



# RESPONSIBILITIES OF LANDLORD AND TENANTS

## Student Accommodation Accreditation Scheme

### The Landlord's responsibilities

Under the Accreditation Scheme, Landlords **MUST** ensure that:

- The **LIVING ACCOMMODATION** is clean and tidy (and meets the standards of the Accreditation Scheme) when the tenants move in.
- A satisfactory **MEANS OF ESCAPE FROM FIRE** is maintained and all exits and corridors are kept clear.
- All **SMOKE DETECTORS AND FIRE DOORS** are maintained in good order and checked regularly.
- The **GAS SUPPLY AND ALL GAS APPLIANCES** are maintained in good order and checked for safety at least once every 12 months.
- All **NECESSARY REPAIRS** are carried out promptly and the house is maintained in a safe and habitable condition.
- A valid **ACCREDITATION CERTIFICATE** is displayed in the house.

The Landlord must also provide the Tenants with:

- A signed **TENANCY AGREEMENT**, confirming the rent payable, the length of the tenancy and any deposit/rent-in-advance paid.
- A signed **INVENTORY** of the condition of the house and its contents at the start of the tenancy.
- **REASONABLE NOTICE** when inspecting or viewing the house or when carrying out repairs.
- A **SET OF KEYS** for each tenant.
- A **RECEIPT** for all money received from the tenants.

### The Tenants' responsibilities

Under the Accreditation Scheme, Tenants **MUST** ensure that:

- They **PAY THEIR RENT** promptly and in full.
- They approve or amend the inventory within 7 days.
- They **TAKE CARE** of the house and its contents.
- They follow the instructions on the Fire Notice.
- They **REPORT ALL DEFECTS** and disrepair to the Landlord as soon as possible.
- They allow the Landlord and contractors access to the whole property (at reasonable times) to inspect the house or carry out necessary repairs.
- They **MAINTAIN THE HOUSE** in a clean and tidy condition and dispose of all rubbish in the bins provided.
- They **RETURN ALL SETS OF KEYS AND PROVIDE THE LANDLORD WITH VACANT POSSESSION** by the agreed date.
- They **DO NOT** interfere with (or deliberately damage) the smoke detectors, fire doors, fire alarms or other fixtures.

### Repayment of the deposit

Before the end of the tenancy, the Landlord will arrange an inspection.

Money will be withheld from the deposit if the property or its contents are damaged or left in a dirty or untidy condition.

If money is to be withheld, the Landlord must provide the Tenants with a written explanation of why the money is not being returned and, where appropriate, provide invoices for any work carried out.

### Difficulty paying your rent?

You are legally bound to pay your rent at the agreed intervals. Failure to do so may result in a financial penalty.

If you have problems paying your rent, talk to your landlord **before** the due date and try to reach an agreement on how payment will be made.

### Reasonable behaviour

Tenants **SHOULD** act reasonably at all times and **SHOULD NOT** cause nuisance to other residents in the area.

**Tenants will be held responsible for the behaviour of their visitors, both in the house and in the neighbourhood.**

Please be considerate of other people living in the area - especially at night!