

STUDENT LICENCE AGREEMENT – The Craft Building

Licence to Occupy

This Licence becomes binding when You accept the terms below by signing below to 'accept these terms' We will send You an email confirming the Start Date of this Licence.

A Licence to Occupy is a legal contract between Us 'the Licensor' and You 'the Resident' so please make sure that You read the terms below before You book Your accommodation. When You accept these terms You agree to pay all fees and payments when demanded or as and when due for the full length of Your Licence. If You do not wish to accept the terms below please do not sign it This Licence is governed by English law and may be different to licences in other countries. If You have difficulty in understanding these terms please take advice before You accept them.

1. Definitions used in the Licence

Here is an explanation of words and phrases used in this Licence

"We", "Us", "Our" "the Licensor"

The Licensor is [Sanctuary Housing Association/Sanctuary London Student Accommodation Limited].
The Licensor's contact details are:

**Sanctuary Management Services
Sales and Accommodation Office
Dinwiddy House
189-205 Pentonville Road
London
N1 9NF
UK**

Email: Craft@sanctuary-housing.co.uk

Telephone: +44 (0)207 841 0480

You may contact Us, the Licensor for all enquiries using the details above. We prefer communication in writing by email.

"You", "Your" "the Resident"

[You the student tenant who has signed the Tenancy Letter.]

"Acceptance"

This is when You have accepted Our Offer, and "Accept" shall be interpreted accordingly.

"Contents"

The Residence Contents, the Flat Contents and the Room Contents.

"End Date"

[This is the end date of Your Licence as shown in your Tenancy Letter, or when it is determined in accordance with clause 7.]

"Flat"

The flat is the part of the Residence in which the Room is located and may include Flat Common Areas. If the Room is self-contained (i.e. You have exclusive use of a kitchen) then 'Flat' refers to the Room only.

"Flat Common Areas"

The areas shared with other residents in the Flat, including the kitchen, hallways and any other communal area shared exclusively by You and other residents in Your Flat.

"Flat Contents"

This is all furniture, fittings and equipment provided for the use of all residents in the Flat.

"Licence", "Licence Agreement"

This is the legal contract which We issue to You when You Accept Our offer of accommodation by payment of a Booking Fee. The terms of the Licence are set out in this document.

"Licence Fee"

The charge for Your occupation of the Residence. You will be advised of this fee by INTO or INTO University Partnerships to whom you will submit your payment.

"Licence Period"

**[This is the period between the Start Date and End Date of Your Licence.
Your Licence Period will be shown on your Tenancy Letter.]**

"Offer"

This is Our offer of accommodation to You.

"Office Opening Hours" are between 9am and 10pm Monday to Friday (excluding Bank Holidays)

"Residence"

This is the building where the Room is located and any alternative building where any alternative Room allocated at any time during the Licence Period in accordance with clause 11 is located.
[The name and address of the residence in which the room which is initially allocated to You will be written on Your Tenancy Letter.]

"Residence Common Areas"

The areas shared with other residents of the Residence including the common room, hallways, outside areas and any other communal areas shared by You and other residents of the Residence (if any).

"Residence Contents"

This is all furniture, fittings and equipment provided for the use of all residents in the Residence.

"Residence Office" is the office serving the Residence which is at

Don Gratton House, 82 Old Montague Street London

"Room"

This is the room **or self-contained flat** which You are allocated use of as a resident or such other alternative room or flat which the Licensor may at its absolute discretion allocate on or prior to the Start Date, or at any time during the Licence Period in accordance with clause 11.

"Room Contents"

This is all furniture, fittings and equipment provided exclusively for Your use in the Room.

"Senior Resident"

A resident of the Residence employed by Sanctuary Management Services to assist the staff at the Residence and provide on-call support to security out of office hours.

"Start Date"

This is the Start Date of Your Licence.

[The actual Start Date will be shown here on Your Licence Agreement]

2. Conditions of Our Offer of Accommodation

We strongly recommend that You (and Your Guarantor if You have one) read the terms of this Licence before You or Your Guarantor Accept Our Offer of accommodation.

2.1 To Accept an Offer of Accommodation from Us You will need to:

2.1.1 Read and Accept the terms of this Licence Agreement

2.2 Make your rental payment to INTO or INTO University Partnerships

3. Cancellation of an Acceptance of Our Offer

3.1 Cancellation of an Acceptance of Our Offer prior to arrival at the Residence is subject to the relevant paragraphs in the INTO or INTO University Partnerships standard terms and conditions

3.2 If the Start Date of Your Licence has passed and You have moved into the Room You CANNOT cancel Your Acceptance and will be responsible for the payment of the Licence Fee until the end of Your Licence.

4. Starting of a Licence

4.1 The Licence will begin on the Start Date .

- 4.2 The Licence will NOT begin if We have received a cancellation notice from You in accordance with clause 3.1 above at least seven (7) days before the Start Date of Your Licence.
- 4.3 The Licence will NOT begin if We are notified by INTO or any other appropriate person that You do not have the right to occupy Our accommodation and Our enquiries indicate that this is the case. (see clause 9 below for further details of Your right of occupy).

5. Arrival at the Residence

- 5.1 You must collect Your keys from the Don Gratton House Reception. The Don Gratton House Reception is manned on a 24 hour basis.
- 5.2 We will give You access to a Room when the check in process is completed.

6. Ending of the Licence

- 6.1 This Licence will normally last for the full Licence Period between the Start Date and End Date.
- 6.2 We will consider, but not be under any obligation to grant a request from You to end a Licence earlier than the End Date if ALL the following conditions are met:**
- 6.2.1 You e-mail Us (craft@sanctuary-housing.co.uk) and advise Us that you wish to leave. We will pass Your request to INTO for a decision.
- 6.2.2 You visit the INTO Accommodation Office and make your request there.
- 6.3 We may end Your Licence at any time if ANY of the following conditions are met:**
- 6.3.1 If You have not moved in within seven (7) days of the Start Date of and have not arranged with Us in advance a later date for arrival.

6.3.3 If You lose Your right of occupation under clause 8 below.

6.4 If We end Your Licence early You will remain liable for the full payment of Licence Fee until the End Date of the original Licence Period.

6.4.1 Clause 8.3 below ('Discontinuation of study') applies (subject to clause 8.3.3).

7. Refunds

7.1 Subject to clause 6.4 above if the Licence is ended early by either You or Us We are under no obligation to refund your rental payment

8. Right of Occupation

8.1 Only the following persons have a right of occupation:

8.1.1 A student registered and attending classes with INTO or INTO University Partnerships

8.1.2 A registered student studying full-time for a minimum of 21 hours per week at a University or Higher Education College which is deemed appropriate by Us (acting reasonably) and which is specified education institution within the meaning of the Housing Act 1988 Schedule 1 Part 1 paragraph 8.

8.2 You will lose Your right of occupation if any of the following conditions are met:

8.2.1 If You are in serious or persistent breach of any of Your obligations in this Licence Agreement.

8.2.2 If Your behaviour in Our reasonable opinion constitutes a serious risk to yourself or others or to Our property or the property of others.

8.2.3 If You are no longer a registered student as stated in clauses 8.1.1 and 8.1.2 above, in which event clause 8.3 below will apply.

8.3 Discontinuation of study

8.3.1 If during Your Licence Period You are no longer a registered student as stated in clauses 8.1.1 and 8.1.2 above this is known as a 'Discontinuation of Study'

8.4 Eligibility of Residence

8.4.1 If at any time You cease to be a full-time student We may terminate Your Licence as stated in clause 8.2.3 above and clause 12.9 ('Council Tax') will apply.

9. Fees, Charges and unpaid Licence Fee

9.1 We are entitled to charge You for all reasonable costs and expenses incurred by Us to recover money owed by You as stated in this Licence Agreement. These charges include (but are not restricted to) the following:

Cleaning Charge

Our reasonable costs, being a minimum of GBP 35.00 if in Our reasonable opinion the Room is required to be cleaned at any time before the original End Date.

Notification of Resident's breach of obligations

GBP 25.00 for written notice that You are in breach of the terms of this Licence.

Replacement of lost keys

Up to GBP 60.00. This is not refundable when new keys have been issued even if Your keys are found. This clause is only applicable in the case where just one set of keys need to be replaced. In the case of more than one set of keys needing to be replaced and/or where entry cards need to be replaced and/or additional flat locks or card mechanisms need to be replaced the charge may be higher. Please refer to clause 12.6 below.

Replacement of entry card / ID card

GBP 5.00. This is not refundable once a new card has been issued.

Damage to Contents

An amount equivalent to the reasonable costs of repair or replacement (or a proportionate share of such costs).

10. Room relocation

- 10.1 We have the right at any time to move You to a similar alternative Room within the Residence (or in exceptional circumstances to a different residence) during the Licence Period.
- 10.2 It shall always be regarded as reasonable for Us to relocate You in order to achieve efficient occupancy of Flats and avoid having several partially empty ones.
- 10.3 If We relocate You to more expensive alternative accommodation then (unless the relocation is at Your request) the Licence Fee will not increase. If We relocate You to less expensive accommodation, the Licence Fee will be decreased by an appropriate amount.
- 10.4 You will not be entitled to any compensation for disturbance or disruption if We relocate You (but this clause does not affect Your rights if the reason for the relocation is because the Room is defective).
- 10.5 You may request to be relocated to another room but We will not be obliged to consider any requests for relocation during the first 6 weeks of the Licence Period.
- 10.6 We will only agree to Your relocation if there is alternative accommodation available and if there are exceptional circumstances for You requesting the move.
- 10.7 If We move You because You are in breach of one or more of Your obligations in this Licence Agreement or where the move is made at Your request You will pay Us a minimum cleaning charge of GBP35 in respect of the cleaning of the room You are moving from

10.8 Where the reason for Us requiring a relocation is because of Your breach of this Licence Agreement, We will give You at least 48 hours prior notice.

11. We, The Licensor agree as follows:

11.1 During the Licence Period We will:

- Provide electricity and hot and cold running water.
- Provide heating up to 21 degrees centigrade in the Room and Flat.
- Subject to clause 12.3 below, maintain and repair all Contents to a satisfactory condition in a reasonable timescale, having regard to the nature of the relevant Contents.
- Provide any other services which are stated to be included in this Licence Agreement.

11.2 We will provide an inventory of the Room and the Room Contents allocated to You on Your arrival. We will ensure that the Room is in the condition described in the inventory provided that You report any damage or defects within 7 days of the Start Date of this Licence (or, within 7 days of You moving into the Room if You move in later than the Start Date).

11.3 We will insure the Residence and Your personal belongings with Campus Insurance or a similar reputable Insurer as We decide. The premium for the building insurance and Your possessions is included in the Licence Fee. Terms and conditions apply to the insurance cover and these can be read at www.smsstudent.co.uk. You are responsible for making sure that Our insurance of Your possessions is sufficient for Your needs and if You consider the cover is not adequate You may make additional insurance arrangements at Your own expense.

12. You, the Resident agree to:

12.1.1 Cleaning and refuse

- Keep the Room clean and tidy throughout the Licence Period and leave the Room and the Flat in a clean and tidy condition.
- Jointly with other residents, to keep the Flat Common Areas clean and tidy throughout the Licence Period.
- Dispose of Your refuse at regular intervals in designated areas and not deposit rubbish or unwanted items anywhere else on the Licensor's property or surrounding area.
- Comply with any recycling requirements imposed on Us by the local authority or any reasonable recycling requirements imposed by Us.
- Remove all personal belongings and rubbish at the end of the Licence Period. If You do not do so We are entitled to remove and dispose of them without being liable for any loss or damage.

- Not to obstruct the Licensor or the Licensor's employees or agents access to inspect and clean the Residence or otherwise.
- Where You do not comply with these terms and conditions within 7 days of Us notifying You, We will carry out the cleaning and charge You the cleaning costs which the Licensor incurs subject to a minimum fee of £35.
- If You refuse access to Our cleaners at a time notified by Us, We may charge a fee of £35 for each wasted visit in addition to any other charges properly made for cleaning.

12.1.2 Access to the Room

We and persons authorised by Us have access to the Room at all times for all purposes including viewing, inspection, cleaning, maintenance or repair. We will endeavour to give You a minimum of 24 hours' notice of such access being required but reserve the right not to have to do so in cases of emergency

12.2 You shall occupy the Room as licensee and no relationship of landlord or tenant is created between the parties to this agreement.

- The Licensor retains control, possession and management of the Room and You have no right to exclude the Licensor or other parties authorised by them to use the Room or Residence
- The License to occupy granted by this agreement is personal to You and any rights granted may only be exercised by You

12.3 Contents

- You will not remove any Contents belonging to Us from the Room or from the Flat or from the Residence.
- Subject to clauses 12.5 and 14 below You will be liable for replacing or repairing any missing, lost or damaged Contents (unless caused by fair wear and tear or recovered on the Licensor's insurance).

12.4 Health and Safety

- You will not leave any doors propped open or obstruct or leave any items in the Flat and Residence Common Areas or do anything which may be a fire risk or in any other way put the health and safety of yourself, others, or Our property or other people's property at risk.
- You will not interfere with any fire prevention, fire detection or fire fighting equipment within the Residence and We may refer any such incidents to the appropriate prosecuting authority.
- You will use the Room, the Flat and the Residence with care and attention to the safety and convenience of others. You will not do anything which may cause damage to Our electrical installation or equipment.
- You will not put any harmful substance in, or do anything which is likely to block the drains or pipes serving the Flat and will take reasonable precautions to prevent pipes in the Flat from freezing. We will treat any breach of this clause 12.4 (including the use of candles, oil lamps, incense, shisha and hookah pipes) as a serious breach of these Terms. A minimum fine of £80 will be charged in the event of a breach of this Condition and any breach could lead to the termination of this Licence Agreement.

12.5 Defects and Damage

- You will promptly report to the Residence Office any defect in or damage to the Room or the Flat or the Residence.
- You will not change, or fix anything to, or in any way re-decorate or attempt to repair the Room, the Flat or any part of the Residence.

Where any damage or loss occurs in the Residence Common Areas or in the Flat Common Areas and We are unable to ascertain who is at fault You will pay a fair and reasonable proportion (determined by the number of residents in the Residence or in the Flat, as appropriate) of the cost of repairing the damage or reinstating the loss

12.6 Keys and Access

- You will return all keys and entry cards to the Residence Office by 10.00 am on the End Date.
- You will not make any duplicate keys or issue keys to any other person or change the locks to the Room or the Flat or any other locks in the Residence.
- You will promptly report any loss of keys or entry cards to Us and will pay Us the proper and reasonable cost up to a maximum of GBP100 for the complete replacement of the entire access system including the replacement of the keys and/or the entry cards and/or the locks or card mechanism.

12.7 Non-Residents and Visitors

- You will ensure that Your visitors sign in the visitors' book held at the Residence Office or security desk upon entering the Residence and sign out Your visitors on leaving the Residence.
- You may not have more than one overnight visitor at a time.
- You may not have more than 3 visitors at a time.
- You may not leave the Residence while You have any visitors in the building.
- You are responsible for the conduct and behaviour of any person You invite to the Residence and will reimburse Us for any loss or damage Your visitor causes.
- Subject to the next sub-clause You may not have overnight visitors in the Room or in the Residence for more than 3 nights in any 7. An overnight visitor is allowed a maximum of 3 nights in the Residence in any 7 and may not return to the Residence as the visitor of another resident during that 7 day period.
- You may apply in writing to the manager of Your Residence if You wish to have a visitor to stay for more than 3 nights in any 7 but We may refuse on the grounds of health and safety, nuisance to other residents in the Flat, or some other reasonable ground.
- You may be asked to pay a charge (equivalent per person to the rate paid by You) to Us if You have an overnight visitor for more than 3 nights in any 7, whether or not We have given permission for the visitor's stay. Paying an additional charge does not imply that a visitor's stay may continue indefinitely, nor does it constitute any form of tenancy, and You must ensure the overnight visitor leaves at Our request.
- We reserve the right to refuse entry to any visitor who has caused nuisance to any staff or persons in the Residence or if We have received what is in Our reasonable opinion a valid complaint about them.

12.8 Use of the Room

- You will use the Room only as a study bedroom for single occupancy (except for a Room designated for double occupancy, in which case the terms and conditions above relating to double occupancy apply, and except for visitors permitted by this Licence Agreement).
- You will not use or allow any part of the Residence to be used for any illegal activity.
- You will not use or allow the Room to be used for business purposes or do anything that would cause the Local Authority to change the Council Tax status of the Residence.
- You will not transfer Your Licence or create a sub-Licence or share occupancy of the Room or any part of the Flat (unless the Room is designated by Us as double occupancy, in which case the terms and conditions above relating to double occupancy apply).
- You will not leave the Room unoccupied for more than 10 days without notifying Us except during the normal vacation periods or in an emergency which prevents You from giving Us notice.
- You will not bring any animal into the Residence unless it is an aid for a disabled person and You have notified the manager of the Residence in advance of the arrival so appropriate arrangements can be made.

12.9 Council Tax

- If at any time You cease to be a full-time student You agree to pay any Council Tax that You may become liable for during Your Licence Period.
- If by becoming liable for Council Tax payment the Flat or Residence is also liable for Council Tax You agree to pay those charges.
- If You fail to pay Council Tax for which You are liable We are entitled to recover from You as an additional charge any Council Tax We are required to pay as a result.

12.10 Use of electrical and gas-fuelled items

- You agree not to use or bring into the Residence any gas or electrical heaters or any gas or electric cooking appliances. We will allow You to use an oil-filled electric radiator provided it is tested to comply with Our health and safety requirements.
- You agree to pay towards the reasonable cost of PAT (Portable Appliance Testing) testing of any of Your electrical items if We are required to carry out the test to comply with any legal or health and safety regulations.
- You will not install any wireless or television aerial, satellite dish or other wiring or equipment without first obtaining written consent from Us and We shall be entitled to refuse consent on any reasonable ground.
- You will comply with any reasonable conditions and requests made by Us in respect of any such installation of cable or satellite dish or television aerial or other wiring.
- You will allow Us to enter the Room to inspect any such installation and to ensure that conditions have been complied with and You will comply with any further reasonable conditions and requests which We may make.
- If We require, You will have any installation professionally removed at the end of the Licence Period and pay Us for the repair of any damage to any part of the Residence caused by the installation or its removal.

12.11 Internet

- You agree to pay for any broadband services (where provided) that You subscribe to in addition to any free services available from the service provider.
- You will not install any telephone line other than that which may already be provided in the Room or enter into an Agreement with any other than Our nominated service provider (which

may change from time to time) for the supply of telephone services without Our prior written consent which shall not be unreasonably withheld or delayed.

- In accepting and contracting with Our nominated service provider the provision of telephone and/or internet You agree that You will not be permitted to resell or make this Internet Service available to third parties through any means whatsoever including cable and or wireless systems. In the event that You are found to have established any form of connection for the provision of services to third parties it will be treated as breach of this Licence Agreement.

12.12 Nuisance

- You agree not to commit (or allow Your visitor to commit) any form of harassment, whether on the grounds of race, colour, sex, sexual orientation, disability or otherwise, which may interfere with the peace and comfort of other residents or their visitors or staff and contractors employed by Us. We will treat harassment as a serious breach of this Licence Agreement, which could lead to termination of Your Licence Agreement and/or complaint to Your University or College under its disciplinary arrangements.
- You will not cause any nuisance, offence, disruption or persistent disturbance to others. Alcohol consumption is never a mitigating factor.
- You will not make any noise which is likely to annoy others and will not make any noise audible from an adjoining or neighbouring room between the hours of 10.00 pm and 8.00 am on Sundays to Thursdays and 12 midnight and 9.00 am on Fridays and Saturdays.
- You will not leave any car, van, motorcycle, caravan, trailer, boat, commercial vehicle or any other motorised vehicle on the Licensor's property without written authority from Us (but nothing in this clause implies that We are under an obligation to give authority if it is requested). Bicycles may be left at the owner's risk in designated storage areas (if any). You must not leave a bicycle anywhere in or outside of the Residence if it is likely to cause obstruction.

12.13 Hazardous Items

- You will not use or store in any part of the Residence any explosive, inflammable or hazardous or dangerous items.
- You will not (in any part of the Residence) install or use any portable gas or paraffin heater or do anything which would be likely to cause the Licensor's buildings insurance to be invalid.
- If You become aware of any other resident's possession or use of a hazardous item, You shall promptly report it to the Residence Office.

12.14 Smoking

We operate a non-smoking policy in all of Our residences and You agree not to smoke in any part of the Residence including the Room, the Flat Common Areas, the Residence Common Areas and any other communal areas including kitchens, corridors, hallways, common rooms, stairwells, courtyards and outside spaces. We will treat any breach of this condition as a serious breach of this Licence Agreement A minimum fine of £80 will be charged in the event of a breach of this Condition and any breach could lead to the termination of this Licence Agreement.

12.15 Drugs

We operate a zero tolerance policy towards the possession and use of illegal substances as defined in the Misuse of Drugs Act 1971. You agree to adhere to this policy and not keep any substances that are illegal to carry or possess under UK law while in the Residence. Any breach of this clause will result in formal action including police and police dog involvement, information being passed to Your university and could result in the termination of this Licence Agreement. If any drugs or drug paraphernalia are found or reported to be present in a room, management reserve the right to enter and remove said substances and paraphernalia from the room. These shall then be handed over to the police for destruction.

12.16 Senior Residents and Security Guards

You will at all times comply with the proper and reasonable instructions of the Senior Residents and security guards as regards health and safety and the wellbeing of residents generally. If You believe that the instructions of any Senior Resident or security guard are unreasonable, You may complain to the Residence Office using Our complaints procedure. A copy of Our complaints policy can be found at www.smsstudent.co.uk or on request at the Residence Office.

12.17 Licensor's Charges

- You will pay to Us within 7 days of invoice all costs reasonably incurred in enforcing Your obligations in this Licence Agreement and/or losses and reasonably incurred costs arising from a breach of them, including a GBP35 fee in respect of each breach or enforcement action.
- You agree to reimburse Us for any third party bank or card charges which We have to pay as a result of You giving incorrect or out-of-date information or using a third party's bank or card details without their authority.

12.18 Data Protection Act 1998

You authorise Us to use personal data for all lawful purposes in connection with the Licence, including debt recovery, crime prevention, allocating rooms or where there is a serious risk of harm to You or to others in the Residence or to the Licensor's or others' property. You hereby give Your express consent to Us transferring personal data (including sensitive personal data) to Your teaching or research institution where in the Licensor's reasonable opinion it is appropriate to do so.

12.19 Notices

You will promptly give Us a copy of any communication You receive which is likely to affect the Room, the Flat or the Residence.

13. Exclusion of Our (The Licensor's) liability

13.1 Loss and damage

- Our liability for loss or damage to persons or property is excluded unless the loss or damage is caused by Our negligence or breach of Our obligations in these terms and conditions.
- We will not be liable for any loss, theft or damage which You sustain, or for any failure of an insurance claim You submit.
- We are not liable for any loss or damage to any installation carried out by You, or to any equipment served by that installation.
- We will not be liable to carry out any replacement or repair where loss or damage has been caused by You or other residents in the Flat or by their visitors until the person responsible for the loss or damage has paid for it or We have recovered the loss on insurance.

13.2 Third Parties

We shall not be liable for the actions or negligence of any third party at the Residence.

13.3 Provision of Services

- We are not responsible for the supply of telephone, broadband or any other services other than those which We agree to supply in this Licence Agreement and You must direct any complaints concerning the provision of such services and/or their cost to the service provider.
- We are not responsible for any failure of electricity supply and/or heating and/or water supply unless that failure has been caused by Our wilful negligence or breach of obligation contained in this Licence Agreement.
- We shall not be responsible for providing any Services where We are prevented from doing so by circumstances beyond Our reasonable control.

13.4 Refunds

We shall not be liable for any payments You do not receive and it is Your responsibility to ensure that We have up-to-date details of Your bank and/or address to enable Us to make any payments due by giving Us written notice of any changes.

14. Joint Responsibilities

14.1 You are responsible for Your Room and Room Contents (see also clause 12 which relates to double rooms).

14.2 You are jointly responsible with the other residents in Your Flat for the Flat Common Areas and Flat Contents and jointly responsible with the other residents in the Residence for the Residence Common Areas and Residence Contents.

- 14.3 Being jointly responsible means that any damage to the Residence Common Areas or Residence Contents or to the Flat Common Areas or Flat Contents will be shared between the residents who use them unless We are able to identify the person responsible or recover the costs from insurance.
- 14.4 We are entitled to enforce obligations relating to the Flat Common Areas and Flat Contents and/or the Residence Common Areas and Residence Contents against You jointly with all the other residents who occupy them.
- 14.5 Our complaints procedure will apply to disputes about shared charges.

15. Service of Notices

- 15.1 We may serve notices in connection with Your Licence to You in person by leaving the notice at the Room, or by e-mail or post to the contact details You gave Us when You applied for accommodation.
- 15.2 Other than where specifically stated otherwise in this Licence Agreement You shall serve notices and notifications in connection with Your Licence to Us by e-mail to student@sanctuary-housing.co.uk or by post to Accommodation Services Office, Dinwiddy House, 189 - 205 Pentonville Road, London N1 9NF.

16. Exclusion of Third Party Rights

- 16.1 It is not intended that anyone other than the Licensor and/or the Licensor's appointed representatives or the Resident or (where applicable) the Guarantor shall be entitled to enforce any of the terms of this Licence Agreement.

These are the terms and conditions on which We, the Licensor, are prepared to offer a Licence to Occupy. Keep these terms and conditions in a safe place, where You can easily refer to them if You need to.