not smoke anywhere within the development, this includes your accommodation, the communal areas, or entrance ways, responsible smoking is permitted in internal courtyard but all cigarettes must be extinguished in the smoke bins provided.
- i. You must not bring illegal drugs, solvents or misuse drugs, solvents in any part of your premise or within the development.
- j. You must not bring any firearms or dangerous or offensive weapons or replica firearms/weapons onto any part of the development.
- k. You must not hang banners, flags or similar materials in the windows or on the outside of your accommodation.
- l. You must not hold social functions or parties in the communal areas of the development, without permission from the management office, any parties within your own accommodation must be compliant with your contract & all aspects of this code.
- m. You must not permit others to occupy your accommodation.
- n. Guests are permitted onto the site between the hours of 10.00 a.m. to 22.00 p.m. after these hours subject to the discretion of the management or security office only.
- o. Overnight guests are not permitted in shared accommodation, without acceptance of your fellow tenants and then only periodically with written permission from the management office.
- p. Overnight guests are only permitted periodically in studio apartments and then only with written permission from the management office

- q. You are responsible for the safety of your guests and ensuring they understand & abide by the regulations of the tenancy agreement and this code of conduct.
- r. Under no circumstances are guests allowed to use the gym facilities. All persons entering do so at their own risk of which you will be held responsible for. The landlord will not accept responsibility or liability for any injury, loss, fatality or damage whatsoever caused to any person or property.
- s. You are accountable for any breach of the regulations or damage made by your guests.
- t. You do not use the accommodation for any purpose other than living and studying.
- u. You do not cause damage to the building or any of the fixtures, fittings and contents within any part of the development, this includes your accommodation, the communal areas and the courtyard.
- v. You do not leave litter in any of the communal areas of the development, anyone found not to be disposing of litter by placing it in the bins provided will pay charges for the removal of the rubbish.
- w. West One Student Accommodation has a zero-tolerance policy towards any anti-social behaviour, anyone not adhering to the code above will be subject to disciplinary action which could also include fines for any damage caused, and/ or permanent or temporary exclusion from the communal areas within the development.
- x. West One Student Accommodation will not be liable for any loss arising from failure or interruption to any facilities arising from your actions or the actions of any other tenant or guest or by any circumstances beyond our control.

#### **4. Looking after your accommodation**

The tenant will ensure that: -

- a. They provide the landlord/agent or any person acting on their behalf access to the dwelling in order to carry out an inspection or make repairs.
- b. They maintain the dwelling in a clean and tidy condition especially the kitchen and bathroom.
- c. They replace spent light bulbs.
- d. They promptly inform the landlord of defects.

#### **5. Courtyard**

The tenant will ensure that: -

- a. They keep gardens/yards free from refuse and in a tidy condition

#### **6. Health & Safety**

You will ensure that: -

- a. All appliances and facilities either tenants own or supplied by the landlord are used only in a manner for which they were designed.

#### **7. Fire Safety**

The tenant will ensure that: -

- a. They follow instructions for fire safety.
- b. Fire doors are kept closed and not wedged open.
- c. They do not obstruct any stairways, landings and passageways which provide a route of escape in case of fire.
- d. They do not interfere with or remove any appliances or equipment provided for fire safety.
- e. They take all necessary precautions with cooking equipment and not leave them unattended.
- f. Not to use or bring onto the premises any portable gas or paraffin heaters, chip pans, heated oil appliances, or anything with naked flames e.g. candles, T-lights, incense sticks.

**8. Security**

You will ensure that: -

- a. You keep the dwelling secure using all the facilities provided.

**9. Refuse**

You will ensure that: -

- a. You store refuse in a proper, hygienic way and regularly take to the bin store and place in the appropriate bins for collection in the manner required by the waste collection service.

**10. At the end of the tenancy**

You will ensure that: -

- a. You return all keys on termination of the tenancy within the time given.
- b. You settle all outstanding accounts before the end of the tenancy.
- c. You leave the dwelling in a clean condition on vacation of the dwelling and remove your belongings.
- d. You leave the dwelling in no worse condition having regard to fair wear and tear as at the commencement of the tenancy.

**11. DECLARATION BY THE TENANT**

**Tenant's Declaration**

I confirm that I have read and understood including this Tenant's Code and that I agree to comply with its terms and conditions.

**Apartment**.....

**Tenant Name/s**

**Tenant signature/s**

**Dated** .....