

1. Offer open to existing customers who complete a room booking for the 2026/27 academic year at one of the properties listed in the table below in paragraph 2 will receive a discount on their room, subject to these terms and conditions. No cash alternative is available.

2. Only a limited number of discounts available at each property.

3. This offer is open between 12:00 pm BST ('noon') on 10 February 2026 until all the discounts for each property have been allocated or 23:59 pm BST on 31 July 2026, whichever is earlier ("Offer Period").

4. This offer is only available at the following properties for all room types, and the maximum number of and value of discounts available at each property is stated against its name. Additionally, this offer is available for room bookings made for the 2026/27 academic year at one of the rooms listed below through an approved Student Roost agent:

Property	Number of discounts available	Value of discount	Discount Code
Mealmarket Exchange	25	£200	ME200RB
Pittodrie Street	40	£100	PS100RB
Great Patrick Street	30	£200	GPS200RB
John Bell House	15	£200	JBH200RB
Little Patrick Street	15	£200	LPS200RB
Nelson Place	30	£200	NP200RB
Swanston House	25	£200	SH200RB
Hillfort House (51-week tenancies only)	30	£300	HH300RB
Zinc Quarter	25	£250	ZQ250RB
The Towpath	20	£150	TT150RB
The Towpath	15	£200	TT200RB
Tramways	20	£150	TRA150RB
Tramways	50	£200	TRA200RB
Brewers Court	4	£350	BC350RB
Portsburgh Court	15	£250	PC250RB
Buchanan View	15	£500	BV500RB

Dobbie's Point	10	£500	DP500RB
Merchant Studios	10	£250	MS250RB
Merchant Studios (excludes Studio Classic & Studio Classic Plus)	5	£500	MSM500RB
St Mungo's	10	£250	SM250RB
St Mungo's	5	£500	ST500RB
Eastern Boulevard	10	£200	EB200RB
Newarke Street	15	£200	NS200RB
Regents Court	10	£200	RC200RB
The Summit	25	£200	TS200RB
Upperton Road	50	£200	UR200RB
Mannequin House (ONLY available for Ensuite Diamonds, Ensuite Gold, Ensuite Gold Plus, Ensuite Platinum, Ensuite Platinum Plus)	10	£1,000	MH1000RB
Vincent Place	10	£250	VP250RB
St David's	75	£250	SD250RB
Newcastle 1 (studio only)	15	£500	N1M500RB
St James House (studio only)	4	£500	SJM500RB
St James Point (studio only)	10	£500	SJP500RB

5. To qualify a customer must:

1. complete a room booking for the 2026/27 academic year during the Offer Period at one of the properties listed in paragraph 2, for a minimum tenancy period of 39 weeks AND, if applicable, make the room booking through an approved Student Roost agent; and
2. be aged 18 years or older at the start of the 2026/27 tenancy period; and
3. be undertaking a course of study at an institution of further and/or higher education in the United Kingdom during the 2026/27 academic year; and
4. check-in to the relevant property at the start of the 2026/27 tenancy and not have given notice of cancellation; and

5. if an existing customer, not be in rent arrears under their 2025/26 tenancy agreement or otherwise in breach of their 2025/26 tenancy agreement or any prior tenancy agreement with Student Roost; and
6. pay the first rent instalment due under their 2026/27 tenancy agreement in cleared funds by the due date.

6. For a booking to complete the qualifying customer must have accepted the terms and conditions of Student Roost's 2025/26 tenancy agreement, paid the deposit (if any), their guarantor must have signed and returned the guarantee agreement and any applicable cooling off or cancellation period must have expired without the customer giving notice of cancellation. Internet access is required.

7. This offer is only available for bookings made at the properties listed above in paragraph 2 for the specific room types listed next to each property. Bookings made at a relevant property for a room type not listed are not eligible for this offer.

8. Rooms are subject to availability.

9. Student Roost accepts no responsibility for bookings not successfully completed during the Offer Period due to a technical fault, technical malfunction, computer hardware or software failure, satellite, network or server failure of any kind.

10. This offer cannot be applied retrospectively to customers who have already completed a room booking at one of the properties listed in paragraph 2 for the 2026/27 academic year.

11. This offer excludes bookings for the 2026/27 academic year referred through a nomination agreement or a referral agreement.

12. Customers living with Student Roost who are in rent arrears or otherwise in breach of a 2025/26 tenancy agreement with Student Roost, or any prior tenancy agreement with Student Roost, are not eligible for this offer.

13. The rent discount will be applied as a credit to the qualifying customer's account with Student Roost and will be deducted from the final rent instalment payable pursuant to the customer's 2026/27 tenancy agreement. If the rent discount exceeds the amount of the final rent instalment payable pursuant to the customer's 2026/27 tenancy agreement then the balance will be deducted from the previous rent instalment.

14. If a customer does not check in to the property at the start of their 2026/27 tenancy they will forfeit entitlement to the rent discount and will be liable for the full amount of the rent under their tenancy agreement.

15. If a customer does not pay all rent instalments due and any other outstanding amounts/fees owed to Student Roost under their 2026/27 tenancy agreement they will forfeit entitlement to the rent discount and will be liable for the full amount of the rent under their tenancy agreement

16. If a customer cancels their 2026/27 tenancy agreement during the tenancy period they will forfeit entitlement to the rent discount and will be liable for the full amount of the rent under their tenancy agreement.

17. Student Roost reserves the right to withdraw or change this offer at any time.

18. These terms and conditions are governed by English law and courts.

Promoter: Student Roost, Alpha Tower, 14th Floor, Suffolk Street Queensway, Birmingham, B1 1TT.

Version control

Version: v7

Date: 10/06/2026

Summary:

Offers no longer available from 23:59PM on the 10th June 2026:

Mealmarket exchange

Great Patrick St

John Bell House

The Towpath

Tramways

Brewers Court

Portsburgh Court

Upperton Road

Mannequin House

Newcastle 1

St. James House

St. James Point

Version: v6

Date: 18 May 2026

Summary:

Offer no longer available from 23:59pm on 17 May 2026:

St Davids

Discount updated for the following properties from 00:01am on 18 May 2026:

Hillfort House offer changed to 51-week tenancies only

Newcastle 1 introduced £500 discount (studio only) (code N1M500RB): 15 codes

St James House introduced £500 discount (studio only) (code SJM500RB): 4 codes

St James Point introduced £500 discount (studio only) (code SJP500RB): 10 Codes

Merchant Studios discount value increased to £500 (51-week tenancies only, excludes Classic Studio & Classic Plus Studio) (code MSM500RB): 5 Codes

Offers for the following properties to be extended until 23:59pm on 31 July 2026:

Mealmarket Exchange, Pittodrie Street, Great Patrick Street, John Bell House, Little Patrick Street, Nelson Place, Swanston House, Hillfort House, Zinc Quarter, The Towpath, Tramways, Brewers Court, Portsburgh Court, Eastern Boulevard, Regents Court, The Summit, Upperton Road, Mannequin House, Vincent Place

Number of discount allocations available updated as of 00:01am on 18 May 2026

Version: v5

Date: 30 April 2026

Summary:

Offers no longer available from 23:59pm on 30 April 2026:

St Mungo's

Version: v4

Date: 29 April 2026

Summary:

Offers no longer available from 23:59pm on 29 April 2026:

Dobbie's Point

Offer only available for selected room types from 23:59pm on 29 April 2026:

@ Mannequin House - Ensuite Diamonds, Ensuite Gold, Ensuite Gold Plus, Ensuite Platinum, Ensuite Platinum Plus

Version: v3

Date: 21 April 2026

Summary:

Offers no longer available from 23:59pm on 21 April 2026:

Newarke Street

Discount values updated:

The Towpath increased to £200 (code updated to TT200RB)

Tramways increased to £200 (code updated to TRA200RB)

St Mungos increased to £500 (code updated to ST500RB)

Offers for the following properties to be extended until 23:59pm on 17 May 2026:

Hillfort House, The Towpath, Tramways, Buchanan View, Dobbies Point, Merchant Studios, St Mungos, The Summit, Upperton Road, Mannequin House, Vincent Place, St Davids, Mealmarket Exchange, Pittodrie Street, Great Patrick Street, John Bell House, Little Patrick Street, Nelson Place, Swanston House, Zinc Quarter, Brewers Court, Portsburgh Court, Eastern Boulevard, Regents Court

Number of discount allocations available updated as of 23:59pm on 21 April 2026

Version: v2

Date: 23 March 2026

Summary:

Offers for the following properties ended at 12:00 GMT on 23 March 2026 and are no longer available:

York House, Deakins Place, Nottingham Two, Hydrogen, Trinity Square, Central Place, Solly House @ Central Place, Page Apartments, Cornerhouse, Hollis Croft, Laycock Studios, Sheffield 3.

Discount values updated:

Mannequin House increased to £1000 (code updated to MH1000RB)

Buchanan View increased to £500 (code updated to BV500RB)

Version: v1

Date: 10 February 2026

Summary: Initial publication of ROOM DISCOUNT OFFER (REBOOKER) FOR 2026/27 ROOM BOOKINGS