

Summer Vacation Booking: Terms & Conditions

The Resident agrees to accept and observe the following conditions which are designed to:

- ensure the welfare of the Resident, other residents, the Association's staff and members of the local community and
- enable the effective management of the Hall in pursuance of the Association's objective.

The Association will provide the following at: **Well Street Hall, 150 Well Street, London E9 7LQ.**

1.1 Accommodation

Use of a single room furnished with a bed, mattress, desk, hanging space, fitted shelf, mini-fridge and sink, with the shared use of communal facilities of fully equipped kitchens, toilets and shower rooms, common area, study space and TV Room.

1.2 Service

- a. Continental breakfast served each morning
- b. Provision of bed-linen, towels and shower gel/shampoo
- c. Provision of central heating, electricity and cold & hot water
- d. Use of broadband and Wi-Fi
- e. Weekly cleaning of bedrooms, change of bed-linen and towels
- f. Daily cleaning of communal spaces (kitchens, toilets/showers, common room, study space and TV Room)
- g. Cleaning of public areas (grounds)
- h. Reception open during the day, from 07:30am – 23:30pm (Monday to Friday) and 09:00am – 23:30pm (Saturday and Sunday)
- i. Overnight on-site warden cover
- j. Parcels and post collection at reception

2. Conditions for booking

2.1 Payment

- a. Affordable Accommodation for Students Association Limited requires each resident to pay a weeks' deposit in advance if the booking is more than 7 nights or all rent in advance if the booking is under 7 nights. This payment will secure the booking. This deposit will be used as rent after check-in but is non-refundable in case of cancellation.
- b. Whilst in residence payment of rent shall be made always at least one week in advance either in person at reception or over the phone.

2.2 Cancellations

- a. Should the Resident, for any reason wish to cancel the booking, he or she will have to advise the Association as soon as possible and not later than 24 hours prior to

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the date of arrival. In the case of any cancellation the deposit paid to secure the booking will be forfeit.

- b. Should any or all guests not arrive on the booked date of arrival, Affordable Accommodation for Students will hold the booking for 24 hours whilst trying to get in contact with the guest by the means provided. If no contact is successful The Association will cancel the booking and retain the paid deposit after the 24hours.

2.3 Amendments

- a. Amendments can be made at no charge up to 24 hours prior to the day of arrival depending upon the nature of the change and availability.

3. Conditions of Residence

3.1 Check-in

- a. **Arrivals** – from 13:00pm on the day of arrival.
- b. Residents must abide by the rules and regulations of the building.
- c. If any resident is asked to leave the premises due to contravening the conditions of residence stated below, he or she will still be responsible for the rent charge to the room for the whole duration of the booking.

3.2 Check-out

- a. **Departures** – rooms must be vacated by no later than 10:00am on the day of departure.
- b. Departure later than 10:00am will incur a charge of an additional night.
- c. All possessions must be removed from the rooms before departure. The Association reserves the right to dispose of any items left at the premises.
- d. We ask that residents dispose of their waste in the bins provided in each bedroom, or alternatively in the bin area outdoors.
- e. We ask that residents leave their rooms in a reasonable condition upon their departure.

4. Conditions

4.1 Fire alarms

The Resident agrees:

- a. To read and obey the fire regulations issued by the Association;
- b. To be familiar with the evacuation procedures as instructed by the Association;
- c. Not to remove, damage, interfere or tamper with any fire prevention or fire fighting equipment or notices or any such items provided to ensure the safety of residents. Residents are reminded that it is a criminal offence to tamper with any such items. Residents who the Hall Manager reasonably believes have neglected to follow

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these conditions, or who have caused a false alarm, will be liable to pay the fines within the stated time as detailed in the fire alarm regulations.

- d. Not to obstruct, block, interfere with or misuse any fire doors or fire escape routes.

4.2 Health & safety

The Resident agrees:

- a. To take reasonable care for the health and safety of both themselves and other persons who may be affected by their acts or omissions;
- b. To co-operate with the Association in maintaining the requirements of the Health and Safety at Work etc. Acts and other Health and Safety regulations;
- c. Not to interfere with, intentionally or recklessly, or misuse anything provided in the interests of health, safety and welfare on the Premises;
- d. Not to behave in a manner as to endanger themselves and other persons.

4.3 Behaviour

The Resident agrees:

- a. To conduct themselves in a manner which does not disrupt or interfere with the peaceful residency of other Residents or members of the local community;
- b. Not to cause nuisance or annoyance to others;
- c. Not to commit any form of threat or harassment to others nor commit any act which causes physical harm to others;
- d. Not to play or allow to be played any radio, television, other audio equipment or musical instrument so loudly that it causes nuisance or annoyance to others;
- e. Not to cause excessive disturbance, particularly between 11.00pm and 8.00am;
- f. To observe any reasonable request from other Residents, members of the local community of the Association's staff to control excessive noise or behaviour;
- g. To observe any reasonable rules which the Hall Manager may issue from time to time which prohibit activities or actions which would cause a breach of the conditions (a) or (f) above.
- h. To observe any reasonable rules which the Association may issue from time to time in relation to Covid-19 good practice, guidelines or laws.

4.4 Premises

The Resident agrees:

- a. To act responsibly towards the Premises to ensure that it remains a pleasant and safe environment for residents, visitors and Association staff and agents;
- b. Not to cause damage to the Premises, its fixtures and fittings and equipment contained within;
- c. Not to cause damage to the property of other residents, Association staff or members of the local community;
- d. To maintain their accommodation in a clean and tidy condition, having particular regard to the areas which are shared with other Residents;

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- e. To inform the Hall Manager promptly of any item which requires repair or replacement;
- f. Not to decorate, paint or alter any part of the Premises nor make any structural alternations or additions to the Premises;
- g. That the Association accepts no responsibility for loss or damage however so arising to the property of the Resident or their visitors;
- h. Not to use the Premises for any kind of illegal purpose;
- i. Not to use, consume, sell or store any illegal substances on the premises.

4.5 Visitors & guests

The Resident agrees:

- a. To take full responsibility for their guests;
- b. To ensure that visitors and guests comply with the conditions of residence, particularly in respect of those conditions regarding fire alarms (4.1), health & safety (4.2), behaviour (4.3), premises (4.4) and prohibitions and exceptions (4.7), and not allow them to commit a breach of these conditions;
- c. Not to let anyone share occupation of the Premises or any part thereof, or to have guests stay overnight;
- d. To respect the right of the Association to refuse admission to the Premises of any non-resident. Any person so excluded will, on entering the premises, be reported to the authorities for trespass. The Resident agrees not to invite or allow any person they know to be so excluded on to the Premises;
- e. Subject to 4.8(a) that the Association accepts no responsibility for loss or damage however so arising to the property of the Resident's visitor or guests and that they are invited on to the Premises on this understanding only.

4.6 Management of the Accommodation

The Resident agrees:

- a. To allow the Association or its agents access to all areas of the Premises at any time;
- b. To occupy alternative Accommodation within the Premises on receiving notice from the Hall Manager;
- c. To keep safe any keys issued to the Resident and to report promptly to the Hall Manager if such keys are lost or stolen. A reasonable charge will be payable for replacement keys and locks;
- d. Not to recklessly reveal to any non-resident any code numbers which provide entry to the Premises or any part thereof.

4.7 Prohibitions & exceptions

The Resident agrees:

- a. Not to smoke within the Accommodation;
- b. Not to keep or allow any pets or animals on the Premises;

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- c. Not to bring on to the Premises or store on the Premises firearms, offensive weapons, pyrotechnics (fireworks, flares, etc.), or any article, substance or liquid which is of a dangerous combustible nature;
- d. Not to use a fire escape or connecting fire door for any reason other than their intended use in case of fire or threat of fire;
- e. Not to use the car parks or grassed areas for any recreational facilities. (e.g. football, rugby, Frisbee, cricket, skateboarding, rollerblading);
- f. Not to have water fights of any description;
- g. Not to use on the premises any high powered audio equipment, including mixing decks;
- h. Not to go onto any part of the roof or roof voids, equipment room or cupboards;
- i. Not to burn any candles or incense on the premises;
- j. Not to use deep-fat-friers, or similar;
- k. Not to store or use e-scooters on the premises.

4.8 Miscellaneous

- a. Nothing in this Terms & Conditions shall affect the Resident's statutory or other legal rights.

4.9 Force Majeure

- a. Please note that the Association cannot accept liability or pay any compensation where we are forced to terminate or in any way change our contractual obligations as a result of unusual and unforeseeable circumstances beyond our control, the consequences of which we could not have avoided even with all due care. Such circumstances include but are not limited to war, riot, civil strife, industrial dispute, terrorist activity, natural or nuclear disaster, fire, adverse weather conditions and all similar circumstances beyond our control.
- b. Please note that the Association cannot accept liability or pay any compensation where we are unable to provide any of the services detailed in the Schedule to the Agreement as a result of unusual and unforeseeable circumstances beyond our control, of which we could not have avoided even with all due care. Such circumstances include but are not limited to the breakdown of equipment used to supply the services, failure by the contractor or agent to supply the services, occasions where continued provision of the service would cause health or safety risks and all similar circumstances beyond our reasonable control. We will use reasonable endeavours to restore the services as quickly as possible.

Should you need to contact the Association about your accommodation, please telephone or email the hall using the details below:

Well Street Hall

150 Well Street, London E9 7LQ
020 8533 2529

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wellstreet.vacation@aa4s.co.uk