



**DARWIN COLLEGE**  
CAMBRIDGE

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# A Guide to Accommodation in Darwin College

2023-2024



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Appendix A: Sample Accommodation Licence (single rooms)

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## Accommodation at Darwin College

Darwin College is able to offer a wide range of accommodation suited to most budgets and personal circumstances. Accommodation can be offered for the entire duration of your course in Cambridge and is provided under the ANUK framework of reference for student accommodation.

This Guide tells you more about this accommodation in order for you to make an informed choice when applying for accommodation.

### 1.1 Types of accommodation

Darwin has developed an extensive portfolio of properties in close proximity to the main College site situated on the corner of Silver Street and Newnham Road, and aims to match individual preferences with available rooms in these properties. Students are able to select room-mates to share with after their first year and may opt to stay in the same room from year-to-year.

Rooms on the main site:

Rayne, Newnham Grange, and Old Granary: 56 student bedrooms located in the main college buildings. Most of the study bedrooms (including 8 affordable study bedrooms) in the Rayne and Newnham Grange are similar in size and shape and they all share bathrooms and kitchens in corridors of 8-10 rooms. Many of these rooms have views over the College gardens and the river. The Old Granary is a re-furbished heritage building containing 8 fully ensuite rooms with two shared kitchens.

Newnham Terraces: 57 student bedrooms across 7 terraced properties with gardens backing on to the river. These properties include 4 basement rooms with private showers and 2 affordable study bedrooms. Rooms range in size from 14m<sup>2</sup> – 35m<sup>2</sup> and are in households of 6-10 students with shared bathrooms and kitchens.

Rooms Off-site:

4 converted homes in Newnham (2 Summerfield, 5 Wordsworth Grove, the Malting House and 10 Barton Road) offer graduate house shared living for 41 students with study bedrooms of 12-25 m<sup>2</sup> size that share kitchens and bathrooms and large gardens.

3 purpose-built student hostels (Gwen Raverat House, Frank Young House, and Hardwick house) offer 108 practical study bedrooms of similar sizes with shared bathrooms and kitchens. All the rooms in Hardwick house are ensuite, and all rooms in Gwen Raverat house share a private bathroom and shower with one other room.

45, 49 and 51 Newnham Road are converted properties on Newnham Road located next to Gwen Raverat house. They offer simple accommodation close to the main site with shared kitchens and bathrooms except for 6 rooms which are ensuite.

Mount Pleasant Halls at St Edmunds College: 16 modern ensuite student rooms and 2 independent studios on the St Edmunds site.

#### Flats:

Causewayside Flats: 4 x 1-bed flats, 25 x 2-bed flats and 15 x 3-bed flats. A number of these properties are occupied for several years at a time, so not all are available for allocation to new students each year.

Newnham Flats: 4 x 1-bed flats and 2 x 2-bed flats in Ashworth Park on Barton Road. 8 Victorian terraced houses converted into 5 x 1-bed flats and 3 x 2-bed flats on Eltisley Avenue. 2 x studios, 2 x 1-bed flats and 2 x 2-bed town houses on the corner of King's Road and Barton Road. Croft Lodge on Barton Road is a 1 x 2-bed flat. 47 Newnham Road offers 2 x 2-bed flats above the street-level shop, and a 2-bed flat in Cherwell Court off Derby Street.

### 1.2 Application and allocation

Once you have accepted an offer to be a full-time student at Darwin, you will be invited to submit your preferences for accommodation based on Price, Location and Facilities. These enable us to try to match you with the most suitable property for your time at Darwin, however the overriding consideration is to offer some form of college

accommodation to the maximum number of members. The allocation of particular rooms, types of rooms, and locations is determined by the Accommodation Manager. Please understand that when trying to allocate rooms to almost 350 students, we cannot promise that all of your preferences will be met!

If it is your first year at Darwin, then we guarantee you a room for when you first arrive, subject to availability limits. If you are a continuing PhD student in your second third or fourth year then there is a ballot system which allocates rooms available, and this normally takes place in March for the following academic year.

**We provide accommodation for PhD students for the entirety of their course on the conditions that their application is received before the annual deadline and that their College account is paid in full and they are otherwise on good standing with the College.**

Room applications for new students normally open on the 1<sup>st</sup> January, and room allocations are made from the 1<sup>st</sup> May onwards. Licences will be issued to students at that time.

### 1.3 Pricing – Single rooms

Rents are set every year before the 1st of June for the following academic year. A major review of price bands was carried out in 2019, and since then rents are reviewed annually following consultation and agreement with the DCSA President, DCSA Treasurer and the College's Finance Committee.

Most of the rooms and flats are reviewed on an index-linked basis using the CPIH published figures. Around 40 rooms in the lowest priced bands are kept affordable by applying lower annual increases so as to offer a solution for students looking for budget accommodation. These are often smaller basic rooms in shared graduate houses but are kept to the same high standard as all other rooms and benefit from full use of all communal facilities.

An annual survey is carried out amongst all Cambridge Colleges and Darwin Accommodation costs compare favourably to other Colleges most notably in our provision of lower-priced rooms. The average rent of Darwin rooms is cheaper than the average across all College accommodation in Cambridge.

College rooms are occupied under a 'licence to occupy' upon payment of a licence fee. The fee includes electricity, gas, water, the cleaning of communal areas, use of laundry, heating, computer network access, and consumables such as toilet paper. The licence fee does not include bed linen which is available at an additional cost from the Porters Lodge. When comparing the rent at Darwin with private accommodation in Cambridge, please bear in mind what is included: the cost of utilities such as gas and electricity is often extra and can be considerably high. When looking at the prices at other Cambridge colleges, computer network access is often charged as an extra. Also bear in mind at Darwin we do not charge a Kitchen Fixed Charge or a Minimum Meals Charge. Additional charges in other Colleges can add up to more than £1000 per year.

As a student, you will also not be liable to pay the local Cambridge City Council tax. If you are in a shared property (flat, studio) with a non-student, you will need to contact the City Council, and the non-student may well be liable to pay.

Licence fees for College study-bedrooms are calculated according to a combination of three variables: Size, **Facilities/Location, and Quality.**

**Size:** the total floor area of the room, including en suite facilities, is measured, classified, and given the appropriate base rent category:

**Facilities:** a suffix is added by examining subjectively the room's facilities and calculating an average based on Location, Kitchen facilities, Bathroom facilities, Communal facilities, Decorative quality e.g. A grade 1 room has a 5% uplift, a grade 2 room is unchanged, a grade 3 room has a 5% discount.

**Quality:** Additional discretionary discount or uplift are added for certain features (e.g. En suite, brand-new building, river view)

A service charge (covering such items as utilities, insurance, network connection, ensuite cleaning, and PAT testing) is included in the rent to produce the final licence fee charged to residents.

#### *Duvet, Pillows, Bed Linen*

The following information about bed linen applies to new residents starting the new academic year.

- We can provide new bedding for you at a cost – this will be left in your room or collected from the Porters and charged to your College account.
- You may opt out of this by emailing the accommodation office prior to your arrival.
- The bedding pack will consist of one standard size single/double duvet, one single/double duvet cover, one (two in double pack) pillow (100% polyester, hollowfibre filling), one (two in double pack) pillowcase, and one single/double sheet.

## 1.4 Flat accommodation

When you occupy a standalone flat at Darwin College, the rent **does not** include charges for Gas and Electricity. These are on a metered contract which is invoiced to the College and which will be re-charged without any additional fees to your College account on a regular basis. Original copies of the invoice for your property from the energy supplier may be provided if required.

Your rent does include water, sewage treatment and waste management (bin collection)

Our flats are provided with individual Wi-Fi. Depending on your location, you may be able to log on to the eduroam network (free Wi-Fi for College members). If there is no eduroam signal at your location, we have installed stand-alone access which is included in your accommodation cost.

Your flat is provided as standard with a cooker, microwave, kettle, toaster, and a fridge freezer or separate fridge and freezer. You should also find a basic provision of plates, cups and cutlery. These should be in good working condition when you move in.

Rent for flats are calculated based on size, with a discretionary discount applied to those needing refurbishment.

## 1.5 Definitions

### *First floor*

Please bear in mind that in the UK the ground floor of a building is known as the 'ground floor', and the next floor up is the 'first floor'. So, a two-storey building will have a ground floor and a first floor. No building in Darwin has more than four storeys, i.e. ground floor, first floor, second floor and third floor. A few buildings have semi-basement rooms. We have two buildings that have an attic room.

### *Bathroom*

A bathroom is a room with a bath or/and shower in it. There may or may not be a toilet in such a room.

### *Shower room*

A room with a shower in it, there may or may not be a toilet in such a room.

## 1.6 Security

### *Keys, Doors and Windows*

You will be issued with a key to your room. You should always lock your door – even when nearby in a kitchen or bathroom. Cambridge is a city and opportunist thieves operate as in any city; and laptop computers and mobile devices are particularly susceptible to theft.

Some rooms/buildings are accessible by Salto only – access via your University card.

It is very important that you do not prop the door open – by doing so you would be compromising the security of the building as a whole. By keeping ground-floor entrances shut, you are greatly reducing the chances of theft, and you are also enhancing your own personal security.

Rooms on ground floors are particularly vulnerable if windows are left open when the room is empty.

Residents in ground floor rooms should always close their windows when leaving their rooms.

### *Gates and CCTV*

CCTV cameras are used throughout the Main College and many of the external properties for your security, and CCTV footage is monitored regularly by the Porters, who have the overall responsibility for security in the College. The rear gate to the main site (near the Study Centre) is automatically locked at all times, and entry is by your University/College

card.

## **1.7 Fire Safety**

Please make sure you understand the fire instructions in your College accommodation and familiarise yourself with your nearest escape routes and your assembly point.

If you discover a fire, sound the Fire Alarm immediately by pushing the 'break glass' on a call point and evacuate the building. Inform the Porters' Lodge (Tel: 01223 (3) 35660) and report to the assembly point. Only attempt to put out the fire if it is safe to do so; do not put yourself or others at risk.

All corridors, stairwells, landings etc. must be kept clear at all times, any items found in these areas will be removed immediately (only the Hoover and ironing board are allowed to be stored in the designated area). Door closers are not to be disconnected and fire doors must never be wedged open. Failure to respect fire safety regulations represents a breach of your accommodation contract.

**It is a criminal offence under UK law to tamper with or disable fire-alarm equipment or fire extinguishers.**

With a large population living in close proximity on a small site, there is always a real risk of fire. All residents must play their part in minimising this risk.

Here are some rules that you must adhere to:

- never leave cooking unattended in a kitchen
- do not use cooking equipment in your room
- do not leave heated hair devices (straighteners, curlers, tongs) unattended
- do not use unsafe or untested electrical equipment, and do not overload electrical sockets
- you must only use adapters that meet UK specification and are fused
- do not store combustible materials, including piles of paper
- do not use naked flames (e.g. candles)
- do not smoke in any room, and do not disable, tamper with, or cover up smoke or heat detectors
- do not leave items in corridors or stairways
- keep all fire doors closed at all times, especially kitchen doors (never wedge them open)
- do not tamper with fire safety equipment (extinguishers, fire blankets)
- report anything that looks unsafe or hazardous to the Porters

## **1.8 IT network access and Wi-Fi**

Darwin College residential rooms on the Main Site and College hostels have Wi-Fi cover for "eduroam (education roaming) <https://www.eduroam.org/> which is the secure, world-wide roaming access service developed for the international research and education community". This is the preferred option for wireless access during your time in Cambridge since once it is configured correctly it will automatically connect with no further user interaction. eduroam is available in the Colleges and Departments across the University and many educational establishments across the UK, Europe and increasingly the rest of the world. Further information about the use and configuration of eduroam is available directly from the Darwin website. All internet access within the College is governed by the rules set out by the College and University.

## **1.9 Medical rooms, disabled accessible rooms, ESA**

Darwin has a number of rooms located in several different buildings which can be accessible for those with medical needs or for disabled students. Rooms with modifications for those with physical disabilities are located on the ground floor and may be en suite or have shared facilities. There is currently no step-free accommodation on the main College site.

Requests to bring a registered Emotional Support Animal (ESA) onto University and/or College property will not normally be granted but exceptional cases will be considered on a case-by-case basis.

Decisions to allow (or not to allow) an ESA onto University and/or College property will take into account relevant

factors such as the reasons for the request and supporting medical evidence, the health, safety and welfare of members of and visitors to the University and/or the College, arrangements to ensure the health, safety and welfare of the ESA and of other animals, adequacy of training, insurance arrangements, the cost implications of any agreed arrangements and, where appropriate, laboratory requirements, licence conditions and any other relevant considerations. Any request to bring an ESA onto College property should be made in advance to allow the case to be considered. Any ESA which has not been through the process of approval will be subject to a request for immediate removal.

### **1.10 Property inspections (Rooms and Flats)**

College rooms and flats are inspected bi-annually by members of the Maintenance and Housekeeping staff. The reasons for this are three-fold: to allow timely planning of any repairs to be carried out, to ensure tenants are satisfied with their accommodation and to ensure that terms and conditions of the licence are being followed. Residents will be made aware of the visits ahead of time, although exact timings will not always be available.

### **1.11 Payment schedules**

In order to provide as much flexibility to student residents as possible, accommodation charges may be paid monthly, quarterly or annually, in advance. Please inform the Accounts office ahead of time regarding your preference. The default charging is quarterly. Payments are due within 14 days. A copy of the College invoice payment policy can be found at [https://www.darwin.cam.ac.uk/info-book#fees\\_charges\\_bills\\_amp\\_payments](https://www.darwin.cam.ac.uk/info-book#fees_charges_bills_amp_payments)

### **1.12 Cleaning and Maintenance**

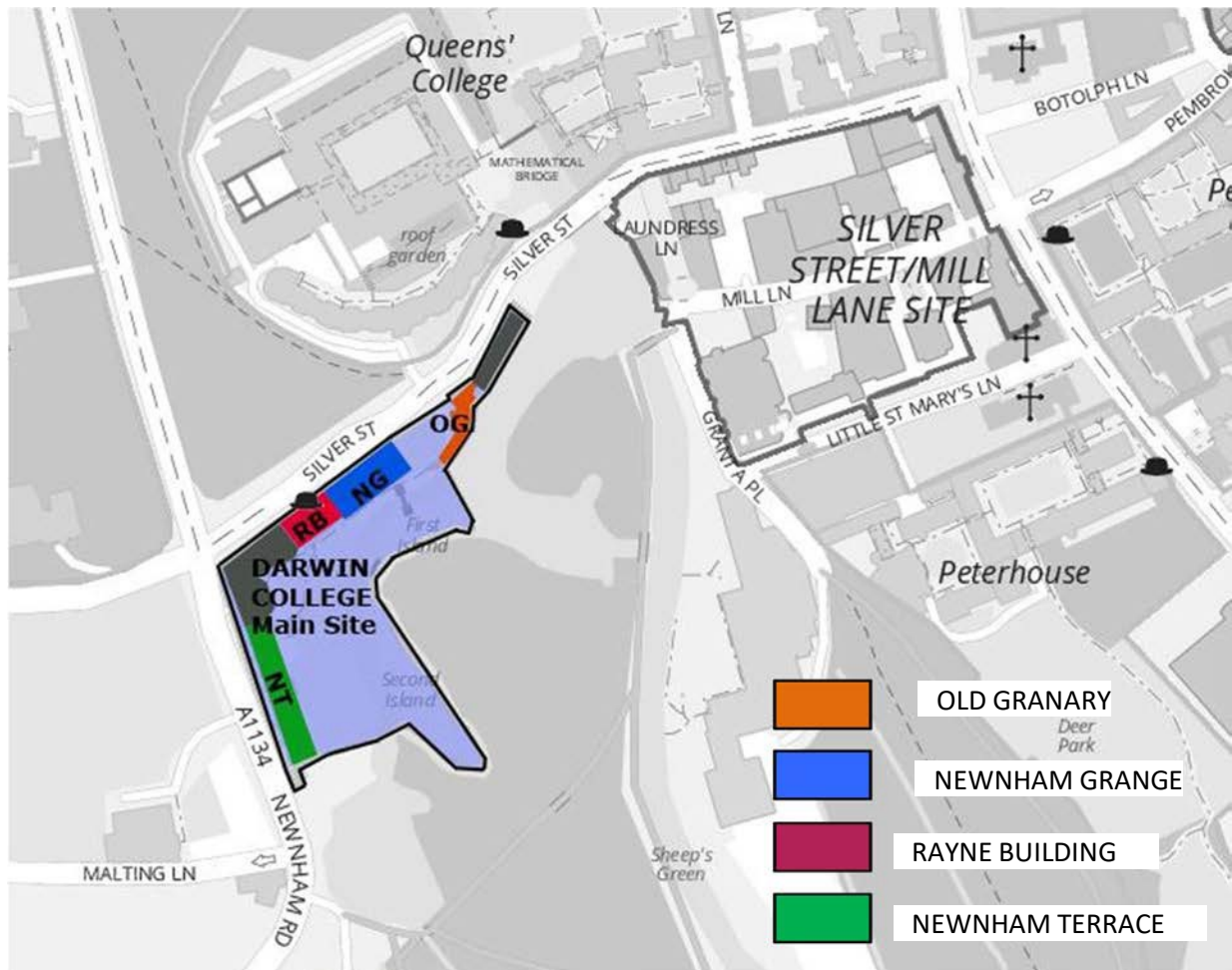
All Darwin-owned properties including rooms, flats and studios (except Mount Pleasant) receive maintenance support directly from the College. Depending on the urgency and complexity of the problem, issues will be dealt with as soon as possible. Any Maintenance issue that classifies as urgent (eg. flood, no power or heating, broken window or lock) should be reported immediately to the Porters Lodge who will ensure that this is dealt with immediately even out-of-hours. Other matters (e.g. dripping tap, faulty radiator, broken furniture) may be reported either by emailing [maintenance@darwin.cam.ac.uk](mailto:maintenance@darwin.cam.ac.uk) or by submitting a job ticket through the Porters Lodge. You will be kept informed as to the expected time for repairs by the maintenance team who work Mon-Fri. In-house or external contractors who need to access your property (room or flat) will email you to give notice and will be provided with a key if you are not available at the time scheduled for repair.

Cleaning services are provided to all properties but are not provided to flats or studios (except for those studios at Mount Pleasant Halls). Residents are expected to keep their own rooms clean as housekeeping do not clean rooms. Vacuum cleaners and cleaning equipment are made available within your household for this purpose.

Residents are also expected to collectively keep communal areas clean and tidy especially shared kitchens which should be cleaned and all washing-up done after use. The Housekeeping team work Mon-Fri and every weekday will remove rubbish/recycling from kitchens and will clean toilets. Kitchens, bathrooms and other communal areas such as hallways and stairs will be cleaned on a rota basis, usually 2 or 3 times per week. Ensuite bathrooms are cleaned on a rota basis every 2 weeks with a schedule available on the noticeboard in your property. Any housekeeping questions or requests for products should be sent to [housekeeping@darwin.cam.ac.uk](mailto:housekeeping@darwin.cam.ac.uk)



## 2. On-Site Accommodation



### 2.1 The Rayne Building

The Rayne Building is a 4-storey accommodation block on the main College site. The building is an excellent example of 1960s architecture found in Cambridge. It is incorporated into the main college structure, between Newnham Grange and the Hermitage.

Some of the Rayne Building rooms overlook a secluded part of the River Cam which runs through the College grounds. Other rooms face Silver Street and have prominent views of Queens' Green.

The first and second floors of the Rayne Building have ten rooms each with shared facilities: two shower rooms, two toilets and a large kitchen. The third floor has seven rooms (each with shower); two toilets; and a shared kitchen.





## **2.2 *Newnham Grange***

Newnham Grange is an attractive building at the eastern end of the main College site. Some rooms overlook a large stretch of lawn, the Darwin Study Centre, the new John Bradfield building, and the west end of the Silver Street bridge; others either face along the back of the College, looking onto the gardens and the river with its two small islands (the islands themselves are accessible over a wooden bridge), or overlook Silver Street and Queens' Green. Some of the second-floor rooms share a view of the Mill Pond, a popular riverside area that is situated next to the University Centre, the Double Tree Hotel, and a variety of bars and restaurants. Some rooms have balconies.

The rooms themselves are in three groups: the five first-floor balcony rooms; the five second-floor balcony rooms; and the twelve second-floor rooms along the corridor that runs the length of the building. Each group of balcony rooms shares a kitchen, a shower, and a toilet. The corridor rooms share a double-sized kitchen, two showers and two toilets.

Newnham Grange is the renowned childhood home of Charles Darwin's granddaughter, Gwen Raverat; it retains many of the features she described in her memoir, *Period Piece*.



## **2.3 *The Old Granary***

The Old Granary is a recently refurbished Grade II listed building with its main entrance on Silver Street and an internal entrance from the College garden. The building has extraordinary character built in the early nineteenth century, it has been remodelled from its beginnings as a functional granary, becoming residential accommodation at the end of that century. It was also part of the Darwin residence from the time of Professor Sir George Darwin on.

Its appearance from the outside is matched inside with rooms of varying sizes and many original features. There are superb views of the Mill Pond from many of the bedrooms.

The Old Granary contains eight en suite student rooms sharing two kitchens and a dining area.



## **2.4 Newnham Terraces**

Newnham Terrace hostels form part of the Darwin Domus. All rooms have Internet Connectivity and either face, the road, or the river in the College Gardens.

### **2.4.1 2 Newnham Terrace:**

There are six student rooms, sharing a large kitchen, a bathroom with shower and a bathroom with a bath.



### **2.4.2 3 Newnham Terrace:**

There are six student rooms, sharing a large kitchen, a bathroom with shower and a bathroom with a bath.



#### 2.4.3 4 Newnham Terrace:

There are eight student rooms, sharing a large kitchen, a bath, a shower and three toilets.



#### 2.4.4 9 Newnham Terrace:

There are ten student rooms, sharing a large kitchen, two bathrooms with showers and a separate toilet. One room is semi-basement level with its own shower and faces the garden. One room is an attic room with a view of the garden.



#### 2.4.5 10 Newnham Terrace:

There are ten student rooms, sharing two kitchens, two shower room, one bathroom and two separate toilets.





#### 2.4.6 11 Newnham Terrace:

There are nine student rooms, sharing a large kitchen, two bathrooms with showers: one with a bath and two separate toilets. One room is semi-basement level with its own shower and faces the garden.

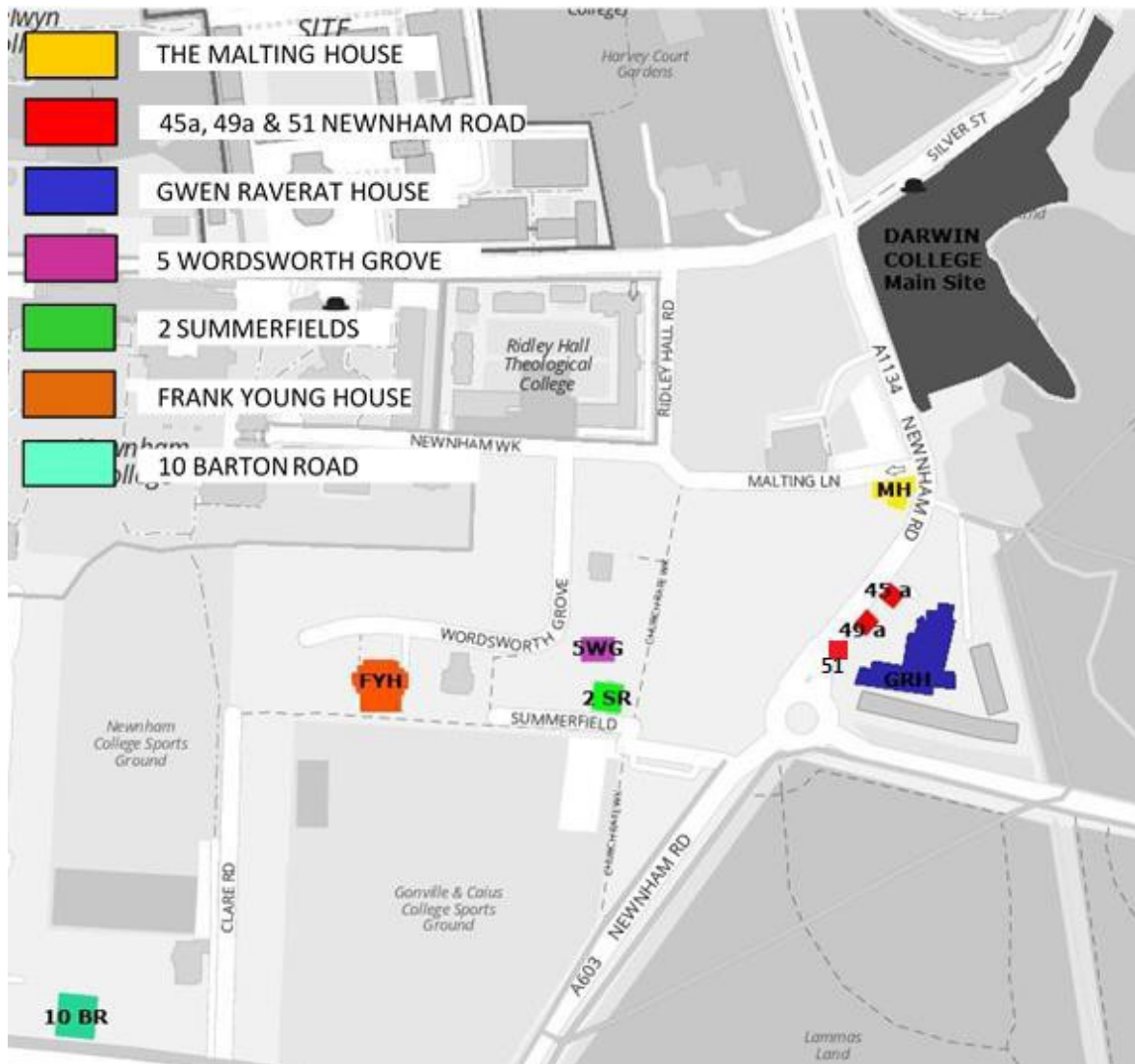


#### 2.4.7 12 Newnham Terrace:

There are eight student rooms, sharing a large kitchen, two bathrooms with showers and a separate toilet. One room is semi-basement level with its own shower and faces the garden.



### 3. Off-Site Accommodation



### **3.1 *Gwen Raverat House***

Gwen Raverat House is a large purpose-built accommodation block named after Charles Darwin's granddaughter. It has three floors, each floor having eighteen student rooms, nine showers/toilets and three kitchens. All rooms have fitted furniture, a wash basin and internet connectivity. Laundry facilities are provided in the largest kitchen on each floor.

Built in 1996, this self-contained contemporary building is positioned behind Newnham Road, making it ideal for those looking for a quiet place to study. The hostel is only five minutes' walk from the main College site.



### **3.2 *The MaltingHouse***

The Malting House is a Grade II listed building on Newnham Road overlooking the Granta (the Newnham area of the River Cam). The name, appearance and features of the Malting House highlight its original 19th century purpose and reflect the presence of old town life still visible in the city. The house has, however, undergone significant restoration and conversion in order to become a student hostel. It is a short walk from the main College site. The property has 11 standard student rooms and two en-suite rooms.



### 3.3 45a, 49a & 51 Newnham Road

45a and 49a Newnham Road are two hostels that are situated above ground-floor shops on Newnham Road, a short walk from the main College site. These are surprisingly spacious properties with rooms that overlook either Newnham Road at the front or a quiet courtyard and Gwen Raverat House at the rear of the property. The rooms in each hostel share modern kitchens, dining rooms, toilets and showers.

51 stands alone with five of the rooms being en suite.





### **3.4     5 Wordsworth Grove**

5 Wordsworth Grove is a large semi-detached house on a quiet residential street just a short distance from Frank Young House and a ten-minute walk from the main College site.

There are two bedrooms, a single toilet, a spacious kitchen with a communal area and shower room on the ground floor. On the first floor there are four bedrooms, a bathroom with shower and two toilets. There are two further bedrooms on the second floor.



### **3.5     2 Summerfield**

2 Summerfield is a pleasant former family house situated down a quiet lane near the Gonville and Caius College playing field. The ground floor of the hostel has two bedrooms, a kitchen, dining room and a toilet. There are three bedrooms on the first floor as well as a toilet, a shower room and a bathroom with shower. There are three further bedrooms on the second floor. There is a small garden at the rear of the hostel.



### **3.6      *Frank Young House***

Frank Young House is named after the first Master of Darwin College, Professor Sir Frank George Young (a renowned biochemist, who contributed to the study of diabetes). The building is on Wordsworth Grove, a quiet residential street, and overlooks Gonville and Caius College's sports ground. There are a few car-parking spaces, so students who need to have a car and have permission from the Motor Proctor are likely to be accommodated here.

Outside, the hostel has a large wooden decking area providing a pleasant communal space for residents to enjoy. Frank Young House is only a few minutes' walk from the College.

The hostel has four floors with kitchens, bathrooms, and showers on each of the first three levels. There are ten student rooms on each of the ground and first floors, six rooms on the second floor and two on the top floor of the building. All rooms have a wash basin.



### **3.7      *10 Barton Road***

10 Barton Road is a large renovated house converted into student accommodation, situated on the main road that runs through the centre of Newnham. It has a large back garden with an extensive lawn.

A spacious open kitchen on the ground floor serves the main rooms of the property. Other facilities include a ground floor toilet, a ground floor bathroom with toilet and sink, a toilet on the first floor and bath with a shower and sink on the second floor. Two of the ground floor rooms have doors that open out on to the rear garden. There is also an annex to the side where two rooms have a self-contained area that includes a kitchen and a shower room.



### **3.8     *Hardwick House***

Hardwick House is made up of two blocks of single en suite rooms, Block A, 1-14 has three floors with five rooms on each of the ground and first floors and four rooms on the top floor. On each floor there is a shared kitchen with dining space. Block B 15-25 consists of two floors, each with six rooms and a kitchen with dining space.



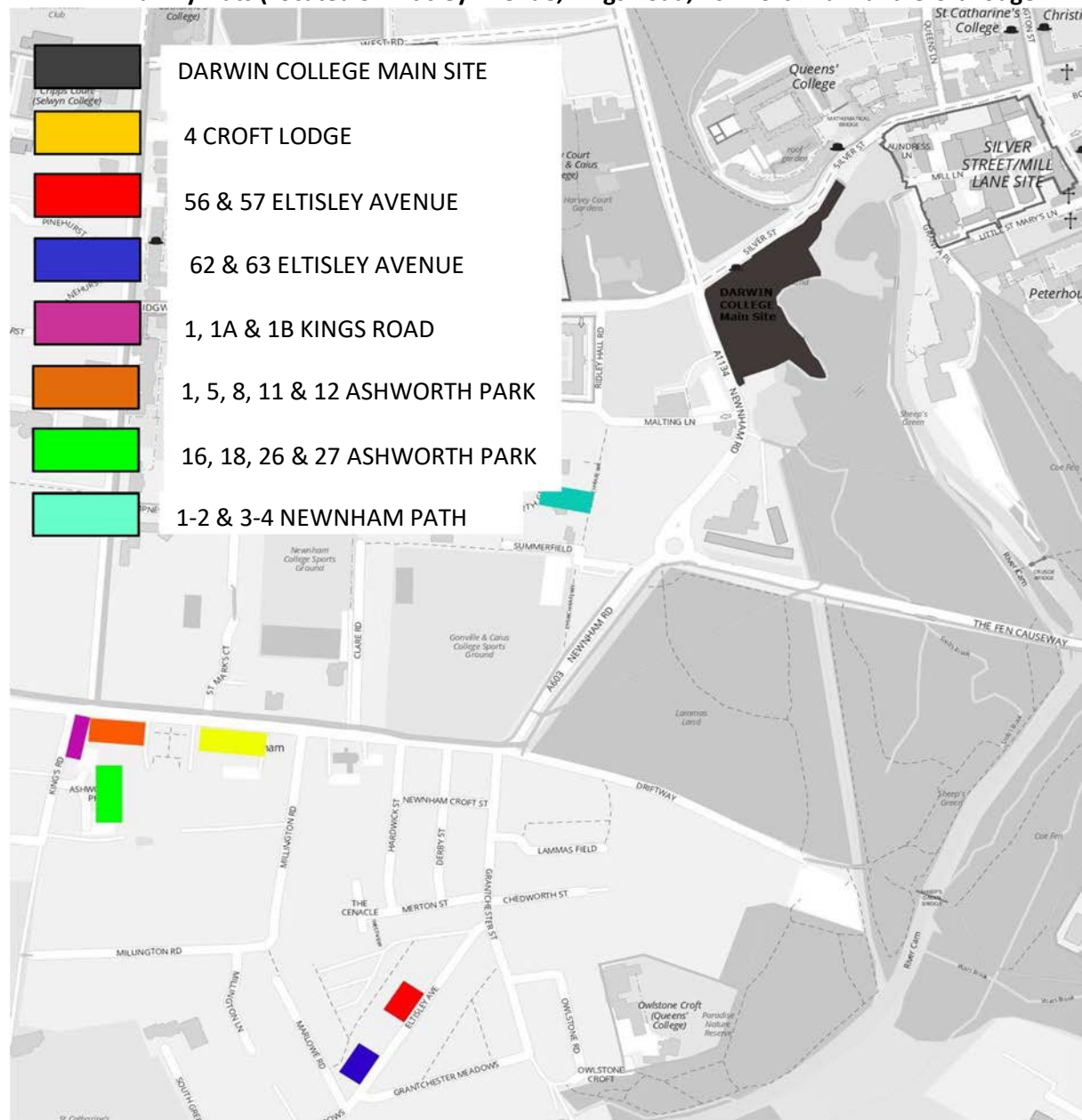
### **3.9     *Mount Pleasant Halls***

Darwin is pleased to be able to offer 32 single ensuite bedrooms and 12 studios, centred around two south facing courtyards at the St Edmunds College site. Excellent sized rooms with ensuite bedroom clusters set to be between 17 sq m and 19 sq m and studios a minimum of 26 sq m. The ensuite bedrooms are in one block with five floors, eight rooms on each floor with three studios on the ground floor. Another block of three floors has three studios on each floor. Each floor will be accessible by lift and included in the new facilities are kitchens, a study area, launderette and IT hub room.





**4. 4 Family Flats (Located on Eltisley Avenue, Kings Road, Ashworth Park and Croft Lodge**

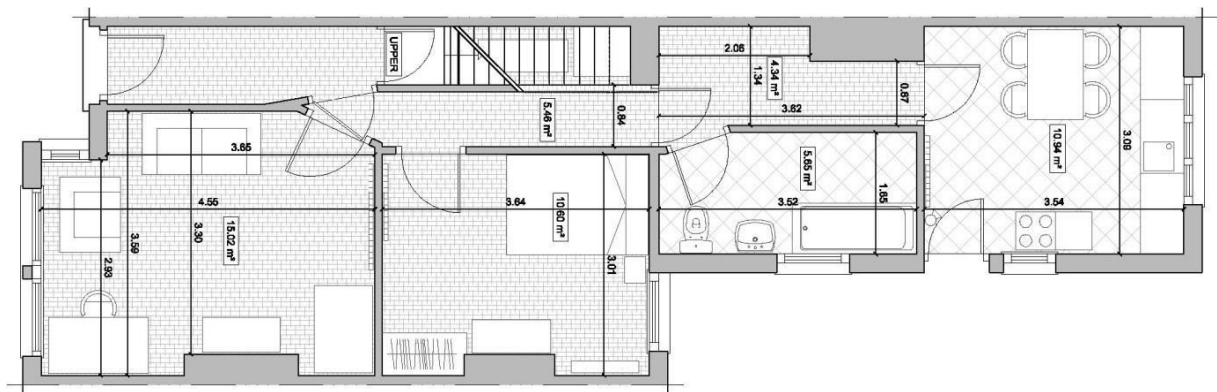


#### 4.1 One Bedroom Flats

This accommodation is suitable for individuals or couples without children. Most of the ground floor flats have access to a garden area. Gas and Electricity charges are not included within the rental price. These are on a metered contract which is invoiced to the College and which will be re-charged without any additional fees to your College account on a regular basis. Original copies of the invoice for your property from the energy supplier may be provided if required. Water is included within the price of the licence fee. A deposit no more than four weeks rent will be charged to your College account shortly after arrival along with your first terms rent.

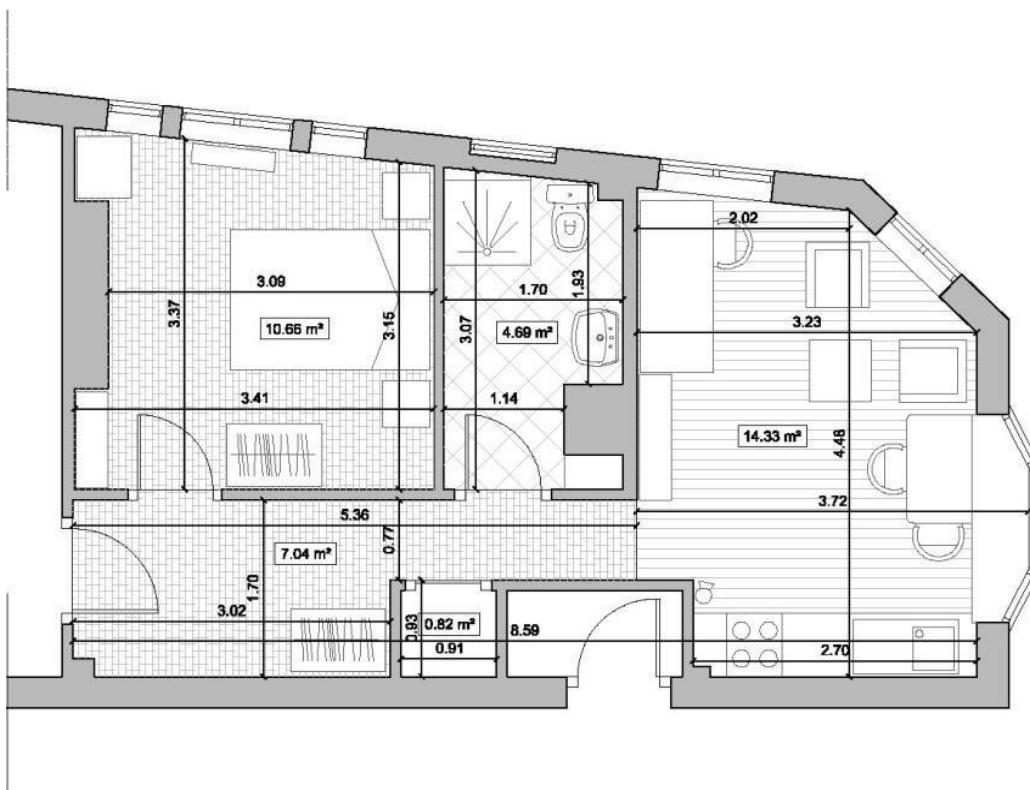
## Eltisley Avenue

The College owns five, one-bedroom flats in Eltisley Avenue, in the Newnham village just half a mile from the main college building. (See plan of 57 Eltisley Avenue Lower below.)

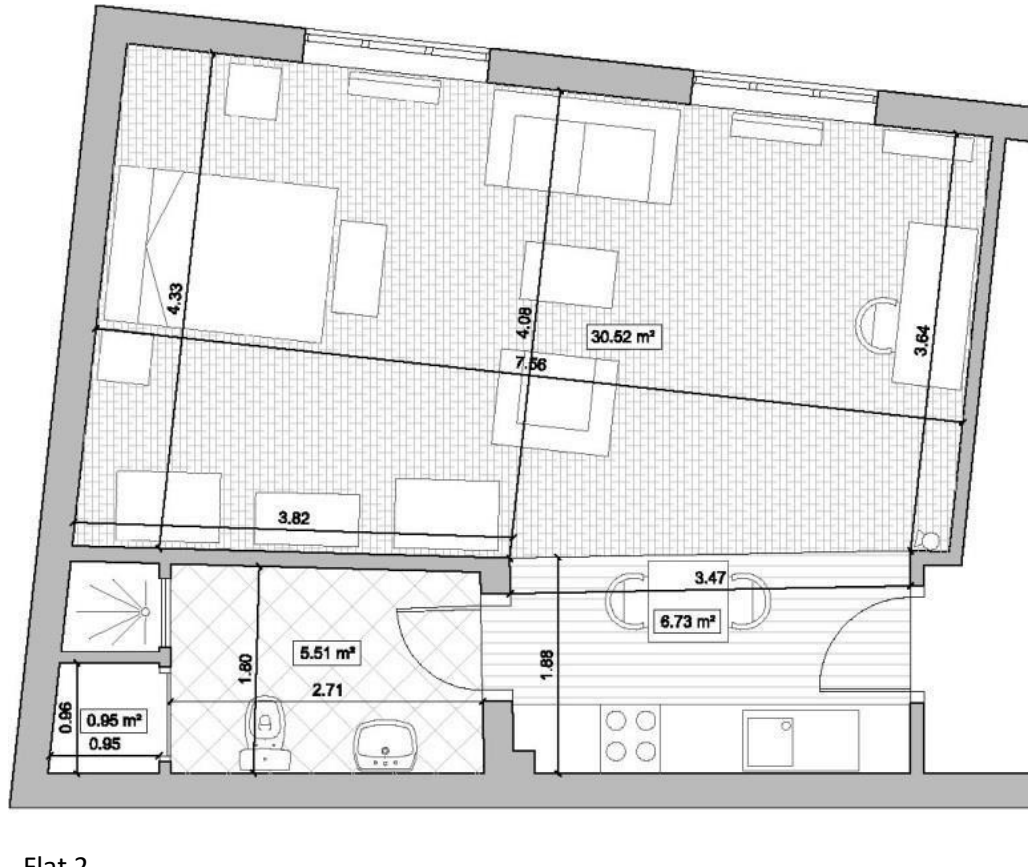


## 1 Kings Road

The College owns a flat complex on Kings Road consisting of two one-bedroom flats and two studio apartments, just over half a mile from the main college building. The building used to be a pub called The Hat and Feathers which was renovated. (See plans of Flat 1 and Flat 2 below.)



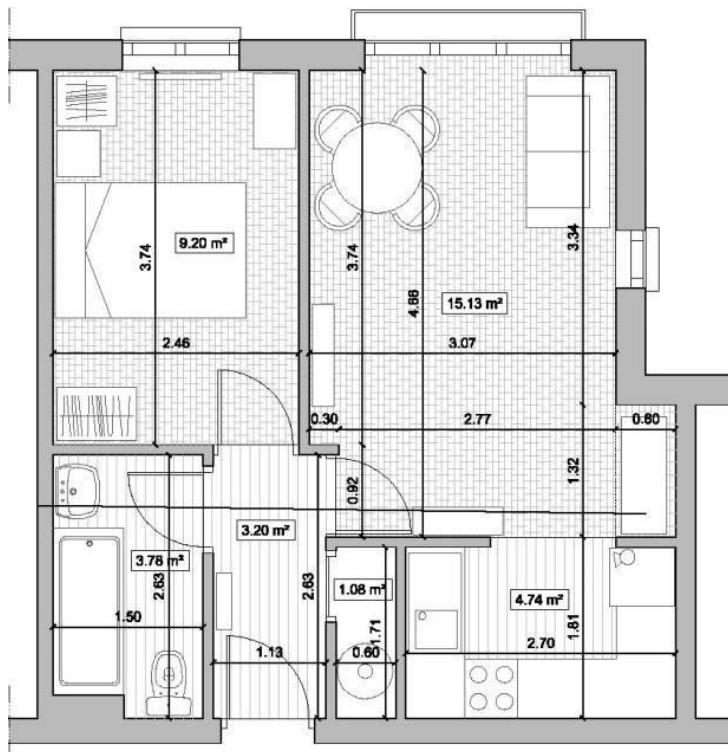
1 Kings Road – Flat 1



1 Kings Road – Flat 2

### Ashworth Park

The College owns six, one-bedroom flats in Ashworth Park set in a quiet area just off Kings Road. In the sought-after location of Newnham, just a short walk from the main college building, but with good access to the City, all major roads and local amenities. (See plan of Flat 11 below.)

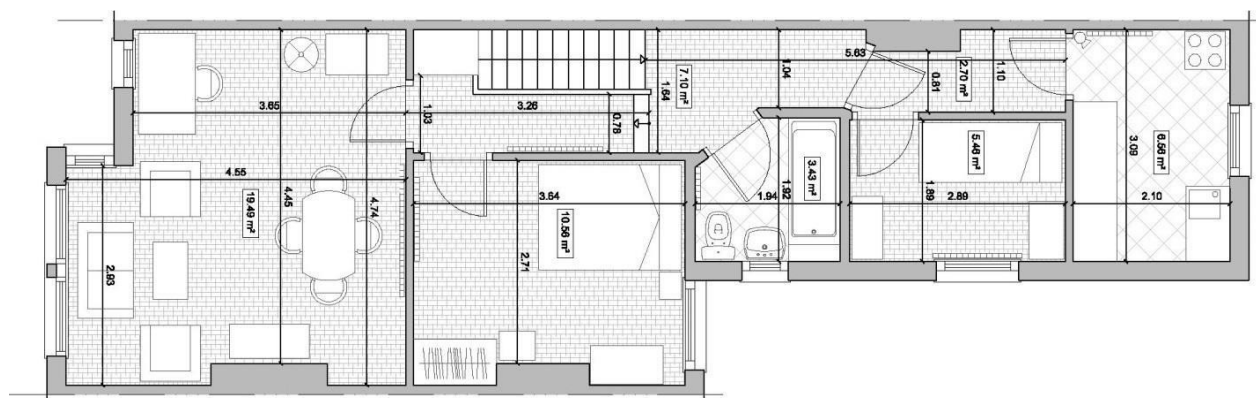


## 4.2 Two Bedroom Flats

These flats are mainly suitable for couples with one child. These are located in the upper part of the buildings. Gas and electricity charges are not included within the rental price, but accounts are already set up with a company and will be recharged to you based on consumption. Water is included within the price of the rent. A deposit equal to four weeks rent will be charged to your College account shortly after arrival along with your first terms rent

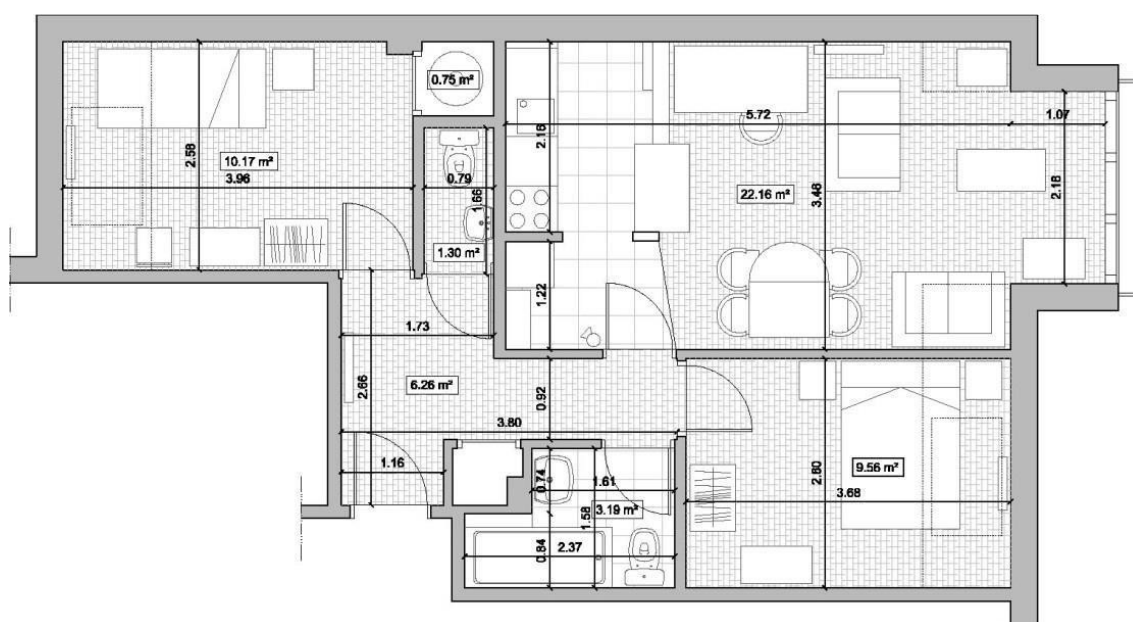
### Eltisley Avenue

The College owns three, two-bedroom flats in Eltisley Avenue in the Newnham village just half a mile from the main college building. (See plan of 57 Eltisley Avenue Upper below.)



### Ashworth Park

The College owns three, two-bedroom flats in Ashworth Park set in a quiet area just off Kings Road. In the sought-after location of Newnham, just a short walk from the main college building, but with good access to the City, all major roads and local amenities. (See plan of Flat 27 below.)





## 1A & 1B Kings Road

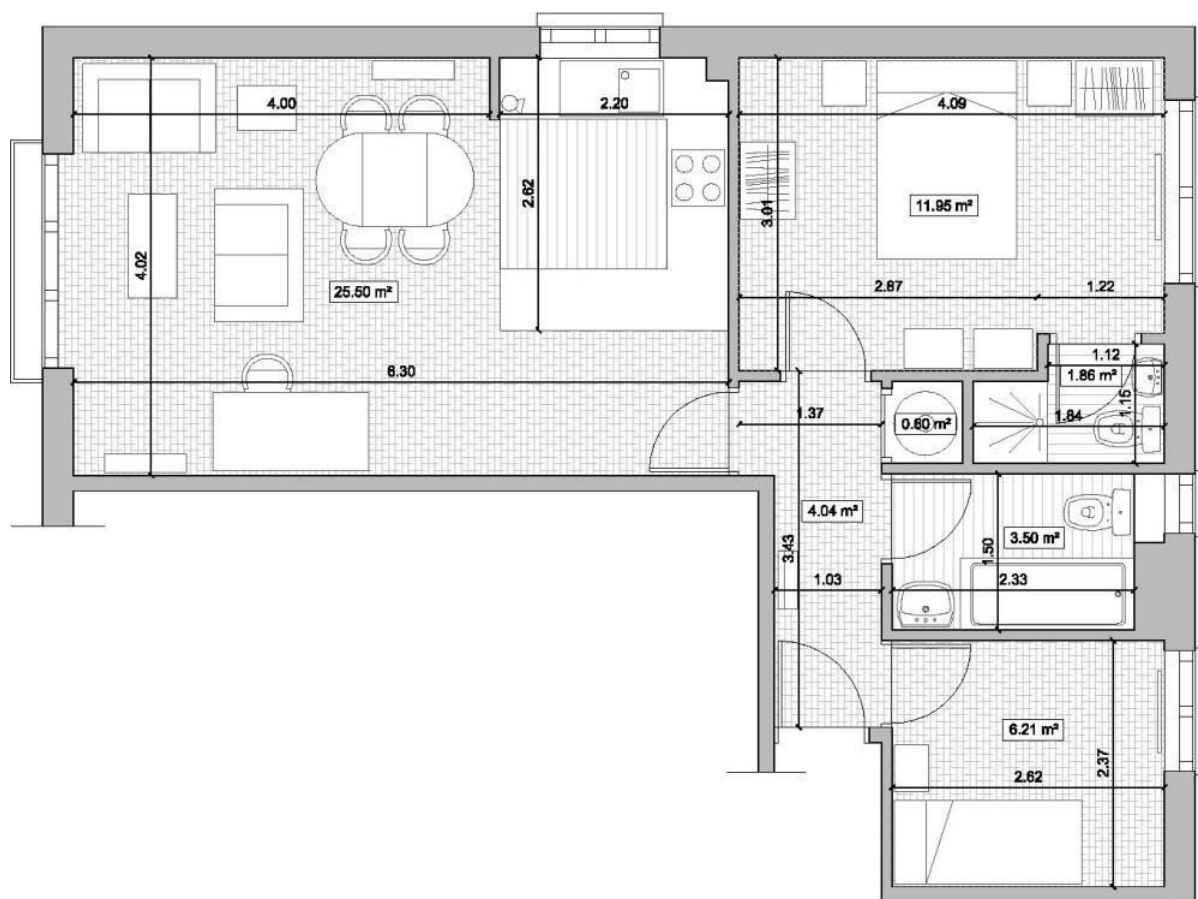
The College has two, two bedroomed small houses suitable for couples with a child. These are situated just behind the flats at 1 Kings Road.

### 4.3 Two Bedroom Flats (with bunkbeds)

This accommodation is suitable for couples with two children. The rent does not include charges for Gas and Electricity. These are on a metered contract which is invoiced to the College and which will be re-charged without any additional fees to your College account on a regular basis. Original copies of the invoice for your property from the energy supplier may be provided if required. Water is included within the price of the rent. A deposit not more than four weeks rent will be charged to your College account shortly after arrival along with your first terms rent

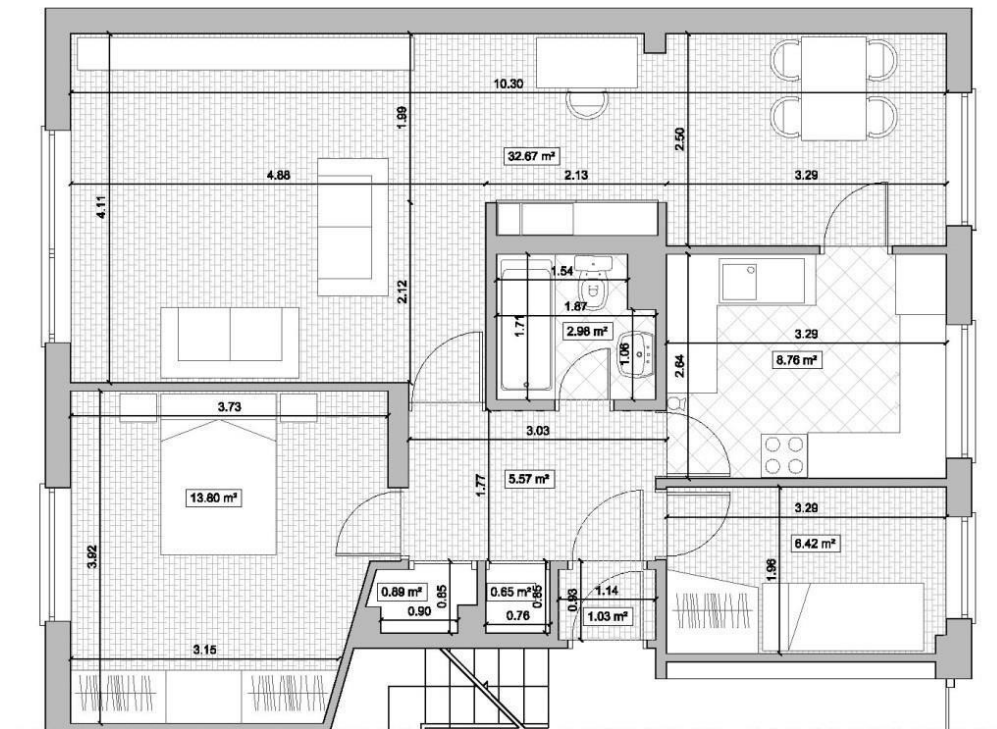
## 18 Ashworth Park

The College owns one, two-bedroom flat with bunk beds in Ashworth Park set in a quiet area just off Kings Road, located in the upper part of the building. In the sought-after location of Newnham, just a short walk from the main college building, but with good access to the City, all major roads and local amenities. (See plan for Flat 18 below.)



## 4 Croft Lodge

The College lets one, ground floor two bedroom flat with a bunk beds in Croft Lodge set in an apartment block just off Barton Road. In the sought-after location of Newnham, just a short walk from the main college building, but with good access to the City, all major roads and local amenities. (See the plan for the Flat 4 below.)



## 5. The Rules

### *Furniture & Furnishings:*

You may not bring your own furniture or curtains into your room. Furniture and curtains provided by the College cannot be removed from your room.

All rooms have curtains or blinds and are fully carpeted. Beds are standard single size and have mattresses and a mattress protector fitted. Double beds are not permitted in single student rooms except in the Old Granary and Mount Pleasant Halls (St. Edmunds) where they are provided by the College. Extra-long beds may be provided by the Maintenance department on medical grounds if supported by a medical certificate. Orthopaedic or medical mattresses are not provided by the College but may be installed by the resident only with prior approval supported by medical certificate. You may purchase a bedding pack (see Page 4) or bring your own bedding.

### *Heating:*

Central heating is provided in all College living areas from October through to April with daily times set in consultation with the student body. Heating is turned off for periods during the day and is also turned off overnight. Electric or portable gas heaters are not allowed to be kept in rooms and will be removed without notice.

### *Electrical items:*

All appliances used in College properties (Inc. kitchens) should conform to a British Standard and should be PAT tested before use. If you are unsure of whether any electrical equipment you have conforms to this standard, please speak to the Clerk of Works. The College arranges PAT testing to be carried out in October on all electrical appliances, including student owned equipment. The Maintenance Department will issue details of PAT testing arrangements. The College reserves the right to remove unsafe electrical items from student accommodation. Students who purchase electrical equipment after the October PAT testing week are to contact the Clerk of Works to arrange PAT testing of that equipment. A charge may be levied for this testing.

Items such as fridges & freezers (in addition to those supplied by the College), microwaves, hobs or rice cookers are not permitted to be used in individual rooms.

Square electrical adaptors are no longer legal for use in College properties – 4-way extensions are allowed but Fire Regulations ban multiple usage (i.e. extensions plugged into extensions). If you are travelling from overseas, you are advised to bring the minimum of personal electrical equipment because it may not conform to British Standards.

The College is striving to reduce its environmental impact and encourages residents to turn off all heating and electrical goods when leaving their room.

### *Cleaning:*

Your room will not be cleaned by a College cleaner except for en suite bathrooms which are cleaned on a fortnightly or 3-week rotation depending on the building. Residents are responsible for the cleanliness of their own rooms, washing up their dishes, making their beds, and helping to keep any communal areas, especially the kitchens and bathrooms clean and tidy. Vacuum cleaners and cleaning products are provided in each household.

### *Keys:*

You will receive one room key on arrival and a front door key to the main College. There is a charge for providing a duplicate key if the original is lost. Some properties are accessed using an electronic key system (Salto) which can be programmed at the Porters Lodge.

### *Giving notice of vacating a room/flat:*

Please refer to the accommodation licence for further details.

### *Vacating a room:*

When you vacate a room, you must clear it of all possessions and any rubbish. If you leave it in a state that requires Darwin College staff to clear it, you will be charged an amount at the discretion of the Head of Domestic Operations. The keys must be returned to the Porters Lodge as part of your check-out unless during working hours and they are not available, in which case they can be given to the Accommodation Office.

Please note that you are responsible for the room and will continue to be invoiced charges associated with it until the keys have been returned, or your Salto access removed.

#### *Changing rooms:*

Normally a change of room is not permitted. If you have a special reason for wanting to move, you need to put this in writing to the Accommodation Office. An administrative fee may be charged

#### *Damage:*

Any damage to rooms will have to be paid for by the occupant(s). If damage to rooms or communal areas is not traceable to individuals, costs may be charged equally among all residents in that property. Please see the attached sheet for details of charges.

#### *Cooking:*

Please note that cooking is only allowed in the designated kitchen for your room. Cooking in your room is not allowed. You should never leave cooking unattended. Please make sure to switch off cookers and kettles at the switch on the wall.

#### *Smoking:*

Smoking is not permitted in any buildings at all in Darwin College including e-cigarettes.

#### *Candles etc:*

Please note that you are not permitted to have any candles, joss sticks or such items of any kind in the accommodation and they will be removed if found.

#### *Guests:*

Not to have overnight guests except occasionally and for Fire Safety reasons, all overnight guests should be registered at the Porters' Lodge.

#### *Bicycles:*

Bicycles are not allowed inside any College buildings.

#### *Fire alarms and fire drills:*

You must always respond to a fire alarm, by leaving the building and reporting to your designated fire assembly point, the location of which is available on the notice boards within the property.

There will be at least one fire drill in the course of the year, which is a legal requirement. Tampering with Fire Safety equipment (such as extinguishers), fire detection equipment (such as plastic covers over smoke/heat detector heads) contravenes the Fire Safety regulations. If you tamper with any of this equipment the College retains the right to cancel your licence agreement.