

Terms and Conditions

URBAN CREATION (BEECH HOUSE) LTD

These conditions govern all bookings made with Urban Creation (Beech House) Ltd.

You accept these conditions yourself and on behalf of all members of your party, whether you are booking as a guest or on behalf of others. In addition, by visiting or using our website, you agree to comply with the site terms.

1. Making a reservation
2. Pricing and Payment
3. Arrival & Departure
4. Your stay
5. Changes, Amendments and Cancellations
 - a. Refundable cancellation and standard Rates
 - b. Non-Refundable Rate
 - c. Amendments
 - d. Cancellation by Urban Creation LTD
6. Extra
7. Car Parking
8. Pets
9. General

1. Making a reservation

- Reservations can be made for Urban Creation (Beech House) Ltd via our website, OTA portal or direct with the Urban Creation reservations team.
- Reservations can only be made by those older than 18 years old.
- To secure a reservation, credit or debit card details will need to be provided.
- Please ensure that all details on the reservation are complete and correct before confirming your stay as we will not be held liable for any inaccuracies in data.
- Once the reservation has been accepted, a confirmation email will be sent to the email address provided.
- If you believe that there is an error on the reservation, please contact us immediately.

2. Pricing and Payment

- Urban Creation (Beech House) Ltd uses a dynamic pricing model, therefore the pricing for each apartment fluctuates based on market demand. Pricing quoted will be the total cost for your stay using this model. The price you pay is the price you are quoted at the time you complete the reservation.
- Apartment pricing is per apartment, per night and is inclusive of VAT at the rate at the time of your booking. If the VAT rate changes between the time you completed your reservation and the time of your stay, we may change the VAT rate %, but your price will remain the same.
- All payments are due at the time of making the booking.
- Refundable rate reservations are changeable and cancellable. An additional fee maybe payable depending on the changes required (please see Section 5 regarding-cancellation terms).
- Non-refundable rate reservations are a stricter rate in which you are unable to cancel the booking. You may amend the booking to new dates, however, an additional fee maybe payable depending on the changes required.

3. Arrival & Departure

- Check in for the apartments is from 4pm on the scheduled day of arrival unless you have an agreed early check-in agreed with the reservations team.
- Early check-in is subject to availability and is charged at £10 per hour.

- Guests will be asked to provide proof of identity before check-in. Acceptable forms of identification are a passport, driving licence, ID card or police warrant card.
- Check-out for the apartments is to be no later than 11am on the scheduled day of departure unless you have an agreed late check out from the reservations team.
- Late check-out's are always subject to availability and ~~are~~ charged at £10 per hour.

4. Your stay

- You must not exceed the maximum occupancy specified for each apartment that you book.
- You will need to contact our reservations team to confirm the availability of extra beds, cots and apartment sizes.
- We reserve the right to conduct checks on occupancy.
- Occupancy of any apartments is not transferable.
- Anyone found to be in breach of the maximum occupancy will be evicted from the property with no refund of unused nights stays.

Apartment	Max Occupancy	Apartment	Max Occupancy
APT 1	2 Adults Or 2 adults 1 child (Under 16 yrs. old, Child has extra bed at additional cost in living area) Plus, Additional Cot	APT 9	2 Adults Or 2 adults 1 child (Under 16 yrs. old, Child has extra bed at additional cost in living area) Plus, Additional Cot
APT 2	2 Adults Plus, Additional Cot	APT 10	2 Adults Plus, Additional Cot
APT 3	2 Adults Or 2 adults 1 child (Under 16 yrs. old, Child has extra bed at additional cost in living area) Plus, Additional Cot	APT 11	2 Adults Plus, Additional Cot
APT 4	2 Adults Plus, Additional Cot	APT 12	2 Adults Plus, Additional Cot
APT 5	2 Adults Or 2 adults 1 child (Under 16 yrs. old, Child has extra bed at additional cost in living area) Plus, Additional Cot If Additional Bed used cot may not fit)	APT 13	2 Adults Plus, Additional Cot
APT 6	2 Adults Or 2 adults 1 child (Under 16 yrs. old, Child has extra bed at additional cost in living area) Plus, Additional Cot (If additional Bed used cot may not fit)	APT 14	2 Adults Plus, Additional Cot
APT 7	4 adults Or 2 adults 2 children (Under 16 yrs. old) Or 1 adult 3 children ((Under 16 yrs. old) Or 3 adult 1 child ((Under 16 yrs. old) Plus, Additional Cot	MH 1	5 adults Or 3 adults 2 children (Under 16 yrs. old) Or 1 adult 4 children ((Under 16 yrs. old) Or 4 adult 1 child (Under 16 yrs. old) Plus, Additional Cot
APT 8	2 Adults Plus, Additional Cot	MH2	5 adults Or 3 adults 2 children (Under 16 yrs. old) Or 1 adult 4 children (Under 16 yrs. old) Or 4 adult 1 child (Under 16 yrs. old) Plus, Additional Cot

- Where an apartment can accommodate an additional bed there will be an additional charge of £35 per night.
- Under 18s are not allowed to stay in our apartments alone. We reserve the right to request a valid photographic proof of identity and age.
- Any special requests made by all apartment bookings and add-ons are subject to availability.
- In completing a reservation with Urban Creation (Beech House) Ltd you are agreeing to not use the apartments or its facilities to conduct in any commercial activities or any activities that seeks to gain profit without prior written consent from the Urban Creation LTD company. Failure to do so may result in the reservation being terminated and any money paid will be retained.
- Beech House property is a no- smoking property. There is a designated smoking area outside.
- You must not smoke in any of our apartments or communal/public areas or interfere with the fire detection or fire safety equipment. In doing so, we may terminate your booking and reserve the right to take further action if deemed necessary. We reserve the right to recover our reasonable costs should you breach this rule.
- You must not bring any potentially hazardous or dangerous items onto the premises.
- You must not cause any disturbance to other guests or team members including, but not limited, to noise disturbance.
- You must not remove any property from the apartments.
- You must not prevent the Urban Creation management team, maintenance team or housekeeping team access to your apartment/s as and when it is required. The Housekeeping staff are permitted to enter the apartment a minimum of once a week to have full access to the apartment.
- Any additional costs that we are entitled to recover under this section (at our discretion) may be charged to the payment method that was used at the time of the booking.

5. Changes, Amendments and Cancellations

a. Refundable Cancellation and Standard Rates

- 1 - 7 nights are cancellable 24hrs before the scheduled day of arrival. Cancellation fee is equal to the first night's stay if this is not met.
- 7 - 28 nights are cancellable 7 days before scheduled day of arrival. Cancellation fee charge equal to the 7 night's stay if this is not met.
- 29 + nights are cancellable 29 nights before scheduled day of arrival. Cancellation fee charge equal to the 29 night's stay if this is not met.

b. Non-refundable rate

- As the non-refundable rate is a discounted rate, these bookings are not refundable in whole or in part.
- Whilst we will not provide any refunds for the apartment rates, we will refund any car parking or additional items added to the reservation.

c. Amendment's

- All amendments are subject to availability and subject to additional charge if there is a change in apartment banding or rate.
- Amendments can be made up to 24hrs before the scheduled day of arrival.

d. Cancellation by Urban Creation Ltd

Urban Creation reserves the right to cancel your reservation with us, in part or whole, if:

- You fail to pay us when required
- You breach any of these terms

The above forms of cancellation will happen with immediate effect and we will notify you either in person, by phone or email. Where your stay has/has not commenced, the total payment made for the reservation will be deemed as a cancellation charge and is not for any service.

Where it is caused by an event outside of our reasonable control (see Section 9) we may take the action to cancel your reservation to you by phone or email. We will provide a full refund of any payment made regardless of if the refundable or non-refundable rate was used. This refund will be processed using the same method as it was received.

6. Extras

- Extras are classed as additional items that can be added to a reservation. These includes, but not limited to, exclusive car parking, cots, beds and additional services.
- All room rates exclude any extras unless otherwise stated.
- Extras are subject to availability.
- Extras are non-transferable.

7. Car Parking

- Car parking is available for the Beech House property but may not be directly outside.
- We shall not be liable in any circumstances for any loss or damage to vehicles you bring to the car parks we use, or any personal property left in them.

8. Pets

- Pets are not allowed at Urban Creation (Beech House) LTD.
- Guide dogs and hearing dogs may be allowed to be brought into the property; please notify the reservations team in advance of your scheduled day of arrival that you are intending to bring such dog(s) with you.

9. General

- We reserve the right to amend these terms from time to time.
- The terms that are applicable to your reservation are the ones that were in force at the time the reservation was made.
- Events beyond our reasonable control: Events that we deem are beyond our reasonable control include but not limited to flood, earthquake, extreme adverse weather conditions, natural disasters, other acts of God, acts of terrorism, partial or full cancellation or delay of major public event, interruption or fire (except by way of our default) or failure of (except by way of our default) electric power, gas, water, or other utility service, plant machinery, computers, vehicles or any collapse of building structures
- Our Liability: We are responsible for our own operated apartments, subject to the following conditions:
 - All warranties, conditions and other terms implied by statute or common law or otherwise are, to the fullest extent permitted by law, excluded from any contract with us and these Conditions shall apply in their place. However, nothing in these Terms and Conditions will affect your statutory rights if you are a consumer. Nothing in these terms and conditions limits or excludes our liability for death or personal injury resulting from negligence; or misrepresentation by us, or any liability that cannot by law be excluded.
 - Subject to the limitations set out in these Terms and Conditions and to the extent permitted by law, we shall only be liable for direct damages actually suffered, paid or incurred by you due to an attributable shortcoming of our obligations in respect of our services, up to an aggregate amount of the cost of your reservation as set out in the confirmation email issued by us (whether for one event or series of connected events)
 - If your booking is for, as, or on behalf of a business or business employee, that business shall indemnify us against all liabilities, costs, expenses, damages and losses

(including any direct or indirect consequential losses, loss of profit, loss of reputation and all interest, penalties and legal and other reasonable professional costs and expenses suffered or incurred by us arising out of or in connection with your, or your businesses' breach or negligent performance or non-performance of these Terms and Conditions. If your booking is for, as or on behalf of a business or business employee, our total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise arising in connection with the performance or contemplated performance of your booking shall be limited to the fees paid to us under your booking.

- Privacy and Data: We respect your right to privacy. When you book through our website your details are protected by a secure connection and used for booking purposes only.
- Any personal information, which you volunteer to Urban Creation (Beech House) Ltd, will be treated with the highest standards of security and confidentiality, strictly in accordance with the Data Protection Acts, 1988 & 2003.
- For more information in regard to our Privacy Policy, please click [here](#).

Terms and Conditions

URBAN CREATION (Alison Court) LTD

These conditions govern all bookings made with Urban Creation (Alison Court) Ltd.

You accept these conditions yourself and on behalf of all members of your party, whether you are booking as a guest or on behalf of others. In addition, by visiting or using our website, you agree to comply with the site terms.

10. Making a reservation
11. Pricing and Payment
12. Arrival & Departure
13. Your stay
14. Changes, Amendments and Cancellations
 - a. Refundable cancellation and standard Rates
 - b. Non-Refundable Rate
 - c. Amendments
 - d. Cancellation by Urban Creation LTD
15. Extra
16. Car Parking
17. Pets
18. General

1. Making a reservation

- Reservations can be made for Urban Creation (Alison Court) Ltd via our website, OTA portal or direct with the Urban Creation reservations team.
- Reservations can only be made by those older than 18 years old.
- To secure a reservation, credit or debit card details will need to be provided.
- Please ensure that all details on the reservation are complete and correct before confirming your stay as we will not be held liable for any inaccuracies in data.
- Once the reservation has been accepted, a confirmation email will be sent to the email address provided.
- If you believe that there is an error on the reservation, please contact us immediately.

2. Pricing and Payment

- Urban Creation (Alison Court) Ltd uses a dynamic pricing model, therefore the pricing for each apartment fluctuates based on market demand. Pricing quoted will be the total cost for your stay using this model. The price you pay is the price you are quoted at the time you complete the reservation.
- Apartment pricing is per apartment, per night and is inclusive of VAT at the rate at the time of your booking. If the VAT rate changes between the time you completed your reservation and the time of your stay, we may change the VAT rate %, but your price will remain the same.
- All payments are due at the time of making the booking.
- Refundable rate reservations are changeable and cancellable. An additional fee maybe payable depending on the changes required (please see Section 5 regarding-cancellation terms).
- Non-refundable rate reservations are a stricter rate in which you are unable to cancel the booking. You may amend the booking to new dates, however, an additional fee maybe payable depending on the changes required.

3. Arrival & Departure

- Check in for the apartments is from 4pm on the scheduled day of arrival unless you have an agreed early check-in agreed with the reservations team.
- Early check-in is subject to availability and is charged at £10 per hour.

- Guests will be asked to provide proof of identity before check-in. Acceptable forms of identification are a passport, driving licence, ID card or police warrant card.
- Check-out for the apartments is to be no later than 11am on the scheduled day of departure unless you have an agreed late check out from the reservations team.
- Late check-out's are always subject to availability and ~~are~~ charged at £10 per hour.

4. Your stay

- You must not exceed the maximum occupancy specified for each apartment that you book.
- You will need to contact our reservations team to confirm the availability of extra beds, cots and apartment sizes.
- We reserve the right to conduct checks on occupancy.
- Occupancy of any apartments is not transferable.
- Anyone found to be in breach of the maximum occupancy will be evicted from the property with no refund of unused nights stays.
- All Apartments in this property will accommodate 2 Adults or 1 adult 2 children, (Under 16 yrs. old, Child has extra bed at additional cost in living area) Plus a cot
- Where an apartment can accommodate an additional bed there will be an additional charge of £35 per night.
- Under 18s are not allowed to stay in our apartments alone. We reserve the right to request a valid photographic proof of identity and age.
- Any special requests made by all apartment bookings and add-ons are subject to availability.
- In completing a reservation with Urban Creation (Alison Court) Ltd you are agreeing to not use the apartments or its facilities to conduct in any commercial activities or any activities that seeks to gain profit without prior written consent from the Urban Creation LTD company. Failure to do so may result in the reservation being terminated and any money paid will be retained.
- Alison Court property is a no- smoking property. There is a designated smoking area outside.
- You must not smoke in any of our apartments or communal/public areas or interfere with the fire detection or fire safety equipment. In doing so, we may terminate your booking and reserve the right to take further action if deemed necessary. We reserve the right to recover our reasonable costs should you breach this rule.
- You must not bring any potentially hazardous or dangerous items onto the premises.
- You must not cause any disturbance to other guests or team members including, but not limited, to noise disturbance.
- You must not remove any property from the apartments.
- You must not prevent the Urban Creation management team, maintenance team or housekeeping team access to your apartment/s as and when it is required. The Housekeeping staff are permitted to enter the apartment a minimum of once a week to have full access to the apartment.
- Any additional costs that we are entitled to recover under this section (at our discretion) may be charged to the payment method that was used at the time of the booking.

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a. Refundable Cancellation and Standard Rates

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- 29 + nights are cancellable 29 nights before scheduled day of arrival. Cancellation fee charge equal to the 29 night's stay if this is not met.

c. Non-refundable rate

- As the non-refundable rate is a discounted rate, these bookings are not refundable in whole or in part.
- Whilst we will not provide any refunds for the apartment rates, we will refund any car parking or additional items added to the reservation.

d. Amendment's

- All amendments are subject to availability and subject to additional charge if there is a change in apartment banding or rate.
- Amendments can be made up to 24hrs before the scheduled day of arrival.

e. Cancellation by Urban Creation Ltd

Urban Creation reserves the right to cancel your reservation with us, in part or whole, if:

- You fail to pay us when required
- You breach any of these terms

The above forms of cancellation will happen with immediate effect and we will notify you either in person, by phone or email. Where your stay has/has not commenced, the total payment made for the reservation will be deemed as a cancellation charge and is not for any service.

Where it is caused by an event outside of our reasonable control (see Section 9) we may take the action to cancel your reservation to you by phone or email. We will provide a full refund of any payment made regardless of if the refundable or non-refundable rate was used. This refund will be processed using the same method as it was received.

6. Extras

- Extras are classed as additional items that can be added to a reservation. These includes, but not limited to, cots, beds and additional services.
- All room rates exclude any extras unless otherwise stated.
- Extras are subject to availability.
- Extras are non-transferable.

7. Car Parking

- Car parking is available to the rear of the apartments, Free of Charge on a 1st come 1st serve basis

8. Pets

- Pets are not allowed at Urban Creation (Alison Court) LTD.
- Guide dogs and hearing dogs may be allowed to be brought into the property; please notify the reservations team in advance of your scheduled day of arrival that you are intending to bring such dog(s) with you.

9. General

- We reserve the right to amend these terms from time to time.
- The terms that are applicable to your reservation are the ones that were in force at the time the reservation was made.
- Events beyond our reasonable control: Events that we deem are beyond our reasonable control include but not limited to flood, earthquake, extreme adverse weather conditions, natural disasters, other acts of God, acts of terrorism, partial or full cancellation or delay of major public event, interruption or fire (except by way of our default) or failure of (except by way of our default) electric power, gas, water, or other utility service, plant machinery, computers, vehicles or any collapse of building structures
- Our Liability: We are responsible for our own operated apartments, subject to the following conditions:
 - All warranties, conditions and other terms implied by statute or common law or otherwise are, to the fullest extent permitted by law, excluded from any contract with us and these Conditions shall apply in their place. However, nothing in these Terms and

Conditions will affect your statutory rights if you are a consumer. Nothing in these terms and conditions limits or excludes our liability for death or personal injury resulting from negligence; or misrepresentation by us, or any liability that cannot by law be excluded.

- Subject to the limitations set out in these Terms and Conditions and to the extent permitted by law, we shall only be liable for direct damages actually suffered, paid or incurred by you due to an attributable shortcoming of our obligations in respect of our services, up to an aggregate amount of the cost of your reservation as set out in the confirmation email issued by us (whether for one event or series of connected events)
- If your booking is for, as, or on behalf of a business or business employee, that business shall indemnify us against all liabilities, costs, expenses, damages and losses (including any direct or indirect consequential losses, loss of profit, loss of reputation and all interest, penalties and legal and other reasonable professional costs and expenses suffered or incurred by us arising out of or in connection with your, or your businesses' breach or negligent performance or non-performance of these Terms and Conditions. If your booking is for, as or on behalf of a business or business employee, our total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise arising in connection with the performance or contemplated performance of your booking shall be limited to the fees paid to us under your booking.
- Privacy and Data: We respect your right to privacy. When you book through our website your details are protected by a secure connection and used for booking purposes only.
- Any personal information, which you volunteer to Urban Creation (Alison Court) Ltd, will be treated with the highest standards of security and confidentiality, strictly in accordance with the Data Protection Acts, 1988 & 2003.
- For more information in regard to our Privacy Policy, please click [here](#).