



Terms and Conditions of Licence to Occupy a Room in Halls of Residence 2026/2027.

1. Interpretation and introduction

1.1. In this Licence Agreement, the words in the column on the left have the meanings given in the column on the right. You will know when a word with a special meaning has been used, because it will have an initial capital letter, even if it appears in the middle of a sentence:

Senior Accommodation Officer	The member of the Accommodation Service assigned to liaise with You about Your stay in the Residence.
Accommodation Service	The Accommodation Service of the University, which manages the Residence.
Communal Areas	All stairwells, corridors, landings and entrance halls within the Residence, any shared kitchens and/or bathrooms in the Residence or other areas we designate as common areas.
Joint/several liability	means that everyone in the flat is responsible <i>together</i> and <i>individually</i> for any damage or cost that cannot be traced to a single person.
Licence Fee	The fee payable for Your Room set out in Your Offer
Licence Period	The period set out in Your Offer
Offer	The terms of Our offer of accommodation set out in the online application portal (myroom.bucks.ac.uk) for staying in Our halls of residence.
Room	The room specified in Your Offer
Flat	The Flat in which the Room is located
Residence	The halls of residence in which the Room is located.
Senior Resident(s)	Buckinghamshire New University
University	The individual assigned to assist, monitor and communicate with the occupiers of the Residence by the University
You	Buckinghamshire New University and We, Us and Our have corresponding meanings. We may delegate Our obligations in this Licence Agreement to someone else (for example, We may ask an electrician to fix an electrical fault) rather than doing it Ourselves. Where appropriate, 'We', 'Us' and 'Our' include people authorised by us; and The student named in the online application for Your accommodation and Your has the corresponding meaning;

- 1.2. If these terms and conditions describe something in the plural (for example “Keys”) this may include any one Key. If these terms and conditions describe something in the singular (for example “Key”) this may include one or more Keys.
- 1.3. Notices of a formal nature (such as asking for permission or bringing the Agreement to an end before the Licence Period has expired) should always be given in writing by letter [or by email to:- accommodation@bnu.ac.uk], otherwise it may be difficult to prove whether a notice was sent or received. Any notices served on us must be served in writing to ‘Accommodation Service, Bucks New University, Queen Alexandra Road, High Wycombe, Buckinghamshire, HP11 2JZ’. Any notices served on you will be delivered via email. You must ensure your contact details remain accurate and up to date throughout the Licence Period. .

2. Licence

- 2.1. This Licence Agreement is a legally binding document. You are agreeing to the terms and conditions of the agreement for the whole period.
- 2.2. This Licence Agreement is a licence and not a tenancy. This means that You have a personal right to occupy the Room during the Licence Period but do not have exclusive possession of the Room. This means we have the right to:
 - 2.2.1. enter Your Room at any time and for any reason; and
 - 2.2.2. require You to move to an alternative room.
- 2.3. Where we exercise these rights we will do so in accordance with this Licence Agreement.
- 2.4. The terms of this Licence Agreement are contained in:-
 - 2.4.1. This Licence Agreement; and
 - 2.4.2. The Offer.
- 2.5. A legally binding contract will be entered into between us in accordance with the terms of this Licence Agreement when You accept the Offer through the University’s online application portal and/or collect keys and taking possession of the room.
- 2.6. If Your course extends beyond the end of the Licence Period and You require halls accommodation, You may be required to move rooms and will be required to pay a licence fee for the additional nights in advance, and You must contact the Accommodation Service to agree terms of residence.
- 2.7. **Any** breach of this Licence Agreement may lead to You being issued with a notice terminating this Licence Agreement and being asked to leave the Residence. If You do not vacate the accommodation prior to the expiry of the notice, We may bring court proceedings seeking possession and judgment for any debt (if any) owed under this Licence Agreement.
- 2.8. The University may require You to move rooms immediately without prior notice and You agree to comply with any requirement issued by Us for You to move to alternative accommodation.
- 2.9. You must comply with any reasonable instructions issued by any member of staff or any agent of the University. Failure to do so will be considered a breach of this Licence Agreement.
- 2.10. You must behave with consideration to other residents, members of the halls community and external community at all times. Aggressive or threatening behaviour towards other residents or University staff is unacceptable.
- 2.11. You must carry your University ID card with you at all times; if you do not, you may be refused access to your accommodation.

3. Residential Fees

- 3.1. By accepting the Offer You are agreeing to live by these terms and conditions and to pay your Licence Fee in full for the duration of this Licence Agreement, irrespective of actual days in residence.
 - 3.1.1. No refund will be made for any absence from the accommodation due to vacation periods late arrival or early departure.
 - 3.1.2. If You reserve a room by accepting a room offer but decide not to move in, we may charge You for the period that the room was held for You during the contract period.

- 3.1.3. If you move in before your contract start date, you may be charged for the extra nights at the nightly rate. You may only move in early if the Accommodation Team approves this in advance.
- 3.2. The Licence Fee can be paid in two ways:
 - 3.2.1. The fee for the Licence Period is paid in full before or at the time of moving into the Room.
 - 3.2.2. The Licence Fee for the Licence Period is paid in instalments. Payment details will be provided to you as part of the booking process.
- 3.3. Outstanding debts will be passed to an external debt collection agency, after reasonable attempts to contact you
- 3.4. The residential fees are as follows:

Halls	Weekly Rate
Brook Street Halls	£99.00
Brook Street Halls - Studio	£188.50
Hughenden Park Student Village – En suite	£162.00
Hughenden Park Student Village - Studio	£207.00
Windsor House – En suite	£198.00
Windsor House - Studio	£218.00

4. Vacating Your Room

- 4.1. You must vacate the Room by the end of the Licence Period.
- 4.2. Room keys must be returned to Security by 9.00am on the last day of the Licence Period unless You have made an arrangement to stay longer (as set out in clause 2.6), in which case Your keys can be exchanged as agreed.
- 4.3. If You leave any personal belongings in the Residence, We will notify You of this and give You seven days to collect them. If You do not collect Your belongings within that period, you agree that we can dispose of those belongings.
- 4.4. Failure to vacate by the end of the Licence Period could result in charges for any reasonable expenses incurred, such as security cover, utility cost. Etc.

5. Giving Up Your Halls Place Early

- 5.1. With exception detailed clause 5.3, below, You may give up your accommodation place early in the following circumstances:
 - 5.1.1. Students commencing their first year of study with the University can terminate the Licence Agreement within seven days of beginning of the Licence Period, provided they give the Accommodation Service two weeks' notice and pay for cleaning of the Room. This option is not available to returning students;
 - 5.1.2. In exceptional circumstances, an appeal to leave earlier can be made in writing to the Senior Accommodation Officer on medical grounds. The Senior Accommodation Officer or nominee will consider Your request and may, if appropriate in his or her absolute discretion, grant it, but the Senior Accommodation Officer or nominee will be under no obligation to do so;
 - 5.1.3. Students who withdraw from their course of study at the University are permitted to end this Licence Agreement, provided two weeks' notice is given to the Accommodation Service and cleaning of the room is paid for;
- Although note that the Room can only be re-let through the Accommodation Service.
- 5.2. If withdrawal is agreed under clause 5.1 above, then the Licence Fee will be charged up to the day the room keys are returned to security or to the last day of the notice period, whichever is later.
- 5.3. No appeals or withdrawals can be accepted after the 1st May.
- 5.4. In all other cases, the terms contained in this Licence Agreement creates a legally binding contract between us and the Licence Fee must be paid until the end of the Licence Period.

- 5.5. If We terminate this Licence Agreement and You are asked to vacate your hall room due to misconduct or breach of Licence, You will still be charged the Licence Fee/damages to cover the value of the Licence Fee until the end of the Licence Period, unless and until we find a suitable replacement occupier for the Room. In the event that the University relets Your room to another student acceptable to the University, We will refund You the proportion of the Licence Fee which relates to a period of time during which the Room has been relet.
- 5.6. If notice under exceptional circumstances is approved, you must vacate the Room by the end date stated in your notice. If you do not leave by that date, the notice may be treated as void unless the Accommodation Team has agreed an extension in advance.

6. Vacation Residence

- 6.1. You may live in the Room during the short vacations at Christmas and Easter. You will be charged for these periods, whether You remain or not.
- 6.2. You should notify the Accommodation Service if You intend to stay during short vacations and give the dates You will be resident, for Health and Safety reasons.

7. Payment for loss or damage

- 7.1. You must pay Us for all reasonable loss and damage We suffer as a result of any breach of this Licence Agreement by You or Your Visitors. This includes (but is not limited to), additional cleaning, issuing replacement lost or stolen keys/cards, repairing or replacing our fixtures, fittings, furniture or equipment, collecting arrears, paying professional advisors, pursuing court proceedings, administration expenses and any income We lose arising from Your failure to vacate in accordance with the terms of this Licence Agreement.

8. Our right to terminate this Licence Agreement

- 8.1. We may terminate this Licence Agreement by giving You not less than 4 weeks' written notice in any of the following circumstances:-
- 8.1.1. if You have failed to pay the whole or any part of the Licence Fee in accordance with the payment terms set out in this Licence Agreement and the Offer (whether formally demanded or not) and the Licence Fee (or any part of it) has been outstanding for 21 days or more;
- 8.1.2. where You have breached the terms of this Licence Agreement;
- 8.1.3. if You are made bankrupt;
- 8.1.4. We are unable to find You similar alternative accommodation (despite our reasonable efforts) and are unable to either provide the Room as a result of events beyond our control or the Residence has been severely damaged and, acting reasonably, we deem it unfit for occupation; or
- 8.1.5. any information supplied by You, or on Your behalf, in connection with Your application to Us for a place in the Residence is untrue, inaccurate or misleading, or if You fail to disclose relevant information which would amount to a misrepresentation, and We consider (acting reasonably) that the relevant information makes You unsuitable to live in the Residence.
- 8.2. We may terminate this Licence Agreement by giving You no less than 14 days' notice, if:
- 8.2.1. You have not enrolled onto a course of study at the University within 14 days of the commencement of the Licence Period or at any time You are no longer pursuing a course of study with University
- 8.2.2. We consider that because of Your behaviour it is necessary to move You from the Residence;
- 8.2.3. We consider that because of any reason (eg insect infestation or an infectious disease, or harm to the person or threat of harm) to protect Your well-being or the well-being of others or to prevent damage to the Residence.
- 8.3. If We terminate this Licence Agreement in accordance with this clause 8.1 You will remain liable to pay any amounts due under this Licence Agreement unless and until we find a suitable replacement occupier for the Room. In the event that the University relets Your room to another student acceptable to the University, We will refund You the proportion of the Licence Fee which relates to a period of time during which the Room has been relet.

9. Ceasing to be a Student with Buckinghamshire New University

- 9.1. When a student has, for any reason, ceased to be a current full-time student with the University, he/she is required to inform the Accommodation Service immediately and vacate his/her Room and the Licence Agreement will terminate immediately, subject to due legal process.
 - 9.1.1. Refer to section 4 above for terms and conditions relating to departure.
 - 9.1.2. If a student fails to vacate immediately, he/she will be deemed to be an unauthorised occupier and any monies accepted from him/her by the University shall be deemed to be payment of damages for use and occupation and not a licence fee.

10. Room Transfer

- 10.1. You must discuss any request concerning a change of room with the Accommodation Service.
- 10.2. Any room transfer is agreed at the discretion of the Accommodation Service, and is not guaranteed.
- 10.3. The cost of cleaning the Room must be paid in advance to the Accommodation Service before the transfer.
- 10.4. Any student with outstanding accommodation fees will not be allowed to transfer rooms until the debt is settled, unless the transfer is to cheaper accommodation on financial grounds.
- 10.5. Any student with an existing notice to determine served upon you will not be allowed to transfer rooms.
- 10.6. You cannot transfer rooms without permission from the Accommodation Service, even if You have found someone to swap with.
- 10.7. If you transfer to a room at another site, you will be charged the rate applicable to the new site. The higher rate will apply during the transition period: from the collection of new room keys if moving to a more expensive site, or until the handover of your old room keys if moving to a cheaper site.

11. Cleanliness

- 11.1. Housekeeping staff will clean all communal areas of the Residence on a weekly basis, but the areas must be kept accessible; if, due to the condition of the communal areas of the Residence, cleaning cannot be easily undertaken then the service will be withdrawn. The cleaners' role is to support You with cleaning communal facilities within the Residence; You must still leave all communal areas, including kitchens, bathrooms and corridors, clear after use.
- 11.2. If washing up is not done following a written warning from the Accommodation Service, then the items will be removed and disposed of to ensure the health of residents is not at risk.
- 11.3. Failure to keep all communal areas in a suitable state of cleanliness will result in the Accommodation Service engaging cleaners to undertake additional cleaning and the University will seek to recover the cost of the cleaning from all residents of the Residence.
- 11.4. You are responsible for managing your own waste and for ensuring that all recyclable materials are correctly separated and placed in the appropriate bins provided in your kitchen. Cleaners will remove general waste and recycling once per week. Please note that if any bins become full before the scheduled collection, it is your responsibility to take the waste to the external bin stores located outside the blocks.
- 11.5. Cleaners may refuse to remove waste if bins are overfilled, contaminated, or not suitably bagged. If you fail to empty overfilled bins after being notified by email, a waste-removal charge may be applied to your account.
- 11.6. The University has the right to close a kitchen that does not conform to reasonable standards of cleanliness, for health and safety reasons.
- 11.7. You are not permitted to throw anything from the windows of the Residence.
- 11.8. You must provide Your own cleaning materials.
- 11.9. If, at the end of the Licence Period, the facilities are left in a poor state of cleanliness then the University shall recover its losses suffered for the cost of any cleaning required, this includes bedrooms and communal areas.
- 11.10. The Accommodation Service staff can inspect halls bedrooms during the Licence Period.
- 11.11. If, at the time of inspection, Your Room fails to reach satisfactory standards of cleanliness, You will be requested to make an improvement within 7 days. If Your room is persistently below standard the University shall arrange for the Room to be professionally cleaned and it will recover damages from You for its reasonable losses, and it also will be considered a breach of the Licence Agreement.

12. Use of the Accommodation / University Grounds

- 12.1. You cannot use the Residence for any illegal purpose or commit any illegal act in or relating to the Residence including but not limited to the Room.
- 12.2. You cannot use the Residence as a location from which to run any kind of business.

13. Guests

- 13.1. You must not sublet the Room.
- 13.2. Rooms are for single occupancy only. Overnight guests are not permitted at any time.
- 13.3. Guests are permitted at the discretion of the Accommodation Service and governed by the "Guest Procedure" details of which are available from the Accommodation Service, online, and at the halls.
- 13.4. The Guest Procedure can be changed by the University at any time
- 13.5. Failure to follow the guest procedure correctly will be considered a breach of your Licence. You are fully responsible for the behaviour and conduct of any guest you allow into the Residence, and any misconduct or damage caused by your guest will be treated as your responsibility.
- 13.6. The Accommodation Team reserves the right to bar any guest from the Residence at any time if their behaviour, conduct, or presence is deemed unacceptable, unsafe, or disruptive. If your guest is barred, you must ensure they do not enter the Residence again. Failure to comply may result in disciplinary action and will be treated as a breach of your Licence.

14. Keys & Cards

- 14.1. You will be issued with keys/card/fob on arrival.
- 14.2. You must not duplicate, copy, or attempt to reproduce any keys, fobs, access cards, or other security devices issued to you for the Residence.
- 14.3. All lost keys and access cards/fobs must be reported to the Accommodation Service. A reasonable charge will be made for any replacements.
- 14.4. You must never give Your keys or fob to another student or guest.

15. Repairs, Additions and Alterations to Room

- 15.1. You agree:-
 - 15.1.1. to keep the Room in a clean and tidy condition at all times and to place any rubbish and recyclable materials in designated areas in the Residence;
 - 15.1.2. not to make any alterations to or damage the Room or Residence (including, but not limited to fitting or installing any satellite dish, television or radio aerial, decorating or damage caused by neglect);
 - 15.1.3. not to leave any personal belongings or other obstacles in the communal areas or make these areas dirty, unsafe or untidy. You will be charged for any removal or additional cleaning incurred; and
 - 15.1.4. not to put anything which is likely to cause damage or a blockage in any pipes or drains at the Residence.
- 15.2. No supplementary heating is permitted in the Residence, this includes heated clothes airers.
- 15.3. All rooms have 13 amp sockets; a multi-point extension block on the end of a cable with a fused plug may be used.
- 15.4. Multi-adaptors are not permitted.
- 15.5. It is Your responsibility to ensure that all electrical appliances You bring to University are approved and tested to current safety standards, i.e. PAT tested. We may seek to recover from You Our reasonable losses arising from any damage caused as a result of failure to adhere to this clause.
- 15.6. The University reserves the right to remove any electrical appliance considered to be unsafe or causing a nuisance.
- 15.7. Not to install any CCTV or any other video or image recording surveillance system device (such as Ring doorbells, or small cameras) which may intrude on the privacy of others. If any CCTV or other such device is installed or changed to the Accommodation, we will require these to be removed immediately upon notification by us at your costs (which shall include, but is not limited to, the cost of making good any resultant damage or spoilage of decoration).

- 15.8. Due to strict fire regulations, You are not permitted to personalise Your room or communal spaces by either removing or moving the existing furnishings (this includes curtains), or by adding Your own. If furniture has to be rearranged at the end of the Licence Period, the University will seek to recover its reasonable losses from You.

16. Noise

- 16.1. In halls You are part of a close-knit community, and the rights of neighbours should be respected. Complaints against You regarding noise at any time during the day or night will be treated as a breach of the Licence Agreement.
- 16.2. If a complaint concerning noise is made against You and a request to reduce the level of noise is ignored, the University reserves the right to remove and confiscate the equipment causing the noise.
- 16.3. Musical instruments are only permitted if played at a reasonable volume and reasonable times. The University reserves the right to confiscate any instrument causing a noise nuisance to other residents.
- 16.4. Decks and sub woofers are not permitted in the Residence.
- 16.5. Parties are not allowed within the Residence.
- 16.6. Construction work may be undertaken at and around the Residence throughout the duration of the Licence Period. By accepting this Licence Agreement You are accepting that there may be some noise disturbances as a result.

17. Pets

- 17.1. You are not permitted to keep any animals in the Residence (this includes but is not limited to birds, insects, fish, rodents, reptiles).
- 17.2. Registered assistance animals are permitted with the prior approval of the Accommodation Service (not to be unreasonably withheld). In the event of disclosure of allergy to dogs, or an extreme fear emerging, an assessment will be carried out on a case-by-case basis and mitigating efforts made.

18. Access to Accommodation by University Staff or Agent of the University

- 18.1. University employees or an agent of the University, including Senior Residents, are entitled, when necessary, to gain access to the Room in normal pursuance of their duties.
- 18.2. University employees or an agent of the University, including Senior Residents, are entitled to access to the Room for Health and Safety, cleanliness and maintenance inspections, without prior notice.
- 18.3. University employees or an agent of the University, including Senior Residents, are entitled to access to the Room for random drug checks, without prior notice.
- 18.4. University employees or an agent of the University, including Senior Residents, are entitled, when necessary and without notice, to gain access to communal areas within the Residence in normal pursuance of their duties.
- 18.5. It may on occasion be necessary to allow external visitors, such as on University Open Days, to access to the communal areas.

19. Damage and Defects

- 19.1. You must check the Room and communal spaces and complete and return the inventory form which shall be emailed to You within 7 days of moving in.
- 19.2. You must report to the Accommodation Services any damage and defects to the Room or communal spaces.
- 19.3. You are not permitted to carry out any repairs, additions or modifications to the Room or communal spaces within the Residence.
- 19.4. Any loss caused by damage to individual rooms will be recovered against the occupant or person responsible if identified.
- 19.5. Posters should be confined to the pin board area.
- 19.6. Any personal posters / pictures displayed outside of your bedroom which cause offence will be removed.
- 19.7. LED strip lights are prohibited.
- 19.8. Humidifier and oil diffusers are prohibited.

- 19.9. Additional washing appliances such as dishwashers, portable washing machines, or tumble dryers are not permitted in the Residence. Any prohibited appliance found may be removed, and charges may be applied for associated risks or damages.
- 19.10. Darts and dartboards are prohibited.
- 19.11. The cost of repairing walls or other furniture in the Room, due to use of fixing agents, will be recovered in damages from to You.
- 19.12. Any item belonging to Us which is lost, stolen or deliberately or accidentally broken will be individually charged for either replacement cost or repair.
 - 19.12.1. You agree to be jointly and severally liable with the other occupiers of the Flat for any damage that cannot be attributed to an occupier(s) of the Flat.
 - 19.12.2. An appeal against unattributed damage must be made in writing to the Senior Accommodation Officer within 14 days of notification of damage and supported by appropriate evidence.
 - 19.12.3. Malicious, accidental or deliberate damage to University property or the belongings of other residents is unacceptable and will be considered a breach of the Licence Agreement.

20. Bicycles, Cars, Motor Cycles and Parking

- 20.1. The storage of bicycles, scooters (including electric ones) and segways/hoverboards is not permitted in rooms or communal areas (including hallways and staircases).
- 20.2. The use of electric scooters is not permitted in the grounds of our halls of residence.
- 20.3. Bicycles should be stored in the bicycle racks, which are provided at each halls of residence.
- 20.4. The University is not responsible for loss or damage to vehicles or bikes.
- 20.5. Due to planning regulations, no resident is permitted to have a car, moped or motorcycle in High Wycombe.

21. Fire and Emergency Procedures

- 21.1. As soon as You hear the fire alarm emit a continuous sound, You must evacuate the Residence immediately.
- 21.2. In the event of fire, raise the alarm, carry out the actions instructed on the fire notices and inform the security team and Senior Residents.
- 21.3. Any intentional or reckless interference with, or misuse of, fire extinguishers, smoke detectors, fire alarms or fire escape routes is prohibited and a criminal offence under Section 8 of the Health and Safety at Work Act, 1974. You risk six month's imprisonment or a fine of up to £2000.00.
- 21.4. Any obstructions of escape routes or belongings in communal areas that may cause a fire hazard are unacceptable and may be removed by a member of the Accommodation Service without notice.
- 21.5. Masking of fire detectors is a serious risk to all residents and a breach of this Licence Agreement. It can incur a fixed penalty fine enforced by the Fire Brigade and a criminal record.
- 21.6. Drunkenness or first offences will not be considered to be an excuse.
- 21.7. In order to reduce the risk of fire, the use of candles, incense, naked flames, chip pans and paraffin/gas appliances are prohibited and the smoking of sheesha pipes is forbidden.
- 21.8. Beanbags and inflatable items of any kind are not permitted.
- 21.9. The use or storage of fireworks and pyrotechnics is prohibited.
- 21.10. No fridges, toasters, kettles, air fryers, rice cookers or other kitchen appliances may be stored or used in rooms.
- 21.11. No pressurised gas of any kind can be kept in the Residence.
- 21.12. Residents and their guests must not move mattresses into communal areas or sleep in communal areas at any time. Mattresses must remain in the bedrooms and used only for their intended purpose.

22. Smoking and Drugs

- 22.1. There is no smoking permitted anywhere inside the Residence; this includes e-cigarettes/vapes.
- 22.2. Any smoking residue, such as cigarette smell, ash and cigarette butts, found in the room would be deemed as evidence of smoking. A charge may be applied.
- 22.3. The cost of any necessary repair related to smoking in the accommodation, such as cleaning or decoration will be charged to the student.
- 22.4. You are not permitted to be in possession of or take any controlled substances in the Residence.

- 22.5. The University works closely with the police and drug prevention is a key priority. The University reserves the right to undertake random drug checks at the Residence.
- 22.6. The production and supply of psychoactive substances (legal highs) is prohibited by law and is not permitted in the Residence.

23. Criminal Convictions

- 23.1. At the time of application for accommodation You must declare any criminal conviction in the following categories:
 - 23.1.1. Violent offences
 - 23.1.2. Sexual offences
 - 23.1.3. Drugs
 - 23.1.4. Firearms
 - 23.1.5. Arson
 - 23.1.6. Terrorism
- 23.2. Having a conviction may not automatically prevent an offer of accommodation being made, but failure to declare will be considered breach of the contract and will result in the loss of accommodation.

24. Health, Safety & Security

- 24.1. Please report any hazards in the Residence immediately to the Accommodation Service, Senior Resident or Security.
- 24.2. You are not permitted to be in possession of any weapon in Your Room or any part of the Residence (this includes but is not limited to knives, firearms, swords, airguns, pistols, BB guns, and bow and arrows).
- 24.3. All students are responsible for helping to ensure that the Residence are a safe and secure environment, any act or omission contrary to this, including in relation to personal safety, will be considered a breach of the Licence Agreement.
- 24.4. Residents who may require a Personal Emergency Evacuation Plan (PEEP) must engage with the Accommodation team to assist in the completion of their PEEP and ensure it is kept up to date.
- 24.5. You must follow any public health guidance, instructions, or procedures issued by the University in response to a significant health risk or outbreak (for example, government-mandated measures or University-specific safety protocols). This may include temporary rules about hygiene, isolation, use of shared spaces, or other safety measures within the Residence.
The University may temporarily restrict access to facilities, adjust services, or require you to vacate the Residence if necessary for health and safety reasons.

25. Medical

- 25.1. All students in halls must register with a local doctor within 14 days of moving into halls.

26. Insurance of Personal Property

- 26.1. We offer contents insurance to all students living in the Residence. You will be provided with details as part of the online induction process. You are responsible for checking the level of cover and determining whether it meets Your needs. The cover is offered through Howden.

27. TV Licence

- 27.1. All students are responsible for determining whether they need a TV licence and must take responsibility.
- 27.2. There are no TV aerial sockets in bedrooms, only in kitchens. In addition, reception to portable aerials can be inconsistent; We therefore suggest that You check the signal before purchasing a TV licence for the Room. You are required to have a licence if you have a TV, even in the kitchen, but You can discuss this with Your flatmates when You arrive.

28. Internet

- 28.1. The basic internet service is provided free of charge by the University; the cost is not included in the Licence Fee.

- 28.2. Anyone removing or interfering with the computer network will lose the right to connectivity and will be charged for repairs.
- 28.3. The University is not responsible for service outages unless caused by the University's negligence.
- 28.4. Not to install our use any additional Wi-Fi repeaters, routers, or internet enhancer devices.
- 28.5. When using the internet in accommodation You are subject to the external supplier's terms and conditions of use.

29. Launderette

- 29.1. The University cannot accept responsibility for any loss or damage. All laundry facilities are used at Your own risk.

30. UUK Code of Practice

- 30.1. Our managed in compliance with The Universities UK/GuildHE Code of Practice for the Management of Student Housing ("the UUK Code"). The University is committed to the Code's core principles, which set sector-wide standards for the quality and management of student accommodation. These include benchmarks relating to student welfare, anti-social behaviour, landlord-tenant relationships, maintenance and repairs, and overall environmental quality.
A full version of the UUK Code is available online at: <https://accommodationcode.ac.uk/>
- 30.2. The University is committed to providing accommodation services in line with the requirements of the UUK Code. However, if at any time you are dissatisfied with any aspect of the service, we aim to resolve concerns quickly and at a local level wherever possible. Details of the University's formal Complaints Procedure are available on the website and can be requested via email accommodation@bnu.ac.uk

31. This Agreement

- 31.1. If any provision of this Licence Agreement (or part of any provision) is found by any court to be invalid, unenforceable or illegal, the other provisions shall remain in force and if any invalid, unenforceable or illegal provision would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with whatever modification is necessary to make it valid and give effect to our intention.