About us

Compass is a modern and vibrant student accommodation nestled in the heart of Birmingham, opposite Birmingham City University and just a short walk from Aston University.

We offer high-quality studio apartments and state-of-the-art amenities that are designed to enhance and enrich your university experience. Every aspect of life at Compass, from our apartments and communal areas to the services and support we provide, is of the very highest standard.

We’ve created the right balance of privacy and community here at Compass. Switch from relaxing in your own stylish and comfortable studio apartment to studying or socialising with friends in our co-working and communal spaces. Or even have them over for dinner in our fully equipped shared kitchen and dining area.

University is an adventure. Compass is the place to discover your own unique path in student life.

Onsite features

* ENSUITE STUDIO APARTMENTS

Your own flat designed to maximise storage space, desk space and comfort with large Ensuites and small double beds.

* LAUNDRY FACILITIES

On site laundry available 24/7.

* FREE SUPER-FAST WI-FI

Stay connected and enjoy free, superfast internet in your apartment and throughout the building.

* ALL UTILITY BILLS INCLUDED

All your bills are included, with no hidden costs.

* CONTENTS INSURANCE

We’ve got you covered with inclusive contents insurance up to the value of £10,000.

* SECURE MAIL

Get your mail delivered to the secure mailboxes in the reception area and our team will take in your parcels so you never have to miss a delivery.

* STUDY AREA

Whether you want to get some work done in peace and quiet or take part in a group study session, our comfortable study space accommodates both, with independent study booths and more sociable areas for group work.

* COMMUNAL COURTYARD

Get some fresh air and socialise with friends in our private landscaped courtyards, exclusively for residents.

* GYM & FITNESS STUDIO

Keep fit for free in our well-equipped resident only gym.

* SHARED DINING ROOM

Invite all your friends over for a dinner party or drinks by hiring out our fully-equipped kitchen/diner.

* SOCIAL CALENDAR

Make new friends and have fun by taking part in our exclusive residents' events throughout the year.

* FRIENDLY PROPERTY TEAM

Our team of experts are on-site and on hand to help you during your stay with 24/7 support.

* SAFETY FIRST

Compass has CCTV, 24-hour emergency support and a full-time property manager. There's also fob access to all flats, entrances, bicycle storage and a double-entry gate system to the car parking.

* NATIONAL CODE ACCREDITATION

We’re proud to be a member of ANUK and National Codes.

* WECHAT

Have a question and want to chat on WeChat? No problem! Contact us now.

**Rooms at Compass**

Bronze

£ 189 p/w

ROOM DESCRIPTION

Our Bronze studio apartments offer plenty of room to study and chill out in, with a small double bed, en suite bathroom, kitchen area, desk space and ample storage.

51-week tenancy

Superfast Wi-Fi

£0 deposit

All utility bills included

Bronze Plus

£ 199 p/w

ROOM DESCRIPTION

Our Bronze Plus studio apartments offer everything that our Bronze apartments do with extra floor space, which means even more room to study and chill out in, including a small double bed, en suite bathroom, kitchen area, desk space and ample storage.

51-week tenancy

Superfast Wi-Fi

£0 deposit

All utility bills included

Silver

£ 202 p/w

ROOM DESCRIPTION

Our Silver studio apartments offer plenty of room to study and chill out in, with a small double bed, en suite bathroom, kitchen area, desk space and ample storage. These apartments are slightly larger than our Bronze apartments.

51-week tenancy

Superfast Wi-Fi

£0 deposit

All utility bills included

Silver Plus

£ 212 p/w

ROOM DESCRIPTION

Our Silver Plus studio apartments offer everything that our Silver apartments do with extra floor space, which means even more room to study and chill out in, including a small double bed, en suite bathroom, kitchen area, desk space and ample storage. These are the second largest apartments at Compass.

51-week tenancy

Superfast Wi-Fi

£0 deposit

All utility bills included

Gold

£ 209 p/w

ROOM DESCRIPTION

Our Gold studio apartments offer plenty of room to study and chill out in, with a small double bed, en suite bathroom, kitchen area, desk space and ample storage. These apartments are the same size as our Silver apartments but located on a higher level, giving you some of the best views over the city.

51-week tenancy

Superfast Wi-Fi

£0 deposit

All utility bills included

Gold Plus

£ 240 p/w

ROOM DESCRIPTION

Our Gold Plus studio apartments offer everything that our Gold apartments do with extra floor space, which means even more room to study and chill out in, including a small double bed, en suite bathroom, kitchen area, desk space and ample storage. These are the largest apartments at Compass with some of the best views over the city.

51-week tenancy

Superfast Wi-Fi

£0 deposit

All utility bills included

Contract Terms

We offer full payment or termly payments. (termly payments require a UK guarantor)

All our contracts are 51 weeks.

We are offering No Visa No Pay.

We have introduced risk free booking and amended our cancellation policy to reflect this.

Promotions

* £500 cashback offer available now.
* £100 refer a friend.

Refer a friend promotion

Refer a Friend to live with Torsion students and you will receive a £100 reward.

Existing customers who refer a friend to live with Torsion Students Ltd in any of our sites will, subject to these Terms and Conditions, be entitled to a £50 reward for each friend they have referred who books a room with Torsion Students Ltd, for the academic year, for a minimum tenancy of 51 weeks.

The referring customer will be awarded the referral fee after the new customer checks into their booked property. The £100 will be paid directly to the referring customer within 30 days of the official check in weekend.

This offer ends 31st August 2022.

This offer is open to customers who are due to live with Torsion Students Ltd during the 2022/23 academic year with a valid tenancy agreement. To qualify for the offer the new customer being referred must not currently have a booking in a Torsion students Ltd property.

This offer is open to bookings made in person as well as those made online.

The existing or new customer must mention the Refer a Friend offer at the time of booking.

To qualify for the £50 referral award existing customers may refer one or more friends by providing the friend’s full name and contact telephone number to a member of the team in property or referring them in person. Please note that your friend(s) must have agreed to their details being passed onto us.

Existing customers who are in arrears or who are otherwise in breach of their current tenancy are not eligible for this offer.

Customers will only qualify for the £50 once their friend’s 2021/22 booking status has been moved to complete and the cancellation period has passed. For a booking status to move to complete, the customer’s tenancy agreement must have been completed in accordance with its terms.

Any amendments made to the booking after the offer ends will invalidate this offer.

This offer cannot be used in conjunction with any other offer.

Torsion Students Ltd reserves the right to remove or amend this promotional offer at any time.

Promoter: Torsion Students Ltd, 2175 Century Way, Thorpe Park, Leeds LS15 8ZB

**£0 Deposit**

Individual Booking Terms and Conditions

Make a booking for the academic year 22/23 with Torsion Students Ltd and receive £0 deposit.

Torsion Students Ltd will charge the proper costs we incur if you breach any of your obligations under your Tenancy Agreement, including (but not limited to):

* losses or reasonable expenses incurred by us as a result of you not complying with your obligations
* any additional cleaning required
* key, key fob or lock replacement where needed
* any unpaid accommodation fees, including unpaid rent
* any other breach of your obligations.

Customers who choose to live with Torsion Students Ltd will, subject to these Terms and Conditions, be entitled to a £0 deposit for the academic year, for a minimum tenancy of 51 weeks.

Torsion Students Ltd accepts no responsibility for bookings not successfully completed during the Entry Period due to a technical fault, technical malfunction, computer hardware or software failure, satellite, network or server failure of any kind.

These terms and conditions are along the lines of the AST (Assured Shorthold Tenancy) and are legally binding.

These terms and conditions are governed by English law.

Promoter:

Torsion Students, 2175 Century Way
​Thorpe Park
​Leeds
​LS15 8ZB

**Compass Early Bookers £500 Gift Pay Voucher**

Individual Booking Terms and Conditions

Make a booking for the academic year 22/23 with Torsion Students Ltd and receive £500 Gift Pay voucher on eligible bookings for Compass.

Customers who choose to live with Torsion Students Ltd will, subject to these Terms and Conditions, be entitled to a £500 Gift Pay voucher for the academic year, for a minimum tenancy of 51 weeks.

This offer excludes bookings for the 2022/23 academic year referred through any agency.

This offer is applicable in conjunction with the Compass Early Bookers £500 Gift Pay Voucher promotion only.

This offer is only applicable to You as the New Booker and is non-transferable.

This offer is subject to availability and can be withdrawn at any time without notice.

Customers will only qualify for the £500 Gift Pay voucher once their 2022/23 booking status has been moved to complete and the cancellation period has passed. For a booking status to move to complete, the customer’s tenancy agreement must have been completed in accordance with its terms.

The applicable voucher will be transferred to the qualifying customer’s account with Torsion Students within four weeks after the student has moved into Compass. No cash alternative is available.

If the customer does not check in to the property at the start of their 2022/23 tenancy period, they will forfeit entitlement to the voucher.

Only one voucher per qualifying customer is permitted. The voucher is personal to the qualifying customer and is non-transferable.

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

These terms and conditions are governed by English law.

Torsion Students reserves the right to withdraw or change this offer at any time.

This offer is open from 1st November 2021 at 9am until 31st December 2021 or until the limit has been met for this campaign.

Promoter:

Torsion Students, 2175 Century Way
​Thorpe Park
​Leeds
​LS15 8ZB

Contact details

Telephone number: 07538633828

Email: compass@torsionstudents.co.uk

Website: [www.torsionstudents.co.uk](http://www.torsionstudents.co.uk)

**Cancellation Policy**

**Bookings for Academic Year 2022/23**

**Cancellation within 14-Day Cooling Off Period**

If you wish to cancel your booking you may do so in writing or by sending an email directly to the Property Team (compass@torsionstudents.co.uk) within 14 days of accepting your tenancy agreement. If you decide to cancel your accommodation booking within these 14 days you will receive a full refund of your booking fee.

1. Unless the Tenancy Agreement has already commenced (meaning the Tenancy Start Date is on or before the date the Tenancy Agreement is dated) you may cancel your Tenancy Agreement (by giving us written notice of cancellation) at any time during the period ending on the date 14 days after the date we confirm your booking is complete (the “Initial Cancellation Period”). If you cancel the Tenancy Agreement during the Initial Cancellation Period, we will make no charge and will return to you your Deposit in full.

**Cancellation beyond the 14-Day Cooling Off Period**

If you wish to cancel your booking beyond the 14 day cancellation period the below is applicable.

1. Outside the Initial Cancellation Period, you will remain liable for the rental monies due under the Tenancy Agreement for the whole of the Tenancy Period or until a replacement tenant (who is satisfactory to the Landlord) is found for your Room. If we confirm to you that a satisfactory replacement tenant has been found for your Room, and the cancellation fee has been paid, we will then release you from your Tenancy Agreement with effect from the start date of the new tenancy agreement with the replacement tenant. The entering into a new tenancy agreement with a replacement tenant will be entirely at the discretion of the Landlord/Management Company.

**No visa/ No pay:**

If you secure your accommodation and you are no longer able to attend the affiliated University due to having your visa rejected, then you must provide official written evidence from the University (and relevant VISA authorities) a copy of this must be sent directly to the Property Team within 5 calendar days of the decision being notified to you. If adequate evidence is provided, you will be eligible for release from the tenancy agreement and the full booking fee will be returned.

**Didn’t get the grades you hoped for?**

If you secure your accommodation and you are no longer able to attend the affiliated University due to not achieving the grades, then you must provide official written evidence from the University (and relevant bodies at UCAS) a copy of this must be sent directly to the Property Team within 5 calendar days of the decision being notified to you. If adequate evidence is provided, you will be eligible for release from the tenancy agreement and the full booking fee will be returned.

**Illness/Extenuating Circumstances**

If you wish to leave the accommodation due to illness or any extenuating circumstances, this is assessed on a case-by-case basis. The request to cancel must be made in writing or via email at point of contact you should provide relevant material to support your release. Until a decision has been made by the site team, you remain liable for all accommodation fees. If a tenancy release is not granted, you will be required to find a replacement person before you are released from your tenancy. If you are granted a tenancy release, your deposit will be returned to you (minus any deductions relating to the condition of the Property upon your departure).