

Date: 17 January 2025

(1) **Oxford Overseas Student Housing Association Limited**

and

(2)

(Name of proposed occupier)

**LICENCE AGREEMENT for
Room ...at ... Banbury Road, Oxford, OX2 6JX**

CONTENTS

1	Licensor.....	1
2	Our address	1
3	Licensee.....	1
4	The Room	1
5	The Household.....	1
6	Occupation Charge	2
7	Occupation of the Room	2
8	Access by us to the Room	2
9	Anti-social behaviour.....	2
10	Our policies	3
11	Communal areas.....	3
12	Smoking	3
13	Pets	3
14	Health and safety	3
15	Ending this Licence	3
16	Moving out.....	4

TERMS OF THE LICENCE

1 LICENSOR

1.1 The Licensor is Oxford Overseas Student Housing Association Limited and will be referred to in this Licence Agreement as "we", "us" or "our".

2 OUR ADDRESS

2.1 Our address is 117 Banbury Road, Oxford, OX2 6JX and this is our address for receiving legal notices or any other communications arising from this Licence.

3 LICENSEE

3.1 The Licensee is:

(Throughout this Licence Agreement, the Licensee will be referred to as "you" or "your").

4 THE ROOM

4.1 This Licence permits you to occupy room ... or such other room as we may in any way permit you to move to. (Throughout this Licence Agreement, this room will be referred to as "the Room") at ...Banbury Road, Oxford, OX2 6JX

(Throughout this Licence Agreement this address will be referred to as "the Property").

4.2 On rare occasion we may require you to move rooms. We will discuss this with you if it is needed.

4.3 This Licence permits you to occupy the Room for the purpose of enabling you to pursue a designated course of study at

4.4 The Room is furnished. By this Agreement we grant you the right to use that furniture together with all communal parts of the Property.

4.5 This Licence begins... and will end on ...

4.6 Clean linen will be available from the linen store, and should be changed weekly.

4.7 The Room that is the subject of this Licence is owned by the Oxford Overseas Student Housing Association Limited which is an exempt charity.

4.8 The grant of this Licence does not provide any security of tenure to you.

5 THE HOUSEHOLD

5.1 This Licence also permits the following to live with you at the Room as defined in point 4 above:

.....
.....

(Throughout this Licence, these people will be referred to as The Household).

6 OCCUPATION CHARGE

The Occupation Charge is £... per night/ month for room ... from ... to

The Occupation Charge is £.... per night / month for room from..... to.....

- 6.1 The Occupation Charge may be increased or decreased if we allow you to move to another room, in which case you will be notified of the new Occupation Charge.
- 6.2 You must pay the Occupation Charge monthly in advance by the fifth working day of each calendar month.
- 6.3 The first payment of £... is due on
- 6.4 If you are staying for more than 28 days you must pay to us a deposit of £..... as security towards your liability for breach of any terms of this Agreement before you occupy the Room.

7 OCCUPATION OF THE ROOM

- 7.1 You must comply with the terms of this Licence and make sure that people living with you or visiting you, including children, comply with the terms of this Licence. If you do not, you will be liable for any breach of this Licence committed by them.
- 7.2 You, your Household and invited guests must keep the inside of the Room clean and in reasonable decorative order at all times until the end of this Licence.
- 7.3 You must not remove from the Room any of the furniture provided by us and shall keep such furniture in their present state of repair and condition (reasonable wear and tear will be accepted).
- 7.4 You must not permit any person, who is not a member of your household, to live or sleep at the Room unless you have obtained written permission from the office to allow a temporary guest to stay, as per the Guest policy sent to you with your offer of accommodation.
- 7.5 You must only use the Room as residential accommodation and not for business purposes.

8 ACCESS BY US TO THE ROOM

- 8.1 Your room will be cleaned by our staff regularly. You must allow the cleaner access at all reasonable hours of the day to clean the Room.
- 8.2 You must allow our employees and/or contractors access at all reasonable hours of the day to inspect the condition of the Room or any installations at the Room or to carry out repairs or other works at the Room or at an adjoining property.
- 8.3 We will normally give you at least 24 hours' notice when we require access to the Room but in some circumstances it may be necessary for us to give you less than 24 hours' notice and immediate access may be required occasionally.
- 8.4 You must allow access to our contractor or agents to undertake regulatory inspections such as, but not limited to, checking of electrical installations, and monitoring fire detection and alarm systems.

9 ANTI-SOCIAL BEHAVIOUR

- 9.1 You, your Household and your invited guests must not do anything which causes a nuisance or annoyance, or is likely to cause a nuisance or annoyance, to any person living in or visiting

the locality of the Property. (This includes those attending the Room on behalf of us or others on lawful business in the locality of the Property).

10 OUR POLICIES

10.1 You must comply with our Internet, Cancellation and Guest policies, copies of which have been sent to you by email and which are available upon request.

11 COMMUNAL AREAS

11.1 We will regularly clean the communal areas of the Property.

11.2 You must keep clean and put away any cooking and/or eating appliances and/or utensils which you may use in any communal area.

12 SMOKING

12.1 You must not smoke in the Room or in any of the communal areas of the Property at any time.

13 PETS

13.1 You must not keep at the Room or Building any pet(s).

14 HEALTH AND SAFETY

14.1 You must, at all times, act in a careful and responsible manner, to ensure that the health and safety of anyone else is not adversely affected.

14.2 You must not store anything at the Room that is dangerous or may become dangerous or might cause fire, flood or other damage to your home or other properties in the locality.

14.3 You must not keep in the Room items larger than a suitcase (for example, additional furniture or sports equipment).

14.4 You must not use or keep in the room any sort of space heater or electric blanket or air conditioning unit.

14.5 All your own electrical or electronic equipment must be checked and tested by a member of staff.

14.6 Some kitchen equipment is provided. You may not use any other cooking appliance or piece of electric kitchen equipment without permission, which will only be given subject to testing. Such appliances and equipment must only be used in a kitchen.

14.7 You must not use candles, tea lights, incense sticks or any other form of flame in the room.

15 ENDING THIS LICENCE

15.1 If you have been resident at NOOC for four calendar months or less you can shorten your stay by up to 7 days. You must notify us 28 days in advance of the new departure date.

15.2 If you have been resident at NOOC for more than four calendar months, you may end this Licence by serving a Notice to Quit on us, giving us 28 days' notice of the new departure date.

- 15.3 If you breach any of the terms of this Licence, we may end this Licence by serving a Notice to Quit on you, giving you 28 days' notice.
- 15.4 We can end this Licence immediately by serving a Notice to Quit on you if you cause Anti-Social Behaviour in breach of clause 9 of this Agreement. Anti-social behaviour includes (but is not limited to):
- 15.4.1 the use or supply of illegal drugs in the Property,
 - 15.4.2 harassment, or threat of harassment, to anyone including other residents and members of staff on any grounds,
 - 15.4.3 assault, threaten, harass or obstruct our employees, agents or contractors while they are carrying out their job, or
 - 15.4.4 engaging in offensive drunkenness,

16 MOVING OUT

- 16.1 The Room, together with any fixtures and fittings including any furniture provided by us, should be left in a clean condition and in good decorative order when you leave. If you fail to comply with this requirement, we will be entitled to recover from you the costs of putting the Room and/or the furniture into a reasonable condition.
- 16.2 We may dispose of any items belonging to you left at the Room after you leave. We will be entitled to recover from you our costs of disposing of items belonging to you left at the Room.

Signed by or on behalf of the Licensor:  **Elita Jackman**

I have been given an opportunity to read the terms of this Licence Agreement.

I understand that I should not sign it unless I am prepared to agree to keep the terms.

Signed by the Licensee: