

Richmond International Academic and Soccer Academy Student Tenancy Agreement and Guidelines (Oxley Residence)

Student Tenancy Agreement 2026-27

This offer of accommodation together with the standard terms and conditions of the resident guidelines create a legally binding obligation between Richmond American University London and the student.

General Information

Section I: Accommodation Term

The terms of the accommodation tenancy are: **2 September 2026 to 2 May 2027**

Student Name:

Accommodation: Flat/Room:

Oxley Residences
Weetwood,
Leeds LS16 8HL

University:

Richmond American University London
Building 12,
566 Chiswick Park, Chiswick High Rd.,
Chiswick,
London W4 5AN

Students are advised to read the Rules for Accommodation at Oxley Residence carefully and also review the [University Student Code of Conduct](#).

Please note: regulations stated in University Student Code of Conduct is applicable to all Richmond International Academic and Soccer Academy locations.

Rules for Student Accommodation at Oxley Residences Premises

Section II: Care of the Accommodation

Description of the Student Room

Each Student room at Oxley Residence comprises of the following items:

- a. Double Bed.
- b. Wardrobe
- c. Table
- d. Desk Chair
- e. Bedside Table
- f. Carpet & Curtains
- g. En-Suite Bathroom – Shower, Sink, Toilet

The **Student** will:

- 2.1.1** not alter or damage the room or room items and will keep them in a clean and tidy condition;
- 2.1.2** not damage or mark or change the decorative finish of the room or shared areas;
- 2.1.3** jointly with the other occupiers keep the shared areas in a clean, tidy and hygienic condition;
- 2.1.4** not alter, damage, litter or obstruct the use of the shared areas;
- 2.1.5** not cause or permit any damage to any part of the development;
- 2.1.6** not remove any room items or shared items from the room and/or development;
- 2.1.7** notify **Oxley Residence** of all repairs and/or maintenance work which the **Student** considers necessary to the room, the flat or the development as soon as such repairs or maintenance work are apparent;
- 2.1.8** not attempt to carry out any repairs or maintenance works to any part of the development, including the flat and the room, any of the shared items and the room items;
- 2.1.9** The above clause is required in the interests of health and safety. **Oxley Residence** staff will attend to repairs and maintenance.
- 2.1.10** not tamper or in any way adjust safety controls to any windows such as to override the safety mechanism which has the effect of enabling the window to open to a greater extent than the safety designed limits;
- 2.1.11** not bring any of the following items into the flat without the written consent of the Tenant: upholstered furniture (such as sofas and arm chairs), heating equipment or any electrical equipment which does not comply with all relevant British Standards (the clause is required in the interests of fire safety for all occupiers of the development).
- 2.1.12** not mark or label any keys and to report the loss of them immediately to **Oxley Residence** (this is so that if keys are lost, they cannot be identified with the flat to which they belong).
- 2.1.13** take all reasonable steps to ensure that the room and the flat are kept secure from the intrusion of unauthorized persons (including shutting and locking windows and doors when the **Student** leaves);
- 2.1.14** comply with the published Internet Usage Policy, as amended from time to time. **Oxley Residence** reserves the right to terminate such service without compensation for breach of that policy and/or continued rent arrears or other payments due or outstanding of over 14 days.
- 2.1.15** The **Student** shall be registered with the **University** or will be at the commencement of the residential period.

Section III: Proper Conduct for Communal Living

The **Student** will:

- 3.1.1** use the room and the shared areas for their own private residential purposes only;
- 3.1.2** not allow any other person to reside on any part of the development;
- 3.1.3** not cause any noise which is audible outside of the room it is made in;
- 3.1.4** not cause any disturbance distress annoyance or damage to any other occupiers of the development or their property;
- 3.1.5** in co-operation with the other occupiers of the building, keep clean and tidy and clear of rubbish the parts of the building which the Student is entitled to use solely or in common with others and will pay to the tenant on demand any additional cost for cleaning or clearing of such areas arising from breach of this obligation by the **Student** or their visitors or will pay a proportionate share as determined by the **University** and **Oxley Residence**;
- 3.1.6** not tamper with, misuse or damage any equipment or other things in the development which are provided by the Tenant in the interests of health and safety of persons in the development (including but not limited to firefighting equipment and fire doors);
- 3.1.7** pay, on written demand, a reasonable sum as required by the relevant emergency service to cover any costs incurred by the **University** and **Oxley Residence** if the **Student** sets off a fire alarm without due cause (even if accidentally) resulting in the attendance of the emergency fire services or the evacuation of any buildings;
- 3.1.8** not prepare or cook food anywhere other than in the kitchen in the flat and not keep or use deep fat frying equipment anywhere on the development;
- 3.1.9** not keep or use candles or any open flame, lighting or heating equipment anywhere in the room or the flat;
- 3.1.10** comply with any reasonable written regulations issued from time to time by the **University** and **Oxley Residence** in connection with the use of the shared areas and/or shared items and conduct in the communal areas of the development generally;
- 3.1.11** not affix any notice, poster or similar article anywhere in the development except on the notice boards (if any) provided making good any damage caused or paying the Tenant's reasonable costs for failure to comply;
- 3.1.12** comply with all relevant legislation and other legal requirements in connection with the **Student's** use and occupation of the flat and general conduct in the development;
- 3.1.13** not sub-let or assign the whole, or any part, of the room or flat or any of the **Student's** rights under this agreement nor part with possession or share occupation of the room;

"Sub-letting" means renting the room to another person or persons. "assigning" means transferring rights under this agreement to another person or persons.

- 3.1.14** attend a fire training session arranged by **Oxley Residence**;
- 3.1.15** not smoke in the development other than in the outside designated smoking areas;
- 3.1.16** not bring onto or allow to be stored or kept or used within the room, flat or development and to report to the **University** and **Oxley Residence** or any of its staff the presence of any:
 - a. animals or pets of any description;
 - b. liquid or gaseous fuel, noxious or explosive substance or gas, paraffin or gas heater, cookers, candles or other naked flame devices or consumables;
 - c. illegal drugs or substances whether for the **Student's** own use or otherwise unless prescribed by a Bonafide medical practitioner;
 - d. weapons or imitation weapons of any form.

- 3.1.17** not commit any form of harassment on the grounds of race, religion, sex or disability or any other act which may become a nuisance or annoyance, or cause offence to any other occupiers or visitor, or to any owner or occupier of any neighbouring property;
- 3.1.18** not to alter or add to the room, flat or development nor to re-decorate the whole or any part of it or the interior, nor to allow anyone else to do so;
- 3.1.19** not to use the room, flat or the development or any part of it, nor allow anyone else to do so, for any activity which is dangerous, offensive, noisome (including the playing of loud music at any time) illegal or immoral or which are or may become a nuisance or annoyance to the Landlord or the occupiers of the flat, the development or any neighbouring property;
- 3.1.20** run a trade or business from the room, flat or development;
- 3.1.21** not to act or fail to act in a way which will or may result in any policy of insurance in respect of the development becoming void or voidable or whereby the premium or excess therefore and therein may be increased;
- 3.1.22** not install any wireless or television pole, aerial, satellite dish or apparatus on the development;
- 3.1.23** not use, threaten, harass or commit any violence against any other occupier, bonafide visitor, the **University** and **Oxley Residence** staff or agents;
- 3.1.24** not expose or allow to be hung any laundry washing or other items so as to be visible from outside the flat and not to dry clothes on any storage or electrical convector or fan heaters;
- 3.1.25** not store bicycles in the room, flat or any access ways or staircases but instead will store any bicycle in the designated bicycle storage areas.
- 3.1.26** not park or allow any visitor to park any car or other vehicle on the grounds of the development without a permit where applicable.
- 3.1.27** not to apply or seek to obtain a resident's on-street parking permit from the local authority.

Section IV: Tenant Access to Accommodation

- 4.1.1** The Student must permit the **University** and **Oxley Residence** and their agents with any necessary contractors and workman to enter the flat and the room at all reasonable times upon 24 hours prior notice (or in the event of emergency at any time without notice) in order to:
 - a. carry out the services required under this agreement;
 - b. show the accommodation to prospective new students;
 - c. examine the state and condition of the flat and the room and the shared items and the room items;
 - d. carry out any repairs to the room, the flat or the development that are reasonably necessary pursuant to the Tenant's responsibilities under this agreement or by statute and for any other reasonable purpose in connection with the management of the development.

Section V: At the End of this Agreement

When this Tenancy comes to an end (however that may be) the **Student** will:

- 5.5.1** attend a check out inspection by the **Oxley Residence** site management team and sign a copy of the inspection report;
- 5.5.2** vacate the room and remove all of their belongings from the development and leave the room and the room Items in the same clean state and condition as they were at the beginning of the residential period. If the **Student** fails to remove any of their property from the development within seven days after this Tenancy comes to an end then the Landlord may sell such property and the Student will indemnify the **University** and **Oxley Residence** against any liability to any third party whose property is sold by the **University** and **Oxley Residence** in the mistaken belief that such property belonged to the **Student**;
- 5.5.3** jointly and severally with the other occupiers ensure that the shared areas and shared items are left in the same clean state and condition as they were in at the beginning of the residential period;
- 5.5.4** ensure that any room item or shared item which may have been moved during the residential period is returned to the location that they were in at the start of the residential period;
- 5.5.5** give to **Oxley Residence** all relevant keys given to the **Student** at the start of the Tenancy, and for any not returned at the end of the Tenancy the **Student** will pay to the **University** and **Oxley Residence** a reasonable administrative and replacement charge;
- 5.5.6** damage charges will be administered by the **University** and **Students** will be invoiced via their student account.

Section VI: Full standard charge list for damage items/cleaning of items

Please note: the costs below are indicative and therefore charges may vary dependent on the situation

Item	Cost (inc. of VAT and labor)
Redecorate bedroom	£250.00 min
Redecorate kitchen	£250.00 min
Redecorate corridor	£200.00
Replace mattress	£100.00
Replace/repair bed	£200.00
Replace/repair wardrobe	£180.00
Replace curtains	£100.00
Replace bedroom carpet/laminate	£450.00
Replace door lock	£50.00
Replace chest of drawers	£80.00
Replace corridor carpet/laminate	£450.00
Replace leather sofas	£225.00
Replace kitchen vinyl	£450.00
Replace kitchen blind	£100.00
Replace microwave	£80.00
Replace kitchen bin	£15.00
Replace vacuum cleaner	£100.00
Replace oven/hob	£250.00

Replace kitchen table	£150.00
Replace chair	£40.00
Replace worktop	£250.00
Replace fridge/freezer	£220.00
Replace fire blanket	£25.00
Replace fire extinguisher	£45.00
Replacement keys	£35.00
Replacement fob	£10.00
Replace pin board	£45.00
Replace shelves	£65.00
Replace desktop	£100.00
Replace shower tray/screen	£250.00
Replace bathroom mirror	£80.00
Replace toiletry shelf	£25.00
Replace toilet seat	£25.00
Replace bedroom door	£320.00
Clean bedroom carpet	£55.00
Clean corridor carpet	£55.00
Clean vinyl flooring	£45.00
Clean bedroom at end of tenancy if not up to standard	£40.00
Clean ensuite at end of tenancy if not up to standard	£60.00
Clean kitchen at end of tenancy if not up to standard	£65.00
Removal per sack of rubbish from flat/room	£10.00

Appendix

- a. **“Premises”** shall mean Oxley Residence, Leeds LS16 8HL UK.
- b. **“Oxley Residence”** means such persons, whether natural or legal, to whom the Landlord and/or other Landlords may allot to any space in the Building and shall include the Landlord if it shall at any time operate directly any such space in the Building.
- c. **“University”** means Richmond American University London, whether natural or legal and includes any partnership or any other body or persons incorporated or unincorporated.
- d. **“Student”** means registered student of Richmond American University London.