Please read the Licence to Occupy terms and conditions carefully before applying for or accepting our offer of accommodation. These terms and conditions, with the room offer details, form the basis of your student accommodation contract with Royal Holloway, University of London (hereafter referred to as the College).

These terms and conditions apply to all Halls accommodation, couples accommodation, and non-Halls family accommodation, except where stated, and are designed to ensure residential life is pleasant and safe for everyone. 'Room' and 'Halls' should also be considered to apply to couples flats and family accommodation, unless otherwise stated. Acceptance of the offer of accommodation creates a Licence to occupy residential premises let by the College. Violation of any of the regulations listed below may result in a fine, removal from residence and/or disciplinary action under the Student Disciplinary Regulations, which can be found via the Student Handbook.

1 ACCOMMODATION FEES

1.1 Students who are offered a room in halls will be required to make a £300 prepayment online, as a part of the contract acceptance process. This payment will be put towards the first term’s accommodation fees. At the discretion of the College, the £300 prepayment may be waived for students who accept an offer of accommodation during the course of the academic year.

1.2 Accommodation fees are payable in termly instalments on the dates shown in your offer of accommodation unless otherwise stated. Where payment is delayed without a reason given to and accepted by the Student Fees Office, a late payment charge will be levied as per Section 7 of the Student Fee Regulations. Default on accommodation fee payment of more than 30 days after the invoice due date (without prior agreement with the Student Fees Office) may result in students losing their room in Hall and may be liable to further disciplinary or recovery action.

1.3 The fees for the accommodation include all utility bills, with the exception of the family properties. Tenants in family properties are responsible for the utility bills for that property, excluding the Gate House Lodge, the accommodation fees for which cover a proportion of the electricity charges. Where garages are provided with a family property, no additional rent element will be charged for access to the garage.

1.4 A late payment charge is payable on all fee invoices which are overdue for 14 days following the due date.

2 CANCELLATIONS

2.1 You have the right to cancel your contract with the College within fourteen days of accepting it prior to arrival. This must be submitted in writing (including e-mails) to the Student Accommodation section at the College. If you should move into the accommodation within the fourteen working days of accepting the room offer, your right to cancel does not apply as services and accommodation have been provided.

2.2 Any student (including those with financial problems) who might wish to break the contract after this fourteen day period will not be allowed to do so until a replacement student takes on the remainder of the contract (see section 6.1 of these terms and conditions).
3 COLLEGE GENERAL REGULATIONS

3.1 The College’s General Regulations for Students are included in the Student Handbook along with other College regulations and policies. All students moving into Halls should familiarise themselves with the Student Handbook and specific information about their Halls of Residence along with other College regulations and policies. See also section 22.

4 COLLEGE DEBTORS

4.1 Students who are debtors to the College are not eligible to take up a place in a Hall of Residence. Students who have outstanding debts to the College on 1st August will have their room offer/allocation revoked. Student Accommodation will write to these students informing them that they will not be allowed to take up a place in Halls.

5 ROOM MOVES AND EXCHANGES

5.1 If a student wishes to move rooms, they must first discuss this with the Residential Support Office. Only in very exceptional circumstances is it possible to change your room during the year. Moving can be unsettling and not necessarily the best solution for you.

5.2 Students may exchange their room in halls with another eligible student who has an alternative room in the halls of residence. It is the responsibility of the student to find someone with whom to exchange. All room exchanges must be approved by and registered with Student Accommodation before the swap takes place. No exchanges will take place within the first two weeks of each new academic session. There is an administrative charge of £50 for exchanging rooms. In compelling cases of medical or psychological need or personal safety the College may waive this charge.

6 GIVING NOTICE (LEAVING HALLS)

6.1 Students who accept offers of College accommodation will be required to accept a contract for occupancy for the academic year, or for the remainder of the academic year if the offer is made during the course of the academic year. Any student (including those with financial problems) who might wish to break the contract will not be allowed to do so unless another eligible student can be found to accept the remainder of the contract. To notify Student Accommodation that you no longer wish to keep your room please submit a Request to Leave Accommodation notice via your Accommodation Portal. All arrangements must be made through Student Accommodation. If your contract can be reassigned to another student, you will be required to pay an administration fee of £100. No contracts can be ended within the first two weeks of term 1.

6.2 Students who withdraw from or interrupt their studies are no longer eligible to reside in College accommodation, and are required to leave their room in Halls as are students who are suspended, interrupted or terminated as a disciplinary sanction. Students in this situation should complete a Request to Leave Accommodation notice via their Accommodation Portal as early as possible. In addition a completed copy of the approved withdrawal/interruption form should be submitted to Student Administration.

6.3 Students who will be changing from full-time to part-time status are not eligible to reside in College accommodation and should submit a Request to Leave Accommodation notice via their Accommodation Portal following their change of mode of attendance.

6.4 Once you have accepted the online contract for a room, you will be liable to pay the accommodation fees for the duration of your contract, unless your contract is assigned to another eligible student or the circumstances set out at paragraph 6.2 apply. The University may elect to waive this requirement in exceptional circumstances.
6.5 Postgraduate Research students who submit their final thesis during the course of the academic year should submit a Request to Leave Accommodation notice via their Accommodation Portal in order to terminate their accommodation contract. Postgraduate Research students who terminate their accommodation contract in these circumstances shall not be liable to pay any future instalments of their accommodation fees and shall be reimbursed for any payments made in respect of any period following the termination of their accommodation contract.

7 **TERMINATION BY THE COLLEGE**

7.1 The College is entitled to terminate your accommodation contract in any of the circumstances set out in this section.

7.2 If you fail to pay your accommodation fees in accordance with the terms of your contract within 30 days of the invoice due date, the College shall be entitled to give you 14 days’ notice to terminate your accommodation contract. Your accommodation contract will come to an end on the expiry of that notice and you will be required to vacate your accommodation.

7.3 If you are required to give up your accommodation as a result of a disciplinary hearing pursuant to the College’s disciplinary procedures:

7.3.1 in the case of minor misconduct, the College shall be entitled to give you 28 days’ written notice to terminate your accommodation contract. You will be required to vacate your accommodation on or before the expiry of that 28-day period; and

7.3.2 in the case of serious misconduct or where you are required to leave your accommodation immediately under clause 21.2, the College shall be entitled to terminate your accommodation contract with immediate effect. Written notice shall be given to you in these circumstances.

7.4 If you withdraw from or interrupt your studies or change from full-time to part-time status and fail to comply with the requirements of clause 6.3 or 6.4 within 14 days, the University may terminate your accommodation contract by giving you not less than 14 days’ written notice.

7.5 The College may give any notice to you under this clause by posting it to you or leaving it at your accommodation.

7.6 If the College terminates your accommodation contract, you will not be obliged to pay any instalments of your accommodation fees due after the date of termination. However, you will remain liable for the full fees due in relation to the Term in which your contract is terminated.

8 **LEAVING THE PROPERTY**

8.1 At the end of the licence period or where the College terminates your contract, you must vacate your accommodation by 10am on the day of termination and remove from it all personal belongings, returning all keys to the accommodation and the Halls of Residence (where relevant), and checking out at your Halls Reception.

8.2 If you do not vacate the accommodation in accordance with this paragraph, the College may apply to court for an order for possession.

9 **TERM TIME ONLY HALLS**

9.1 Students in term time only Halls (30-week contracts) will be required to vacate and remove all belongings from their rooms at the end of every term and sign out at the appropriate Halls Reception by 10am in the morning following the last day of
term. At the start of the new term, students return to the same room, and can move back in from 10am the day before the next term begins and sign in at the appropriate Halls Reception.

10  SHARED ROOMS

10.1 Students entering a contract for a shared room should be aware that the living environment differs in a shared room situation and must prepare themselves for this.

10.2 The College does not undertake to offer any transfer or any release from contract to either party should they become dissatisfied with their sharing arrangement, so students accepting sharing should do so in the awareness that the responsibility will be on them to ensure the arrangement proceeds successfully.

11  DIVERSITY AND CARERS

11.1 As often as it is possible, the College tries to ensure that the Hall population reflects the diversity of community present at the College. Therefore, you may be sharing your hall with disabled students and/or with students from different countries, faiths, beliefs and sexual orientation. Some of the disabled students will require round-the-clock care and may have one or more carers living in separate room(s) to them, usually but not invariably in the same flat. These carers are subject to the same hall rules as other Halls residents and that they are given residence here solely to enable them to fulfil their professional duties.

11.2 Students who have specific requirements for assistance with their living in Halls may have:
- Visiting carers
- Carers who reside in a separate room in the Hall (usually, but not invariably, in the same flat as the student)
- Both the above

11.3 Carers should understand the responsibilities of being in Halls and abide by all the appropriate Hall rules. Where possible we ask that the disabled student takes responsibility for the behaviour of their carers, including making them fully aware of the rules and regulations of the Halls. When it is not possible for the students to take responsibility, other arrangements should be made with the Disability and Dyslexia Services as part of the package of adjustments. College reserves the right to exclude a carer who is in serious breach of hall rules from the Hall and even from the campus.

12  USE OF ACCOMMODATION

12.1 All properties are let on the basis that the resident/licensee is a full time registered student at the College and that the room will be occupied by the named licensee only. This excludes couples accommodation where a student is permitted to reside with a partner, and family accommodation, where a student is permitted to reside with a partner and children. The number of occupants in College accommodation shall not exceed the number stipulated by the appropriate risk assessments for that accommodation. Part time students are not eligible to occupy a place in the Halls of Residence. In exceptional circumstances, such as but not limited to, cases of compelling medical need supported by the Disability and Dyslexia Services, an exception to allow a part-time student to stay in Halls may be made by the Head of Student Accommodation.

12.2 Subletting, or allowing someone other than the named licensee to utilise (or, the case of couples and family accommodation, other than their partner and/or children, as per 10.1 above, to utilise) a room is strictly forbidden. We may interpret a frequent guest or someone else who has possession of your room key/college card as potential subletting and reserve the right to request identification verification.

12.3 The College reserves the right to request any resident to verify their identity on any reasonable occasion. Any person declining to produce identification may be required to leave the Halls.
12.4 Rooms may only be occupied by the student(s) assigned to them by Student Accommodation. Rooms must not be shared with an unauthorised student or guest overnight. Hosting overnight guests may result in disciplinary action being taken against the student.

12.5 Pets are not allowed.

12.6 Residents are responsible for procuring and paying for a television license if you watch or record programmes as they are being broadcast. This includes the use of devices such as a computer, laptop, mobile phone, DVD/video recorder or anything else.

12.7 Property insurance is held by the College. It is recommended that students take out their own contents insurance as this is not provided by the College.

12.8 Room locks may not be changed or additional locks added without the express prior permission of the College.

12.9 The tenant agrees not to use the accommodation for any other purpose than that of a private residence. It is not permitted to carry on at the accommodation any trade, profession or business.

13 GUESTS

13.1 There is no entitlement to have guests in a College room after 11pm apart from in family accommodation where the occasional overnight guest is permitted. Accommodation for guests may be booked in The Hub Guesthouse. The College will not consider itself bound to automatically expel guests where there is no apparent nuisance, detriment or risk resulting from their presence.

13.2 Residents must stay with their guests at all times and remember that they, the resident, are responsible for their guests’ behaviour, and may be disciplined accordingly should problems arise.

13.3 Students who share facilities should avoid hosting guests on a regular basis.

13.4 In the interest of the safety and security of all residents, students should not give their room key or college card to anyone else to allow them access to their Hall.

14 SAFETY

14.1 You must read, understand and follow the Fire Instructions (a Fire Action Notice will be displayed in your room). Tampering with fire safety equipment, warning systems (i.e. fire extinguisher, fire blanket, fire hoses and reels, heat and smoke detection equipment, door closers, fire doors, notices etc.) or maliciously setting off the alarms is a criminal offence. If necessary, the College will refer such matters to the Police. In any event, those identified can expect to be requested to leave Halls. Under fire-safety rules students are also not permitted to burn candles, incense or otherwise expose naked flame within Halls.

14.2 There will be a Fire Drill at the beginning of year. You must cooperate fully with this legal requirement by leaving the building immediately and going to your designated Assembly Point. The Fire Alarm in your building is tested each week (the time and date of this weekly test is posted in the entrance to your residence). If the Fire Alarm sounds at any other time you must leave the building immediately and go to your Assembly Point; you must never ignore the alarm or think that it might be a false alarm.
14.3 You are required to ensure that you keep your room in a condition that does not cause an unnecessary risk to yourselves or others. Room inspections will be undertaken by your Housekeeping Team to ensure the areas are not unsafe. We undertake periodic planned preventative maintenance and will publicise the schedule in advance.

14.4 You must take reasonable precautions to keep the Premises adequately ventilated and free from mould and other damage caused by excessive condensation.

14.5 Smoking is not permitted in any study bedroom or communal area such as kitchens, entrance lobbies, corridors, common rooms etc in Halls of Residence. Shisha pipes and electronic smoking devices (e.g. e-cigarettes) are not permitted to be smoked anywhere in Halls. Disciplinary action will be enforced if any student or their guest breaches this regulation. Students should ensure they are at least 5 metres away from buildings when smoking outside and that cigarettes are disposed of responsibly.

14.6 Students are responsible for the safety of any electrical appliances that they bring onto College premises. Please try to limit the wattage of electrical equipment for use in the sockets in your room; too many large wattage items will overload your circuits and trip the safety breaker. The corridor sockets must never be used for personal items and the following appliances may not be stored or used in study bedrooms at any time: microwave ovens, kettles, toasters, toasted sandwich makers, rice cookers, radiant rings or any other cooking equipment, refrigerators, tumble dryers or electric heaters. We encourage all students to have their electrical equipment PAT tested prior to moving into Halls to ensure safety. Any forbidden electrical items found in student rooms will be removed for safekeeping. Likewise appliances connected via inappropriate/unsafe adapters will be disconnected and removed for safekeeping - only adaptors that are CE marked and 230v/240v rated are permitted.

14.7 Students should take great care not to allow non-residents to enter Halls and to keep their own room secured at all times.

15 DEFECTS AND DAMAGE

15.1 You must not deface to cause damage to any College property.

15.2 In cases of damage to or loss of College property (i.e. room furniture or fixtures, door keys etc.) students will be required to pay for replacement or repairs in accordance with the latest damage and repair tariff. Students may also incur a fine or be required to leave Halls.

15.3 Residents will be held collectively responsible in accordance with clause 15.2 for damage to communal areas of Halls if the individual(s) actually responsible for the damage cannot be identified.

16 NOISE

16.1 Undue noise should be avoided at all times. Stereos, televisions etc. must not be audible outside the room at any time. There should be no noise in halls after 11:00pm. Subwoofers and bass systems are not to be used at any time. Please use headphones and keep noise levels to a minimum when using computer applications such as Skype.

16.2 Residents should not gather or loiter in corridors or outside halls. There are appropriate facilities around campus for rehearsals and performances, and we expect students to make use of these. Please note that the Hall Common Rooms are for residents’ use only. During examination periods stricter noise regulations may apply.

16.3 Residents should be considerate at all times when closing doors and using the electronic entry system. Maliciously tampering with the emergency exit green box will result in disciplinary action being taken against any student or their guests.
17 CLEANING

17.1 Residents are responsible for cleaning their own study bedroom and en-suite bathrooms, associated communal areas, and for supplying their own cleaning materials such that the room remains a safe and clean space.

17.2 Residents in self-catered halls are required to remove all waste/recycling from their study bedrooms and shared kitchens to the designated external recycling centres.

17.3 Residents in catered halls are required to remove their study bedroom and en-suite waste/recycling to the designated external recycling centres. Waste and recycling in communal pantries and shared bathrooms will be removed by the housekeeping team daily.

17.4 Room checks are undertaken on a regular basis by the Premises Team to monitor levels of cleanliness and for our safety audits. Action may be taken by the Residential Support Team or the Premises Team if rooms are found to be consistently below the required standard of cleanliness. A “Special Clean” fee may be imposed. Students must allow authorised staff regular access.

17.5 Rooms and communal areas must be left in the same condition as found on the move-in day. All personal possessions and unwanted items must be removed. A “Special Clean” fee may be imposed if rooms and associated areas are not left clear and clean.

18 RIGHT TO ENTER

18.1 The College as Landlord reserves the right to enter any Halls of Residence room with reasonable notice, or in an emergency situation without notice, to conduct relevant investigations or inspections for the management of its properties or if there is concern about illegal activities being conducted or about student safety. Please note that the Halls are covered by the UUK Code of Practice.

18.2 Once you have requested works to be completed in your room, we will need to access it. Should you not be in your room when we call, we will enter using our signed out pass keys and leave a card to show we have attended. We will take the request for works as permission to enter the room. Our staff all carry ID cards and wear uniform.

18.3 Students wishing someone else to enter their bedroom to collect an item on their behalf, must send written permission to the relevant Hall Reception with plenty of notice. The relevant person must have photographic identification. They will be accompanied to the room with a member of staff and be supervised (they will not be given a key). The College cannot take any responsibility for any items damaged or missing.

19 BUILDING WORKS, PROJECTS AND COLLEGE EVENTS

19.1 The College reserves the right to undertake rolling refurbishments or works of maintenance and/or construction. Such programmes may lead to some inconvenience or noise disturbance during normal working hours in adjacent properties, and this may affect the Premises.

19.2 The College will use reasonable endeavours to keep residents informed in advance of any major works likely to affect them.

19.3 The College may allocate and require students to move, temporarily or permanently, to an alternative study bedroom in order to facilitate the undertaking of works programmes under clause 19.1. No additional rental obligation will be incurred in these circumstances.
19.4 The College will organise and host events across the campus throughout the year which may change traffic and pedestrian access to some buildings and areas on our sites. Events such as the Annual Students’ Union Summer Ball in the Founder’s Building will involve amplified music being played after the 11pm no-noise deadline up until the early hours e.g. 2am to 3am. Notice of the exact dates and times of any planned events will be communicated to all those residents affected in advance.

20.0 MOVING TO AN ALTERNATIVE ROOM

20.1 In exceptional circumstances, the College may allocate and require students to move, temporarily or permanently, to an alternative study bedroom. No additional rental obligation will be incurred in these circumstances.

21.0 PARKING

21.1 Residents on the main campus are not permitted to bring motor vehicles to College (irrespective of whether they park them on campus or locally; see the Car Parking Policy within the Student Handbook). Residents in Kingswood Halls, may apply for a permit to keep a vehicle at College but will only be able to park at their residence and not on the main campus.

22.0 COLLEGE RULES AND REGULATIONS

22.1 Students must comply with all the relevant College rules; any violation in Hall of the College rules concerning anti-social behaviour (especially but not exclusively around violence, harassment, theft, illegal drug use, severe nuisance and safety related offences) will result in disciplinary action; please see our Student Handbook for details.

22.2 The College reserves the right to require a student to cease living in Halls immediately if their presence could reasonably considered to be prejudicial to safety and good order in that Hall.

22.3 All College regulations can be accessed from the Student Handbook. The Student Life & Support Manager oversees social welfare discipline issues in Halls. The Residential Support Assistants are available to students at regular times (see Hall notice boards). For breaches of Hall Rules the Student Life & Support Manager (or their nominee) has the power to levy fines and/or ban from College Accommodation. If the issue represents a serious breach of College rules (the Student Disciplinary Regulations), as well as Hall rules (the Terms and Conditions in this document), the matter may be treated as a College Student Disciplinary Issue. In such cases, in addition to a possible requirement to leave Halls and/or exclusion from residential areas, the student may face a review of their registration at the College.