



University of Essex



# Standard Terms and Conditions of Residence

## The University of Essex - Accommodation Essex

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Authors:	Head of Accommodation
Publication date:	October 2024
Amended:	October 2024
Review date:	March 2025

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# 1. Definitions and Interpretation

## 1.1. Definitions

In these terms and conditions, the words and expressions shown in bold print have the meaning given next to them:

**“Accommodation”** means a bedspace, study bedroom, studio, or self-contained apartment in the building, of the type specified in the Offer, which we will allocate to you. “Accommodation” includes the accommodation which you will occupy at the start of your stay, and any other bedspace, study bedroom, studio, or self-contained apartment that we may allow you to occupy from time to time.

**“Accommodation Fees”** means the amount specified in the Offer as the fees you must pay us for occupation of the Accommodation. They are payable in advance in the instalments and on the Payment, Dates specified in the Offer.

**“Applicable Terms”** means the Offer and applicable terms referred to in the Offer; these terms and conditions; and the Code of Student Conduct Regulations. The Offer and your contract with us incorporate all the Applicable Terms.

**“Building”** means the building where the Accommodation is situated and (where the context allows) any of the University’s buildings.

**“Break date”** means the point at which the resident may cancel the remainder of the three-year license agreement. The two break dates will be the departure date, as stated in the letter of allocation, at the end of the 39-week period of year one and two.

**“Communal Areas”** means those parts of the Building or a Flat that are designated for the shared use of the occupiers (for example kitchens, common rooms, laundry rooms, bin stores, corridors, staircases, landings, and outdoor areas).

**“Contents”** means fixtures, fittings, furniture equipment, Keys, passes and other items belonging to the University. The Welcome Book will provide information on the typical contents found in each room based on accommodation type. The University does not provide bedding, crockery, or utensils. [A list of approximate costs of replacement of such items in case of damage.](#)

**“Flat”** means a flat in the building shared by several occupiers.

**“Insured Risks”** means the risk of fire and such other risks as the University may decide to insure against. A summary of the University’s insurance policy is available from the University on request.

**“Intruder”** A person entering the accommodation building without invitation OR a person entering the accommodation who is expressly prohibited from doing so.

**“Keys”** means keys, access cards, fobs and any other devices provided by the University for gaining access to the Accommodation.

**“Conduct Regulations”** means those regulations incorporated in the University’s Code of Student Conduct (which can be viewed on the University’s website) and incorporated in the University’s statutes and bylaws for the time being in force.

**“Offer”** means the offer of Accommodation made by the University and accepted by you. This includes any offer made online or by a self-booking process.

**“Payment Dates”** means the dates for paying the instalments of Accommodation Fees, set out in the Offer or payment schedule.

**“Period of Stay”** means the period(s) specified in the Offer, during which you will be entitled to occupy the Accommodation.

**“Student”** means the student named in the Offer.

**“University”** means the University of Essex and its authorised agents. The University’s address for all purposes in connection with your accommodation contract (including the service of legal proceedings on the University) is University of Essex, Wivenhoe Park, Colchester, CO4 3SQ. Where the context allows, “University” includes all buildings belonging to the University and not just the building we refer to in the Offer.

**“We”, “us”, “our”** refer to the University.

**“Written”** and **“writing”** include communications by e-mail to the intended recipient’s last-known e-mail address.

**“You”, “your”, “yours”** refer to the student.

## **1.2. Interpretation**

1.2.1. In these terms and conditions, unless the context requires otherwise, any reference to:

- (a) a clause is to a clause of these terms and conditions.
- (b) a statute or other statutory provision made under any statute includes any consolidation, re-enactment, modification, or replacement of the same, and statute or statutory provision of which it is a consolidation, re-enactment or replacement and any subordinate legislation or Regulations in force under any of the same from time to time.

- (c) a Regulation or other provision made under the University's statutes and bylaws referred to in this Agreement includes any consolidation, re-enactment, modification or replacement of that Regulation or other provision so made for the time being in force.
- (d) the masculine, feminine or neutral gender includes the other genders, references to the singular include the plural, and vice versa, and references to persons include organisations.
- (e) the Building, the Flat or the Accommodation includes any part of that Building or Flat (including the Accommodation), or any part of the Accommodation and Contents in the Building.

1.2.2. The words and expressions defined in these terms and conditions shall have the same meanings where they occur in any Applicable Terms.

1.2.3. An obligation on the student not to do an act or thing includes an obligation not to permit that act or thing being done and an obligation to ensure that your invited visitors (including Permitted Occupiers) do not do that act or thing.

1.2.4. Where these terms and conditions give a list of examples, the list is given as an illustration and is not an exhaustive list. Words such as "includes" or "including" do not limit the meaning of a clause.

1.2.5. All sums in the Offer and in these terms and conditions are shown exclusive of any applicable VAT.

1.2.6. A "day" is a calendar day and includes weekends and bank holidays. A "working day" does not include weekends, bank holidays or customary holidays.

1.2.7. If a court judges any part of the Applicable Terms to be void or for any other reason unenforceable then those parts shall be deemed to be deleted and shall not apply to the contract, we have with you. The remaining parts of the Applicable Terms shall continue to apply.

1.2.8. Any rights or powers reserved to the University in these terms and conditions may be exercised by any person authorised by the University.

## 2. Agreement

- 2.1. When the booking process is complete, a legally binding agreement (also known as a contract) will be formed. The contract will be between (1) the University (us) and (2) the Student (you). **Once your contract has been formed, it may only be ended as set out in these terms and conditions.** The booking process is completed when we receive



your acceptance of the Offer, whether this is through the on-line booking system or some other means.

- 2.2. The contract will consist of:
  - 2.2.1 (a) the Offer, whether this is through the online process or by other means; (b) these terms and conditions; (c) [Code of Student Conduct](#);
  - 2.2.2 The following documents will also be provided. (d) [the terms of a block insurance policy](#) and (e) [the terms and conditions applicable to the internet services provided by Ask4 for students on North Campus, South Campus, The Pastures and Southend Campus](#) or (f) [for students at The Meadows, University Quays and The Copse, terms and conditions applicable to the internet services provided by Glide](#)
- 2.3. The documents listed in clause 2.2.1 will constitute the entire agreement between the parties. If any variation to these documents is agreed, we will confirm the variation to you in writing.
- 2.4. When the contract is formed, we agree to provide the Accommodation to you during the Period of Stay, we agree to comply with our obligations in these terms and conditions and those that are imposed on us by law. In return you agree to comply with your obligations in these terms and conditions, and those that are imposed on you by law, throughout the Period of Stay.
- 2.5. If you have previously held a tenancy or license agreement with the University, our obligation to grant you the tenancy described in your Offer will be conditional on you having paid all sums due to the University under your previous tenancy or license agreements. You will not be able to take up a new tenancy if you have unpaid debt from an earlier contract.
- 2.6. Your contract is personal to you. You are not entitled to transfer your contract to anyone else or to allow someone else to live in the Accommodation, except as expressly permitted by these terms and conditions.
- 2.7. The Accommodation includes the following:
  - 2.7.1. the right to use the Contents in the Accommodation for their intended purpose.
  - 2.7.2. the right (jointly with other residents) to use the Communal Areas allocated to the Accommodation and the Contents in those Communal Areas for their intended purpose.
  - 2.7.3. heating, lighting, water, and power supply to the Communal Areas.

- 2.7.4. heating, lighting, water, and power supply to the Accommodation up to the amount typically used in comparable Accommodation (but you must pay us for any consumption which we reasonably consider to be excessive).
- 2.7.5. insurance of the Building and its Contents.
- 2.7.6. a basic level of [insurance cover](#) for your personal belongings
- 2.7.7. reasonable cleaning of the Communal Areas (but residents are liable to pay for additional cleaning if their mess is excessive).
- 2.7.8. for residents at North Campus, South Campus, Pastures or Southend Campus; internet and television are through Ask4. For residents at The Meadows, University Quays and The Copse, internet, television, and soft phone through Glide.  
[Information on Living on Campus](#).
- 2.7.9. You must pay us any amounts due for extra cleaning or high utility consumption within 14 days of us notifying you of the charge.
- 2.8. The Accommodation does not include the following:
  - 2.8.1. payment for use of the laundry (machines are paid for via the app); or
  - 2.8.2. license for television (including internet provider television) used in the Accommodation.
- 2.9. If a person takes occupation without completing the booking process, they shall be deemed to occupy based on these terms and conditions. They shall be liable to pay the Accommodation Fees normally applicable to the Accommodation (and any additional payments due under these terms and conditions from the time they begin occupation up to the end of the standard period for which rooms of that type were offered).
- 2.10. Accommodation is available up until 10am at the end of the Period of Stay. Accommodation may be available following the end of the Period of Stay, but you must apply for it separately. There is no guarantee that we will be able to offer you Accommodation at the end of your Period of Stay.
- 2.11. If you fail to vacate your room by the end of the Period of Stay, you shall be liable to pay the Accommodation Fees applicable to the Accommodation.

## **3. Student's Obligations**

### **3.1. Financial obligations**

You must pay the Accommodation Fees to us either:

- (a) in full on or before the first day of the Period of Stay; or
- (b) in the instalments specified in the payment dates schedule.

3.1.1. [Details of how you can pay your Accommodation Fees](#)

3.1.2. Accommodation Fees are payable “in advance”. This means that if your contract ends between one Payment Date and the next, or if you paid the Accommodation Fees in full before the start of your Period of Stay, any refund of pre-paid Accommodation Fees will be at our discretion.

3.1.3. Within 14 days of us writing to inform you of the amount, you must pay us:

- (a) all the costs we reasonably incur in enforcing your obligations or arising from a breach of them.
- (b) charges for excessive cleaning or utility consumption (see clauses 2.7.4 and 2.7.7).
- (c) the reasonable costs properly incurred by the University in preparing for and/or taking enforcement action against you if you fail to comply with these terms and conditions.
- (d) any interest accrued if any of your Accommodation rent is more than 14 days overdue. Interest will be charged at 3% above the Bank of England Base Rate.
- (e) the reasonable costs we incur in reinstating the Accommodation and its Contents to the condition they were in when you were given the keys if you do not care for them as required by these terms and conditions.
- (f) a fair proportion of the reasonable costs we incur in reinstating the Communal Areas in your Building or Flat, and their Contents, to the condition they were in when you were given the Keys if the occupiers entitled to use them do not care for them as required by these terms and conditions and we cannot (after making a reasonable attempt) identify the culprit(s).
- (g) the cost to make good any financial loss suffered by the University if we must arrange for work to be carried out at the building because of your (or the occupiers’) failure to comply with these terms and conditions.
- (h) the cost of replacing Keys if you lose them or fail to return them to the University at the end of your stay and, if reasonably necessary, the cost of changing the locks (but you will not have to pay if you are the victim of a crime as long as you give a copy of the security or police report to the



Accommodation Office) and/or the cost of re-programming the fob entry system if we discover that you disclosed the combination number to someone else.

- (i) all costs and expenses we incur in defending or settling any claim brought by a third party as a result of your actions or negligence and any compensation reasonably paid or ordered to be paid to a claimant (this includes any charges made by emergency services as a result of false alarms) and a fair proportion of the costs and expenses we incur if the claim relates to the Communal Areas in your Building or Flat, or their Contents if we cannot (after making a reasonable attempt) identify the culprit(s).
- (j) compensation and all costs and expenses for damage or losses sustained by the University because of any act or neglect of your invited visitors.
- (k) the cost of supplying electricity gas, water and/or internet services over and above the amount typically used in comparable accommodation (this may be a share of the costs for your Building or Flat if the Accommodation does not have its own meter).
- (l) the reasonable costs we properly incur in connection with any request you make for a change to your accommodation contract (for example, a change in the method of payment). Nothing in this clause implies that you are entitled to demand changes to your accommodation contract. The University has complete discretion whether to agree to a request for a change to the contract, and the onus will be on you to show that there is a good reason why we should agree. The amount payable in common situations is set out under the applicable section of these terms and conditions.

3.1.4. If you fail to meet your financial obligations in these terms and conditions, we may take any or all the following steps, depending on the individual circumstances:

- (a) legal action to recover the amount owed.
- (b) legal action to recover possession of the Accommodation.
- (c) disqualify you from future offers of housing from University of Essex.

We will not take any legal action against you, without first giving you reasonable advance warning and explaining what you must do to avoid further steps being taken.

## **3.2. Care of the Accommodation, Communal Areas, and Contents**

3.2.1. Within 7 days of collecting your keys you must check the Accommodation and Contents. You must tell us in writing if you find any defects. If you do not inform us

of any damage or defects, it may be difficult for you to prove later that they were not your fault.

- 3.2.2. You must keep the Accommodation and its Contents in a clean and tidy condition and not damage them. During the Period of Stay you must place your rubbish in the kitchen bins, including your bedroom waste if applicable, which we will empty. Recycling bins are made available within the accommodation and must be utilised as appropriate.
- 3.2.3. At the end of the Period of Stay, you must move out and leave the Accommodation and its Contents in good clean condition and cleared of all your personal belongings. When you move out, you may leave a reasonable amount of rubbish in the bin bags which we will provide near the end of your Period of Stay. Charity drop points are available, so you can donate any unwanted items.
- 3.2.4. Jointly with other occupiers, you must keep the Communal Areas and their Contents in a clean and tidy condition and not damage them. At the end of the Period of Stay, you must clear all your personal belongings and rubbish from the Communal Areas (except for rubbish left in designated bin stores and recycling areas).
- 3.2.5. We will clean the Communal Areas regularly (other than areas exempt as noted in 3.2.6), but cleaning rotas may change from time to time. You must give access to allow cleaners to do their work. If a cleaner is refused access on more than 2 consecutive occasions, the cleaner is likely to report this to us as a possible welfare issue.
- 3.2.6. In the event of bathrooms being shared within the premises, it shall be the collective responsibility of the respective occupiers to ensure the cleanliness and hygiene of these communal facilities. Bathrooms located within the Towers and The Meadows communal facilities will be cleaned weekly, undertaken by Accommodation. The cleaning of The Pastures shared communal bathrooms is the responsibility of the occupants.
- 3.2.7. You must not alter, decorate, damage, or attempt to repair any part of the Building or its Contents, or remove any Contents. The following are examples of what we will treat as alterations or damage:
  - (a) erecting wireless or TV aerials or satellite dishes; installing cable TV.
  - (b) overloading electrical installations.
  - (c) adding to or changing the information technology installations to the Accommodation (this clause does not prevent the Student from using IT

equipment for normal study purposes, such as computers and printers, subject to [the University's IT policy](#).

- (d) blocking pipes, drains, or taps (fat, sanitary products, baby wipes and hair are the worst offenders).
- (e) allowing showers, baths, sinks or basins to overflow.
- (f) marks or holes where things have been fixed to the walls, floors, or ceilings (using Blu Tack, white tack and similar products will leave a mark; adhesive tapes also leave marks) including LED or other lights.
- (g) burns and scorch marks.
- (h) changing or adding locks to windows or doors.
- (i) interfering with restrictors on windows.
- (j) cracks or breakages of glass (unless clearly caused from the outside by a third party).
- (k) changing or damaging floor coverings.
- (l) any visible attempt at repair.
- (m) staining from smoking.

3.2.8. You must report any damage to the Building or its Contents to us as soon as practicable (and in any event within 24 hours) after you become aware of it. In an emergency, you should give priority to your personal safety and remove yourself from any danger. As soon as the situation allows, you must contact a member of University staff. If you fail to report damage and as a result the damage becomes worse, you must pay us for dealing with the additional damage that could have been prevented if you had reported it at the appropriate time. You will have 21 days from the date of receipt of any damage charge invoice, to dispute the charge.

3.2.9. You will not have to pay us for damage which is due to fair wear and tear. Fair wear and tear are the kind of wear, fading, or marking that typically occurs during occupation, however careful the occupier is. You will have to pay us for damage over and above this level, including accidental damage, unless our insurer pays for it. We may ask you to pay the excess on our insurance policy (£5,000) or a share of it if the claim arose because you did not comply with these terms and conditions. We have discretion whether to claim against our insurance, because of the effect this may have on future premiums, but we will exercise our discretion reasonably. For example, we will not ask you to pay for damage caused by natural flooding, but

we may ask you to pay for damage caused by your carelessness or deliberate acts.

- 3.2.10. If damage or loss occurs at the building and it is not possible for us (acting reasonably) to identify who is at fault, you must pay a fair and reasonable proportion of the cost of repairing the damage or reinstating the loss. You will not be required to contribute to loss or damage which in our reasonable opinion has been caused by an intruder, provided that you have complied with your obligations in these terms and conditions relating to University security.
- 3.2.11. You must take reasonable steps to avoid wasting fuel (e.g., by turning off lights and electrical equipment when not in use) or water and you must participate in any waste recycling schemes operated by the University or by others. Clause 2.6.4 sets out your liability to pay for excessive fuel consumption.

### **3.3. Restrictions on use**

- 3.3.1. You must not use the Accommodation for any purpose other than as a study bedroom.
- 3.3.2. You must not run a business from any part of the building.
- 3.3.3. You must not share the Accommodation (except to the extent permitted by clause 7 or clause 8 where applicable, or if you have been allocated twin accommodation) or sub-let it. You may only transfer occupancy to another person if you first obtain our written consent (see clauses 6.13 to 6.16).
- 3.3.4. You must not cause any nuisance, offence, disruption, harassment, or persistent disturbance to others. You must take particular care not to cause any disturbance between midnight and 8.00 am.
- 3.3.5. You must not obstruct or cause an obstruction in any of the Communal Areas.
- 3.3.6. You must only cook or prepare food in the kitchens in the Communal Areas, and you must not cook or prepare food in other parts of the Building.
- 3.3.7. You must not smoke, including the use of any vapes or electronic cigarettes, in any part of the Building. If you smoke where smoking is not permitted, we may refer the matter to the authorities for prosecution and/or for disciplinary action within the University. Our staff and contractors may refuse to work in the Accommodation if it has a smoky atmosphere.
- 3.3.8. You must not keep any vehicle or vehicle parts in any part of the University other than (a) a bicycle in the designated cycle bays; or (b) a vehicle to assist you with a disability. You must not ride or drive any vehicle inside a Building unless it is a vehicle to assist you with a disability. Users of a vehicle to assist with their mobility

impairment are requested to contact Student Wellbeing and Inclusivity Service in advance, because the University may need to make reasonable adjustments to accommodate the vehicle (this does not impose an obligation on the University if the vehicle cannot reasonably be accommodated).

- 3.3.9. You must not bring additional furniture (including mattresses) into the Building without first obtaining our written consent.
- 3.3.10. You must not bring any electrical equipment (including travel adaptors, multi plug adaptors and extension leads) into the Building unless it is used for its designated purpose, is compatible with the UK mains supply and meets University and UK standards. A small refrigerator will be provided in a study bedroom where we agree there is a specific medical need. If you have a medical need for a refrigerator, please contact Student Wellbeing and Inclusivity Service (SWIS) providing medical evidence, where required. [Information on electrical equipment](#). Any equipment you wish to use must operate between 220-240 Volts 50Hz.
- 3.3.11. A [list of prohibited electrical items](#) that must not be used in the Accommodation. In addition, you are not permitted to use anything which burns, smolders, or uses coals, charcoal or has a naked flame in the residences.
- 3.3.12. You must use any electrical equipment provided by the University only for its intended purpose and in accordance with any instructions we have given you. You must promptly report to us any electrical equipment which you believe may be faulty. You must not attempt to repair or modify any of our electrical equipment or installations.
- 3.3.13. You must not overload electrical installations such as plugging multiple items of equipment or adaptors into one mains socket. You must not operate several high wattage appliances at the same time from a single extension lead. (High wattage appliances are typically those that generate heat such as kettles, irons, hair dryers, hair straighteners or hair tongs. Low wattage appliances generally include computer equipment and mobile phone chargers).
- 3.3.14. You must not bring any animal to the University unless it is trained to help you with your disability. You are requested to contact Student Wellbeing and Inclusivity Service in advance if you need to bring an assistance animal to University, such as a guide dog, as adjustments may need to be made to accommodate it. You will be responsible for the proper care and control of your assistance animal and any damage or nuisance which it causes. Emotional support animals do not have legal recognition in the way that assistance dogs do. Emotional support animals are legally considered pets, and therefore we cannot permit them to be kept in our residences. Students who bring pets into residences will be in breach of their tenancy agreement and will be required to leave their residence.



- 3.3.15. You must immediately upon our request cease to use any item which, in our reasonable opinion is unsafe or unsuitable in a multi-occupied building. If you do not do as requested, we may remove the item without giving you further warning, but we will normally return it to you at the end of the Period of Stay. We may charge you a reasonable fee for storage. We will not be liable to you if we dispose of any animal, or any item which is perishable or which it is illegal for you to have in your possession.
- 3.3.16. You must comply with all applicable legislation to avoid your actions or negligence having an adverse effect on the University or on the owners or occupiers of nearby property. You must comply with all relevant University health and safety policies and standards and instructions given by University staff, which has been made in order for the University to meet its legal requirements. [Information on Safety and Security at the University](#). [Information on emergencies](#).
- 3.3.17. You must not leave the Accommodation unoccupied for a continuous period of 7 days or more without notifying us. If you are away for 7 days or more, we will need to visit the Accommodation in your absence to flush the water supply to comply with our health and safety responsibilities.
- 3.3.18. You must only use the internet services provided in your accommodation as permitted by the [University's Internet Usage Policy](#). For residents at North Campus, South Campus, The Pastures or Southend; [the terms and conditions applicable to the internet services provided by Ask 4](#). For residents at The Meadows, University Quays, and The Copse, the [terms and conditions applicable to the internet services provided by Glide](#). We may refer any breach of these policies for disciplinary action if we consider it to be appropriate.
- 3.3.19. We may end or suspend your access to the internet service, without liability to you, if you fail to comply with any provision in the policies referred to in 3.3.18 or if any payment due under your contract with us is 14 days or more overdue.

### **3.4. Visitors and security**

- 3.4.1. You are responsible for the actions or negligence of all your invited visitors, and you must pay us for any damage which your visitors cause.
- 3.4.2. You must not have a party in the Building.
- 3.4.3. If you have guests, you are responsible for their conduct whilst they are on University property. You must make sure that they do not do anything that you would not be allowed to do under these terms and conditions. If your guest causes damage, you will be liable to pay for it. If your guest causes nuisance or any other incident which University staff attend, we will claim payment to make good any financial loss suffered by the University.

- 3.4.4. You are not permitted to have a guest to stay until two weeks after your contract commencement date, as it is disruptive to the process of students settling in. Following this two-week period, you are permitted to have a guest stay for occasional stays for up to three nights duration. You are required to let us know on each occasion who you have staying with you. You will only be allowed to have a guest stay for up to seven nights if you obtain written permission from the Student Services Hub. You must notify the Student Services Hub of the name of each of your guests, and the dates of their stay. This is an important health and safety requirement, so if you often fail to comply with this rule, we may terminate your contract. We may refuse or withdraw permission to have guests if your guest causes a nuisance to others, or if their visit in any other way has an adverse effect on other residents and/or use of the facilities in the Building.
- 3.4.5. Children under the age of 16 are not permitted in accommodation as overnight guests. They must be supervised by a responsible adult at all other times.
- 3.4.6. You must not at any time leave the Accommodation unoccupied without locking the door. You must not leave the main entrance to the Building unlocked. If the Accommodation is on the ground or first floor, you must not leave the Accommodation unoccupied without first closing and locking the window. If your room is not on the ground or first floor, you are still advised to close and lock the window whenever you leave the Accommodation.
- 3.4.7. You **must not** make any duplicates of keys or lend keys to anyone else.
- 3.4.8. At the end of the Period of Stay, or when you move out of the Accommodation, you must return all keys to the publicised collection points. If you move out of the Accommodation and do not return all the Keys we issued to you within 10 days of the due date for its return, we will either have another key made, or change the locks (whichever is reasonable in the circumstances). We will charge you for the cost of replacement and claim payment to cover any additional financial loss incurred by the University.

### **3.5. Health and safety**

- 3.5.1. You must not tamper with or mis-use fire prevention, fire safety or fire detection equipment.
- 3.5.2. You must not raise any alarm without good cause.
- 3.5.3. You must immediately leave the building in the event of the fire alarm operating (other than at test times, which you will be informed of in advance).
- 3.5.4. You must not obstruct a fire escape route. We are entitled to remove any item obstructing a fire escape route. If we do this, we will leave a notice close to the

scene, stating when and where the item may be collected. We may not allow collection until the end of term and/or may claim payment to cover any additional financial loss incurred by the University for the removal of the item and its return.

- 3.5.5. You must not wedge open any door in the Building which is a fire door, and you must promptly report any fire door that fails to close properly.
- 3.5.6. If the Building has window restrictors, you must not remove, adapt, override, or interfere with the restrictors in any way. You must promptly tell us if you are aware of a restrictor which is not operating correctly or is missing.
- 3.5.7. To avoid the risk of injury to others, you must not throw or drop any item from a window in the Building, or place anything on a window ledge which could fall out of the window.
- 3.5.8. You must not enter any parts of the Building that are not designed as living accommodation or designated as providing access to living accommodation. You must not go onto any roof or canopy, or into any plant room, service area, or bypass any sign indicating that access is restricted.
- 3.5.9. [Contact details for health and safety matters.](#)

NOTE: It is our policy to report breaches of the University's health and safety requirements to Student Conduct for disciplinary action under the Code of Student Conduct. It should also be noted that many of the obligations in clause 3.5 are also a criminal offence. It is our policy to refer serious incidents (i.e., those that have or could have resulted in significant harm) to the authorities for prosecution. A conviction could seriously affect your career prospects, resulting in a heavy fine or a prison sentence.

## **3.6. Privacy and access**

- 3.6.1. You must give us access to the Accommodation for the following purposes:
  - (a) showing the Accommodation to prospective occupiers.
  - (b) inspecting the Accommodation to ensure you are complying with your obligations in these terms and conditions, or for any other reasonable purpose.
  - (c) repairing or maintaining the Accommodation or Contents or any work reasonably necessary or desirable on any other part of the Building.
  - (d) remedying any breach of your obligations in these terms and conditions if you have failed (after being given reasonable notice) to remedy the breach.

- (e) to abate a nuisance.
- (f) to deal with an emergency.
- (g) if you have not responded to our requests to make contact.
- (h) for any other reasonable purpose connected with the management of the Building.

3.6.2. We will normally give you 7 days' notice for planned maintenance projects and 24 hours' notice for viewings and routine inspections. Notice may be posted in the Communal Areas or given by any other reasonable means, and you may not receive personal notification. We will be entitled to enter the Accommodation without notice to carry out planned preventative maintenance, repairs which you have asked us to do, to rectify a breach of your obligations, to abate a nuisance, to deal with an emergency or if we have serious concerns about your welfare.

3.6.3. We will not interrupt your occupation of the Accommodation more than is reasonably necessary. Except in the case of an emergency or where you have reported the need for repair (or other problem preventing use of the Accommodation), we will give you reasonable notice before entering the Accommodation during term-time. The usual notice periods are set out in clause 3.6.2.

### **3.7. Official notices**

You must promptly give us a copy of any communication you receive which is likely to affect the University or the Accommodation.

## **4. University's Obligations**

### **4.1. Care of the Building and Contents**

4.1.1. At the start of the Period of Stay, we will ensure that the Building and its Contents are in reasonably clean and sound condition. During the Period of Stay, we will keep the Building and its Contents in good repair and proper working order.

4.1.2. If you report any significant defect, we will carry out appropriate maintenance, repair, or replacement within a reasonable time of receiving your report. We shall be entitled to charge you for the cost of maintenance, repair, or replacement if that is reasonably necessary because of your action or neglect. We will make an allowance for depreciation against replacement costs. We will charge you for the cost of replacement and claim payment to cover any additional financial loss incurred by the University if the work was a result of your act or neglect. We will not

charge you for damage caused by fair wear and tear, or damage which the insurer pays for. We may ask you to pay the excess on our insurance policy (£5,000) or a share of it if the claim arose because you did not comply with these terms and conditions. You will have 21 days from the date of receipt of any damage charge invoice, to dispute the charge.

- 4.1.3. We will not be liable to repair any damage caused by you or your visitors or replace any loss which you or your visitors caused, unless and until you or the insurers pay for it (any excess on the insurance policy being payable by you). Nothing in this clause implies that we will make a claim on our insurance if it would be reasonable for us in all the circumstances to expect you to bear the cost.
- 4.1.4. We shall be entitled to charge you a proportion of the cost of repairs or replacements in the Communal Areas if they are reasonably necessary because of the actions or neglect of the occupiers and (after making reasonable investigations) the University or its agents cannot identify the culprit. You must pay us such charges within 14 days of us notifying you of the amount. We have discretion to waive a contribution to shared charges (for example, we could waive a shared damage charge if you can show that you were elsewhere when the damage occurred, but we have no obligation to do so). These charges are risk-based, not fault-based. **By agreeing to live in the Building, you agree to accept a share of these charges.**
- 4.1.5. If there is no risk to health and safety or security, we may delay carrying out a repair or replacement until you and/or the other occupiers pay for the loss or damage caused by your actions or neglect. If we decide not to delay and we pay out of our own resources that will not prevent us from claiming the cost of repair or replacement from you and/or the other occupiers after the event.
- 4.1.6. We shall not be liable for loss of or interruption to any services to the Building if we make reasonable attempts to restore the supply.
- 4.1.7. We shall not be liable to carry out any repair or replacement until we become aware that the repair or replacement is needed.

## **4.2. Insurance**

- 4.2.1. We will keep the Building insured against such risks as we consider reasonably necessary.
- 4.2.2. We will provide you with a link to the current [summary of buildings insurance cover](#) at the start of the Period of Stay.



- 4.2.3. If damage by an Insured Risk occurs, we will spend the money we receive from the insurer on repairing or rebuilding the Building, but only if:
- (a) we can obtain all necessary permissions; and
  - (b) repair or rebuilding is economically feasible and reasonably practicable.
- 4.2.4. If the Accommodation becomes uninhabitable because of an Insured Risk then, if you have not invalidated or substantially reduced the insurance cover by your own action or neglect:
- (a) we will use reasonable endeavours to provide you with suitable substitute accommodation until the end of the Period of Stay or, if earlier, until the Accommodation is fit for habitation; and
  - (b) if we are not able to provide suitable substitute accommodation, we will release you from your accommodation contract without charge, but we will not be liable to pay you compensation other than reasonable local relocation expenses.

Substitute accommodation will be suitable, and you must accept it, if it is similar in size, amenity, and location to the Accommodation. The substitute accommodation does not have to be on campus. If we provide substitute accommodation, these terms and conditions shall apply whilst you are in occupation of it or entitled to be in occupation of it.

- 4.2.5. We will arrange and maintain a block personal possessions insurance policy with Howden. The policy is subject to limits of cover and other terms and conditions. A [summary of the insurance cover in place at the time the Offer was made](#). However, the insurer may vary the terms of the cover from time to time and you should check the summary of cover again at the start of your Period of Stay and arrange to buy any additional cover that you think you need.

### **4.3. Information**

- 4.3.1. We will make the following available for you to inspect. Items (a), (c), (d) and (f) are available to view on-line. The other documents are available by prior arrangement with the University's Estates Management Department:
- (a) [The Universities UK Code of Practice](#) for the Management of Student Housing for buildings located on North Campus, South Campus and Southend Campus. [The National Code from the The Accreditation Network UK](#) for buildings located at the Meadows, University Quays, the Copse and The Pastures.

- (b) Risk registers for critical risks such as fire, outbreak of disease, or major disrepair and our procedures for dealing with such risks.
- (c) [University Standard for Electrical Safety and Portable Appliance Testing.](#)
- (d) [Fault reporting and emergency procedures for use of the laundry](#) for students living at North Campus, South Campus, Southend Campus, the Meadows, University Quays, The Copse and The Pastures.
- (e) Security policy.
- (f) [Service level statement on reporting and rectification of building defects.](#)
- (g) Planning consents and building regulations approvals (if any) applicable to the Accommodation.

4.3.2. Early on during your Period of Stay, we will provide you with information and advice on:

- (a) action to be taken in the event of an emergency, including emergency contact details, how to call an ambulance, where to get first aid, and how to report an accident, near miss or any health or safety concern.
- (b) health and safety matters such as how to avoid common fire risks; safe cooking in the designated areas of the Building; why cooking in the Accommodation is a safety risk and in breach of your contract; electrical safety; the dangers of using candles or other naked flames or storing flammable material; fire extinguishers; the possibility of disciplinary action or criminal proceedings for misuse of equipment provided for fire safety reasons;
- (c) how to get access to the Accommodation if you lose your Keys.
- (d) cleaning frequencies and your responsibilities for cleaning.
- (e) the respective roles and responsibilities of the University and its resident students.
- (f) health, welfare, and guidance on communal living.
- (g) where to get advice on financial difficulties.
- (h) where to get counselling.
- (i) how to register with a local health service.
- (j) the management structure for the University and contact details for the Accommodation Office and out-of-hours emergency contact details.

- (k) any special arrangements we will make to help with any disability you may have told us about.
- 4.3.3. We will give you a receipt for any of your property which we remove from the Accommodation (and we will only remove your property as permitted by these terms and conditions).
- 4.3.4. We will ensure security staff are clearly identified. Staff or contractors requiring access to the Accommodation will carry appropriate identification documents and allow you to inspect them.
- 4.3.5. We will ensure you are given clear and appropriate instructions for using any equipment which you need to operate in the Building.
- 4.3.6. Much of the information which must be provided, under The Provision of Services Regulations 2009 (SI 2009/2999), is given in the Offer, online booking process or elsewhere in these terms and conditions.
- (a) The point of contact for direct communication with the University is the Accommodation Office for the Building. At Colchester this is the Silberrad Centre for North Campus and South Campus, the Copse reception for the Meadows and the Copse, University Quays reception for the Quays and the Pastures reception for The Pastures. At Southend Campus, this is University Square reception. [Information on opening hours, contact email addresses and telephone numbers.](#)
- (b) The point of contact for making complaints and for information requests about the Accommodation is the Accommodation Office for the Building. At Colchester this is the Silberrad Centre for North Campus and South Campus, the Copse reception for the Meadows and the Copse, University Quays reception for the Quays and the Pastures reception for The Pastures. At Southend Campus, this is University Square reception. [Information on opening hours, contact email addresses and telephone numbers.](#) [Information about complaints.](#)
- (c) The University's VAT registration number is GB 594 7948 65.
- (d) The law which applies to the contract between (1) the University and (2) the Student is the law of England, and the parties submit to the jurisdiction of the courts of England on all matters relating to the contract.
- 4.3.7. The Buildings located on North Campus, South Campus and Southend Campus are in the UUK Approved Code of Practice under the Housing Act 2004. [Information about the code for North Campus, South Campus and Southend Campus.](#) The Buildings located at the Meadows, University Quays, the Copse and

The Pastures are in the National Code of Standards for Larger Developments.  
[Information about the code for the Meadows, University Quays, the Copse and the Pastures.](#)

#### **4.4. Personal Information**

4.4.1. We will not disclose personal information about you except:

- (a) as permitted by clause 4.4.2 of these terms and conditions.
- (b) where there is serious risk of harm to you or to someone else; or
- (c) where there is serious damage to property or a risk of such damage.

4.4.2. By entering a contract for the Accommodation, you hereby authorise us to use information about you (personal data) for all lawful purposes in connection with your contract. These purposes include:

- (a) debt recovery.
- (b) crime prevention and/or detection.
- (c) the University's block insurance policy with Howden.
- (d) allocating rooms.
- (e) providing relevant information to our agents.
- (f) circumstances where there is a serious risk of harm.
- (g) giving references and all matters arising from your membership of the University. This may include disclosing relevant information about you to the police, other law enforcement agencies, the Benefits Service, utility companies, local authorities, immigration authorities or other government agencies as well as our professional advisors.
- (h) We will provide relevant information about you if we must, to comply with a court order.
- (i) If it is in our legitimate interests to use your personal data classed as 'sensitive', such as information about health, ethnicity, and criminal records, where the circumstances require.

Your personal data is important to us and is handled following the [University of Essex Privacy Policy](#).

## 5. Other Conditions

- 5.1. The University's liability for loss or damage to person or property is excluded unless the loss or damage is caused by the University's negligence or breach of its obligations in these terms and conditions. The University will not be liable to you for breach of contract if we are prevented from, or delayed in, performing our obligations due to circumstances or causes beyond our reasonable control. The University is not liable for failure of any service provided by a third party (such as the internet services provided by Ask4 or Glide) unless service is interrupted because we have failed to pay our bills.
- 5.2. Except for claims for death or personal injury, our total liability to you under the contract for the Accommodation is limited to the Accommodation Fees.
- 5.3. Advertising includes photographs which are typical of the accommodation we offer. We do not guarantee or represent that the Accommodation will be the same as the accommodation in the photograph.
- 5.4. Any personal belongings you bring to the University are there at your own risk. Although your personal belongings (up to a maximum value of £3,000 in total) are insured under the University's block insurance policy with Howden (see clauses 4.2.2 and 4.2.5) that insurance is subject to the conditions, exclusions, limitations, and excesses of the policy. "Top-up" insurance cover is available direct from Howden, and details of how to arrange this will be given at the start of the Period of Stay.
- 5.5. We may temporarily suspend use of any of the Communal Areas if they are not kept in a clean and tidy condition by the students using them.
- 5.6. Your contract for the Accommodation does not affect the disciplinary powers of the University. [Information on the Code of Student Conduct](#). If you breach the terms of your contract, we may take disciplinary action and/or legal proceedings against you.
- 5.7. You agree that we are entitled, at your expense, to remove from the Accommodation or any other part of the Building any article which it is illegal for you to possess, or which constitutes a serious nuisance, an obstruction or a fire or health or safety risk. Unless the item is alive or perishable or illegal, we will return it to you (if you ask us to do so) at the end of the Period of Stay. If the item is alive or perishable or illegal, we may dispose of it as we reasonably see fit without liability to you or its owner.
- 5.8. We are entitled to remove any item you leave behind at the end of the Period of Stay and we shall be under no obligation to return it to you unless:
  - (a) the item appears to us to have a value of at least £100.00; and
  - (b) we can contact you; and



- (c) you pay for postage and packing or collect the item.
- 5.9. The contract for the Accommodation is an agreement for a common law tenancy (not an assured shorthold tenancy) by virtue of paragraph 8 of Schedule 1 to the Housing Act 1988.
- 5.10. Notices relating to the contract for the Accommodation must be in writing (which includes email, and notices that we post in the Building) and in the English language (or accompanied by a certified English translation). Notices delivered by hand are deemed served the day after delivery. Notices delivered by post are deemed served 2 working days after posting.
- 5.11. The contract for the Accommodation is not intended to confer any benefit on anyone who is not party to it.
- 5.12. The Offer, these terms and conditions, [the Code of Student Conduct Regulations](#), [the terms of the University's block insurance policy](#), and [the terms and conditions applicable to the internet services provided by Ask4](#) for residents of North Campus, South Campus, the Pastures or Southend Campus. For residents at the Meadows, University Quays or the Copse, [the terms and conditions applicable to the internet services provided by Glide](#) and contain all the terms agreed between you and us at the time your contract for Accommodation comes into effect. Any variation to the terms will only be effective if agreed between you and our Accommodation Office. We will confirm any agreed variation of the contract to you in writing at the time the variation is made.

## 6. Termination Of Your Contract

- 6.1. Unless you have received agreement from our Accommodation Office for late arrival, we will be entitled (but not obliged) to terminate your contract for the Accommodation if you have not taken up residence within 7 days of the start of the Period of Stay. You will be liable to pay the Accommodation Fees up to and including the date we end the contract. If we choose not to end the contract, you will be liable to pay the Accommodation Fees for the full Period of Stay. If you require your room held for more than two weeks, you must pay the first term's rent to secure your room.
- 6.2. We may terminate your contract for the Accommodation at any time by serving notice on you if:
- (a) Any payment is overdue by 14 days or more: or
  - (b) You are in serious or persistent breach of any of your obligations; or
  - (c) You do not have status as a member of the University; or

- (d) Use of University facilities is withdrawn from you as a disciplinary sanction;  
or
  - (e) In our reasonable opinion your health or behaviour is a serious risk to you or other people, or to the University's or other people's property.
- 6.3. If you have not moved out of the Accommodation by the end of the notice period, we will apply to court for an order for possession (eviction). If the court finds in our favour, it may order you to pay the University's costs and/or pay for any extra time you were in occupation.
- 6.4 Your contract has no "cooling-off" period. Once you accept our offer of accommodation, you have a legal obligation to comply with your contract until it comes to an end.
- 6.5 If you change your mind about moving into the accommodation (for any reason other than you withdrawing or intermitting), under the terms and conditions of this agreement, you will remain liable for the payment for your accommodation fees, until the end of your period of stay.
- 6.6. Your contract with us is of fixed duration. You will not have the right to serve notice to quit, and your contract can only be ended in one of the ways set out in these terms and conditions.
- 6.7. If we receive a returned key from you while any part of the Period of Stay remains unexpired, that act on its own shall not bring your contract for the Accommodation to an end. You will continue to be liable for the Accommodation Fees until the end of the contracted Period of Stay or until someone else takes over your responsibility to pay them (see clause 6.13).
- 6.8. If you apply to withdraw or intermit from your course of study at the University, you should also visit the Accommodation Office to apply for early release from your accommodation contract. You will be asked to complete an Early Departure Form and specify the date you intend to vacate. The Accommodation Office will give you a decision about release from your accommodation contract within 14 days of receiving your completed Early Departure Form.

If your Early Departure request is approved, you must confirm to the Accommodation Office the date you will vacate the Accommodation (your "departure date"). The departure date should be within 14 days of the date that your academic school approves your withdrawal/intermission/de-registration from the University. We will advertise the Accommodation, stating that it is available to occupy from the day after your departure date. By 10am on your departure date you must remove all your belongings, leave your Accommodation clean and tidy and return all keys/fobs for your Accommodation to your local reception.

Provided we have agreed to your Early Departure request, and you left your Accommodation and removed your belongings by the departure date and as required by these terms and conditions, your tenancy will end on the first to occur of:

- (a) The expiry of one calendar month from your departure date.
- (b) The date the Accommodation is re-let.

If we do not agree your Early Departure request, or if you do not leave your Accommodation by your departure date, in the condition required by these terms, your tenancy will not end and you will continue to be liable to pay rent until the end of the tenancy, whether you are in occupation.

- 6.9. This clause applies if your contract is terminated early in any way other than as permitted by clause 6.6. If your contract for the Accommodation is terminated early, we will refund a fair proportion of pre-paid Accommodation Fees (after making any proper deductions to cover our losses) as soon as possible after the termination becomes effective. Except for cancellations made under clause 6.6, we will only be obliged to refund Accommodation Fees once the vacancy caused by your early departure has been filled and to the extent that we suffer no loss. As the University is a charity and has a duty to safeguard its assets (including income from accommodation), if we are unable to fill your place, we will not give you any refund. We shall be entitled to fill any rooms which are already vacant before allocating people on our waiting list to the Accommodation. We will make vacated rooms available to other students for room exchanges, but room swappers will not be treated as replacement students for the purpose of releasing you from your obligation to pay the Accommodation Fees. This is because your departure still leaves us with an empty room that we expected to be paid for.
- 6.10. We reserve the right to relocate you to comparable alternative accommodation during the Period of Stay if it is reasonable to do so. For example, we may relocate you if the previous occupant has not vacated, if your Accommodation needs significant repair, if your Accommodation is in a new building that has not been completed on time, or in any other circumstances where relocation would be reasonable.
- 6.11. Relocation may be temporary or permanent, depending on the circumstances. If the Accommodation is not ready for you at the start of your Period of Stay, we will do what we reasonably can, to make the Accommodation ready for you as soon as practicable, and we will place you in temporary alternative accommodation until your Accommodation is ready. We will give you reasonable assistance in moving out of your temporary accommodation into your Accommodation when it is ready for you. You agree to accept the alternative accommodation, and to move out of the temporary accommodation when your own Accommodation is ready for you. If your own Accommodation is still not ready for you within 12 weeks of the start of the Period of Stay, you will have the right to

terminate your contract for the Accommodation, by giving us 7 days' written notice. We will refund the proportion of rent that relates to the period after you have vacated.

- 6.12. If we relocate you because you are in breach of one or more of your obligations, or if the relocation is made at your request, you agree to pay the University a combined cleaning and contract preparation fee of £50.
- 6.13. If you and another resident in one of our Buildings want to exchange rooms, both of you must apply to the Student Services Hub. Each of you must pay a contract preparation fee of £20 before we will progress the application. Permission to exchange rooms is in our discretion and the contract preparation fee is not refundable if you decide not to complete the exchange.
- 6.14. If you wish to move to a vacant room in a Building, you must apply to our Accommodation Office. You must pay a combined cleaning and contract preparation fee of £50 before we will progress the application. Permission to move into an empty room is at the discretion of Accommodation. If we allow you to move, your contract will apply to the new room for the remainder of the Period of Stay. You may have to pay additional Accommodation Fees if the new room has a higher price than the Accommodation you vacated.
- 6.15. You may only make one application each term under clause 6.11, 6.12. You may not make an application in the same term under more than one of these clauses.
- 6.16. If you exchange rooms or move into a vacant room without obtaining our written permission in advance, you must move back into the Accommodation if we ask you to do so. We may claim payment to cover any additional financial loss incurred by the University and/or refer the matter for disciplinary action for failing to comply with your obligations in these terms and conditions.
- 6.17. If you were registered as a continuation or completion student at the start of your contract, and you complete your academic work before the end of your contracted Period of Stay and stop being a registered student, you may terminate your contract by giving us 4 weeks' written notice. The notice must state the date on which it was sent to us and the date (which must be at least 4 weeks later) by which you will vacate the Accommodation. You will be liable for the Accommodation Fees and other charges payable under these terms and conditions until the second of these dates.
- 6.18. The University reserves the right to withdraw any future offer of accommodation made to a student currently in accommodation, and to terminate any future contract of accommodation entered between it and a student currently in accommodation, if the student fails to meet their contractual obligations set out in this Contract. This provision shall be a condition of any such offer or contract of accommodation and will be exercised at the discretion of the University.

- 6.19. You do not have the right to request to be released from your contract due to remote study. This also includes where you have received permission from your department to study remotely.

## **7. Double Rooms (If part of a Flat)**

- 7.1. Where the Accommodation is part of a Flat and is advertised as being a double room, this clause 7 applies but not otherwise. Clause 8 applies to self-contained accommodation.
- 7.2. If you wish to have a second person living in the Accommodation with you, you must notify us in writing of their name and provide us with such other information about them as we may reasonably require. If we agree to that person sharing the Accommodation, they will be a Permitted Occupier. As the person who has entered into the contract with us, you are liable for the Accommodation Fees, and for any loss or costs we incur as a result of the Permitted Occupier's presence in the Building.
- 7.3. If we have agreed to a Permitted Occupier sharing the Accommodation, you may share it with them (and only with them). We will normally only agree to a Permitted Occupier if they are a student at the University and do not have a contract with us for another room.
- 7.4. You must inform us if the Permitted Occupier stops living at the Accommodation. You will remain liable for the Accommodation Fees in full, whether you have a Permitted Occupier living with you or not.
- 7.5. If you no longer wish to live at the Accommodation and the Permitted Occupier is a University student, you may transfer the Accommodation contract to them in accordance with clauses 6.13(a) (b) (c) and clauses 6.14 to 6.16.
- 7.6. The University shall not be obliged to relocate either of you if you and the Permitted Occupier no longer want to live together.
- 7.7. It is your responsibility to make sure that any Permitted Occupier moves out of the Accommodation at the end of the Period of Stay. You will be responsible for any losses or costs we reasonably incur if they do not do so.

## **8. Self-Contained Accommodation**

- 8.1. Where the Accommodation is self-contained (e.g. studio, bed-sit or single-household flat) this clause 8 applies but not otherwise. Clause 7 applies to double rooms which are in a shared Flat.
- 8.2. If you wish to have another person living in the Accommodation with you, you must notify us in writing of their name(s) and provide us with such other information about them as we may reasonably require. If we agree to those persons(s) sharing the Accommodation,



they will be Permitted Occupiers. As the person who has entered into the contract with us, you are liable for the Accommodation Fees, and for any loss or costs we incur as a result of the Permitted Occupiers' presence in the Building.

- 8.3. If we have agreed to a Permitted Occupier sharing the Accommodation, you may share it with them (and only with them). We will normally only agree to a Permitted Occupier if they are members of your household.
- 8.4. You must inform us if the Permitted Occupier stops living at the Accommodation. You will remain liable for the Accommodation Fees in full, whether you have a Permitted Occupier living with you or not.
- 8.5. If you no longer wish to live at the Accommodation and at least one Permitted Occupier is a University student, you may transfer the Accommodation contract to them in accordance with clauses 6.13 (a) (b) (c) and clauses 6.14 to 6.16.
- 8.6. The University shall not be obliged to relocate either of you if you and the Permitted Occupier no longer want to live together.
- 8.7. It is your responsibility to make sure that any Permitted Occupier moves out of the Accommodation at the end of the Period of Stay. You will be responsible for any losses or costs we reasonably incur if they do not do so.
- 8.8. You will be responsible for removing your rubbish from the Accommodation and placing it in the external bins provided. We will not empty the kitchen bins as provided in clause 3.2.2.
- 8.9. You are not permitted to smoke in the Accommodation (or any Communal Areas serving it). We will not treat damage caused by smoking as fair wear and tear and you will be charged for damage/additional cleaning for the Accommodation or Contents by smoking.

## **9. Three-Year Tenancy Agreements (not applicable to shorter tenancy agreements)**

- 9.1. If your Offer is for a three-year tenancy agreement, the Rent will be discounted during the three years of the tenancy, provided you do not exercise the option to break.
- 9.2. You have the option to break your tenancy on either of the Break Dates by giving us not less than 1 month written notice before the relevant Break Date. Your notice does not have to be in a prescribed form. Acceptable methods of service are set out in clause 5.10. If we receive your notice in the first year of your tenancy, we will assume that you want to end your tenancy on the first Break Date. If we receive your notice in the second year of the tenancy, we will assume that you want to end your tenancy on the second Break Date.

- 9.3. If you end your tenancy under clause 9.2, you will be liable to pay us the difference between (i) the standard rate for the Accommodation and (ii) any reduced rate that you were charged up to the Break Date (we refer to this as the “Break Payment”). The Break Payment must be made before the Break Date.

This is because by exercising your option to break you will have lost your entitlement to the discount that is applied under a three-year contract.

- 9.4. If you do not make the Break Payment in full before the Break Date, your break notice will not be effective. You will remain liable for the subsequent year of the tenancy, but you will still be able to apply for an early termination of your contract under clause 6.
- 9.5. The Three-Year Tenancy is available to new students only and is restricted to specific areas of accommodation. Rooms are limited and are subject to availability.
- 9.6. Rent will be fixed, at the first-year rent rate, for the duration of the 3 years. Free summer storage (of years 1 and 2) is included; however, you must comply with instructions provided to you at the time regarding the packing of your belongings. You have the option to book summer vacation accommodation, in your room or equivalent alternative, at your current rent rate, subject to availability.
- 9.7. We will honour the Three-Year Tenancy over a four-year period, if you have a one-year placement, or will be studying abroad for one year, during the agreed Three-Year Tenancy period.

**If you require a copy of these Terms and Conditions, please contact the Student Services Hub. Alternatively, [an electronic and printable version of these Terms and Conditions](#) is available.**

## Document Control Panel

<b>Title</b>	<b>Standard Terms and Conditions of Residence Dated 1 August 2023</b>
<b>Policy Classification</b>	Policy
<b>Security Classification</b>	Open
<b>Security Rationale</b>	No Restrictions
<b>Policy Manager Role</b>	Head of Accommodation
<b>Nominated Contact</b>	accadmin@essex.ac.uk
<b>Responsible UoE Section</b>	Accommodation Essex, University of Essex Campus Services
<b>Approval Body</b>	Estates and Campus Services Board
<b>Signed Off Date</b>	October 2024
<b>Publication Status</b>	Published
<b>Published Date</b>	October 2024
<b>Last Review Date</b>	October 2024
<b>Minimum Review Frequency</b>	Annually
<b>Review Date</b>	March 2025
<b>UoE Identifier</b>	

If you require this document in an alternative format, such as braille, please contact the nominated contact at [include@essex.ac.uk](mailto:include@essex.ac.uk).