

# Residential Code of Conduct

2023 - 2024

## Residential Code of Conduct

### Overview

The University accommodation is designed to provide students with suitable living conditions, a pleasant atmosphere for studying and the chance to meet other residents from different backgrounds and cultures. It offers students an independent lifestyle, and in return we expect students to live together responsibly, without close supervision or interference from members of staff.

The residential Code of Conduct provides clear guidelines on the responsibilities of Residents. All are required to familiarise themselves with their responsibilities and abide by the Terms and Conditions of their Licence Agreement. The Residential Code of Conduct form part of the Licence Agreement. Any resident who breaches the Terms and Conditions of the Licence Agreement or Residential Code of Conduct may invoke Disciplinary Procedures.

### Conduct

The resident must conduct him/herself at all times in a responsible and proper manner with due consideration for University staff, other residents, local residents and members of the public generally. Conduct related to the Halls of Residence, which is alleged to be a breach of the Residential Terms and Conditions, Residential Code of Conduct or University Regulations, will be dealt with in accordance with the provision of regulations as detailed in the Accommodation Disciplinary Procedures. Any alleged conduct that constitutes a criminal offence may be reported to the police. Accommodation or University Disciplinary Action may also follow.

#### 1. **Antisocial behaviour**

- 1.1 Residents and their guests must always be considerate towards fellow Residents and the staff of the University.
- 1.2 Residents are entitled to live free of disruption, intimidation or harassment from other Residents.
- 1.3 Offensive, indecent, disorderly, threatening or disruptive behaviour or language by residents towards other Residents, University staff, tradesmen, neighbours and visitors will not be tolerated.
- 1.4 Official disciplinary action may be taken against unruly and drunken behaviour or misconduct, and may be reported to the police.
- 1.5 Residents must not do anything which is likely to cause injury, to put safety at risk, or to damage belongings.

#### 2. **Noise**

Individuals must always be considerate towards fellow residents. All residents are entitled to live and study peacefully in their accommodation. Excessive or unacceptable noise at any time which disturbs other residents will not be tolerated, whether it is residents within the same flat, residents in neighbouring flats within the student development, or people living in the neighbouring properties.

- 2.1 Residents must respect the right of other residents and any neighbour's privacy and the right to quiet enjoyment, and not indulge in any anti-social behaviour at any time and particularly must not:-

- 2.1.1 Shout or make or cause loud or disruptive noises.
- 2.1.2 Use electronic equipment (including stereo systems) in such a way as to cause nuisance.
- 2.1.3 Cause nuisance or annoyance or hindrance to other Residents or staff or neighbours.
- 2.2 Residents should also be aware that these Regulations are particularly applicable during periods of major assessments, examinations or teaching practice and between midnight and 7.00am it is expected that no noise or music should be heard in adjacent corridors or rooms. For the avoidance of doubt, regulations regarding noise are applicable not just within the accommodation, but also within surrounding areas.
- 2.3 Residents using communal areas should show special consideration to other residents in the group. If you feel your own peace and quiet is being affected speak to the offending party in a reasonable

- Abusive, threatening or violent behaviour towards other Residents, members of University Staff, Visitors or Guests invited into University residence.

5.2 Harassment of fellow Residents, University Staff, Visitors to the University or neighbours because of their sex, sexuality, race, religion or disability will not be tolerated.

5.3 Any form of harassment of other Residents, members of staff or members of the public is deemed wholly unacceptable and offenders risk having their Licence Agreement terminated.

## **6. Drugs and use of illegal substances**

6.1 The "Misuse of Drugs Act 1971" makes it an offence to possess, use or supply to other persons, any controlled drug. The Act also makes it an offence for the occupier of the premises or a person concerned in management of any premises to knowingly permit or suffer any of several activities to take place on those premises. The activities specified in the Act include smoking cannabis or cannabis resin, and supplying or attempting to supply a controlled drug to another person. The University, as a landlord, is obliged to comply with the Act and notify the police if a student is found to be in possession of drugs or to be supplying or producing illegal substances.

6.2 Staff, students and visitors are clearly required to comply with the law and therefore residents may not bring in or cause or allow to be brought into the accommodation any unlawful drugs or other such substances.

6.3 Anyone found using, supplying or producing illegal substances will face Disciplinary Action, may have their Licence Agreement terminated (on the grounds of misconduct) or face further action being taken under the University Student Disciplinary Code and Procedures, and will be reported to the police.

## **7. Offensive weapons**

7.1 Keeping or using a firearm or any other offensive and dangerous weapon or items that resemble such, such as an air pistol, a martial arts weapon, a ball-bearing gun, a catapult or a knife, is strictly prohibited within the Accommodation and the University.

7.2 Using any object in an offensive or dangerous manner or in a manner which is likely to frighten others is also strictly prohibited.

7.3 Residents who break this regulation, may have their Licence Agreement terminated immediately, and may be reported to the police.

## **8. Instructions by University staff**

8.1 Residents must follow proper instructions given by any member of University staff who is on duty, and who identifies himself/herself. This is particularly important in respect of any instruction given in the event of a fire or any emergency, but includes reasonable instructions the intention of which is to require Residents to cease making noise or to comply in any other matter of behaviour.

8.2 Disciplinary Action may be taken against anyone who does not comply with reasonable instructions by University staff, or uses offensive language or behaviour towards any member of University staff.

## **9. Residential Advisors**

9.1 Residential Advisors assist the Accommodation Office with its operation and are available to provide help and advice. They also have the responsibility for encouraging Residents to have a responsible attitude towards living together. They visit the Hall of Residence on a regular basis and will be available to help with many issues.

9.2 As clause 8.1 and 8.2, Residents should follow their instructions in particular on how the development is run and maintaining good standards of housekeeping and security at all times.

**10. Damages**

10.1 Each Resident shares responsibility for their flat, including



## **15. Security**

- 15.1 Residents should ensure that all doors are closed securely when entering or leaving the premises. Do not allow anyone who is not a Resident to come into the building behind you, unless they are an invited guest - see point 4.
- 15.2 Residents must ensure that front doors and room doors are locked at all times, otherwise personal security and that of your belongings may be at risk.
- 15.3 Do not use windows to enter or leave the premises, as this can put the safety of Residents and the security of the property at risk.
- 15.4 Residents are recommended to enhance the block insurance provided by the University. The University does not accept responsibility for damage to, or theft of, personal property.

## **16. Issues with fellow students**

- 16.1 If you experience minor problems with the behaviour of other Residents, first try to resolve the issue informally. Dissatisfaction often arises from misunderstandings and the best starting point is usually with the person whose actions are the cause dissatisfaction. Informal discussion can often provide an immediate explanation and solution.
- 16.2 If issues between residents requires escalation, you can contact the Accommodation Office staff for advice and, if you so wish, they can arrange to meet the parties involved to try and help resolve the dispute amicably.

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