



TERMS & CONDITIONS OF THE ACCOMMODATION AGREEMENT 2026-27

Welcome to the University of Kent. To help you fully enjoy your time in your accommodation, this agreement is intended to make clear your responsibilities and those of the University.

Please take time to read, understand and accept the terms and conditions of this agreement.

CONTENTS

1.	NATURE OF THE AGREEMENT	3
2.	DATA PROTECTION	4
3.	ACCEPTING THE AGREEMENT	4
4.	HEALTH & SAFETY AND SECURITY	5
5.	MOVING ROOMS	16
6.	ACCESS AND SEARCH	18
7.	PAYMENT AND OTHER CHARGES	19
8.	RESPECT FOR OTHERS - Equality, Diversity and Inclusivity (EDI)	23
9.	RESPECT FOR YOUR ACCOMMODATION	25
10.	USEFUL INFORMATION/MISCELLANEOUS	26
11.	TERMINATION AND SUSPENSION OF THE AGREEMENT	30
12.	VACATING THE ACCOMMODATION	35
13.	ADDITIONAL AGREEMENT DOCUMENTS	36
14.	GENERAL	38
15.	COMPLAINTS AND REDRESS	39
16.	GLOSSARY OF TERMS	40

The University is committed to managing the accommodation in accordance with the best practice guidelines set out in the national 'Universities UK Code of Practice for Student

Accommodation', and the University is regularly checked and audited under this Code of Practice.

Further information about the Code of Practice is available at:

<https://www.accommodationcode.ac.uk/>

1. NATURE OF THE AGREEMENT

1.1 This agreement is a *license to occupy* the accommodation granted by the University of Kent (incorporated and registered in England and Wales by Royal Charter with company number RC000656) ('University') whilst you are registered on a **full-time course** of study at the University. The agreement is not intended to give exclusive possession to you as a licensee, or to create the relationship of landlord and tenant between the parties, and you shall not be entitled to an assured tenancy or a statutory periodic tenancy or to any other statutory security of tenure now or upon termination of this agreement. The License to Occupy granted to you is personal to you and is not assignable.

1.2 If there is anything you do not understand or if you have any queries, please contact the Accommodation Office in the first instance. You can also contact Kent Union Student Advice Centre or a Solicitor if you require independent advice on your rights under this agreement.

1.3 You acknowledge that you have read and understood the agreement and that all parts of the accommodation may be shared with other persons to whom the University grants a similar agreement.

1.4 This agreement cannot be varied unless the variation has been confirmed in writing by the Accommodation Office. The University may unilaterally vary these terms and conditions by giving you notice in writing, which will be sent to your University email address, and any changes will come into effect at the beginning of the subsequent academic term after the academic term in which the University gives you notice, unless any changes are required to comply with Government legislation or guidance or other regulatory requirement, in which case any changes shall come into effect immediately upon the notice being issued. Nothing in this agreement will affect your legal rights.

1.5 The University will always follow Government advice and, where appropriate, respond to this by changing service provision, which may affect contractual start dates, arrival dates, room allocations, catering provision, and other accommodation-related services.

This is to ensure the safety and well-being of students, staff and visitors, which is the University's highest priority.

1.6 All students are subject to the University's Student Charter and Regulations for Students available online at <https://www.kent.ac.uk/regulations>

2. DATA PROTECTION

The University will comply with Data Protection legislation. By accepting this agreement, you authorise the University to use your personal data for all lawful purposes in connection with your agreement to occupy the accommodation, including debt recovery, crime prevention and detection, measuring satisfaction, allocating rooms, ensuring there is an appropriate student mix in the accommodation and for all matters arising from student membership of the University. You agree that all data supplied to the Accommodation Office can be shared with other departments within the University and with appropriate third parties if it is reasonable for the Accommodation Office to do so as provider and manager of the accommodation. The University may need to disclose information to contractors and other third parties engaged by it to undertake services or provide accommodation, your sponsor (if you have one), the police or other public agencies. These third parties mentioned above may contact you directly with regard to your occupation of the accommodation.

Further information about data protection is available here

<https://www.kent.ac.uk/about/assurance-and-data-protection/privacy-notice-for-students>

3. ACCEPTING THE AGREEMENT

3.1 Contract: By accepting this agreement, you enter into a legally binding contract with the University and agree to abide fully by these terms and conditions, which may include paying for the full contractual Period of Residence. If you do not accept the offer by the expiry date specified, the University has the right to withdraw the offer of accommodation.

3.2 Moving in: If you move into the accommodation without having accepted this agreement, the University will consider that you have accepted this agreement by your

actions.

3.3 Proxy: If the agreement has been accepted by someone else, the University shall assume that you have given that person authority to act on your behalf.

3.4 Under 18: If you are under 18 at the time you accept the agreement, the agreement will still be legally binding, but when you reach the age of 18, you will be entitled to terminate the agreement in accordance with section 11.6.

3.5 Fee payment from other parties: If someone other than you pays all or part of the accommodation fees, this will not release you from or otherwise affect any of your responsibilities under the agreement.

3.6 Promise of Accommodation: Any promise made by the University to allocate accommodation to you, and your eligibility to live on campus, is subject to the University being able to provide a safe living environment in accordance with applicable laws, Government guidance, and the Code of Practice. The University reserves the right to withdraw any such promise if it cannot provide a safe living environment.

The University also reserves the right to withdraw a promise of accommodation if:

- you do not meet the accommodation eligibility criteria set out in the [Accommodation Application Guidance 2026–2027](#);
- You fail to meet any application or acceptance deadlines or conditions
- You have outstanding fees or a poor payment history with the University
- You have an adverse disciplinary record
- You fail to progress academically or
- This agreement is terminated for any reason set out elsewhere in these Terms and Conditions.

4. HEALTH & SAFETY AND SECURITY

For your health, safety and security, a Campus Security team are available 24/7 at +44

(0)1227 823300 or +44 (0)1227 823333 in the event of an emergency incident or accident situation. They can attend quickly, provide First Aid, and summon other emergency support services such as Fire, Police or Ambulance or other student services if necessary. CCTV cameras are used to monitor the campus and its buildings. Notices warning of the presence of cameras are displayed around the campus.

4.1 Keys and security: The University will provide you with the necessary keys, key cards, or fobs for you to gain access to and secure your accommodation. You agree to ensure that your accommodation is always left secure. For example, you must not prop open external doors or fire doors, and you should lock your room door and close the windows when you are out. For safety reasons, many bedroom windows have restricted window openers, and you agree that you will not tamper with or fully open any windows. Please note that some bedroom doors will auto-lock when closed, while others will not. Please always keep your key fob with you.

4.2 Furniture: The University will provide accommodation and furniture that complies with current fire and health and safety laws.

4.3 Insurance: The University insures the accommodation against fire and natural disasters. It also provides students with limited room insurance for personal possessions through an accredited insurance provider. This policy covers loss or damage caused by fire, flood, and theft of a student's belongings within the accommodation. The policy is subject to conditions, exclusions, limitations, and excesses, and does not cover accidental damage. Students may choose to purchase additional "top-up" cover directly from the provider or arrange alternative cover with an insurer of their choice.

4.4 Fire safety: All accommodation has fire detection equipment, which is checked and tested on a regular basis, and students will be supplied with fire safety advice. You agree to behave responsibly with regard to fire safety and, by your actions, assist the University in reducing fire risks. You also agree that whenever you hear a fire alarm, you will immediately

evacuate the building and wait at the designated local evacuation point until the building is approved as safe for you to return.

Misuse or removal of fire safety features and equipment, or non-compliance with essential fire safety instructions and precautions, will not be tolerated in any circumstances and may be treated as a criminal offence and could result in prosecution and/or disciplinary action by the University.

For example, the following are strictly prohibited: smoking; bringing into the accommodation hazardous equipment, materials or substances; covering or tampering with fire detection equipment; tampering with or inappropriately discharging fire extinguishers; unnecessary activation of fire alarm call points; propping or wedging open designated fire doors (e.g. kitchen door) or disabling local fire door alarm units.

You are required to use all equipment and facilities provided in your accommodation and kitchens sensibly and responsibly. The University takes fire safety very seriously; even a 'first offence' may result in a substantial fine under the University's Student Charter and Regulations for Students (<https://www.kent.ac.uk/regulations>), and there will be a charge in respect of any cost or loss incurred by the University. In addition, the University also reserves the right, where appropriate, to relocate you to other accommodation (see section 5.3) or to terminate the agreement. Further information on fire safety is included in the Accommodation Handbook, available online at <https://student.kent.ac.uk/life/living-on-campus>.

4.5 Electrical appliances and safety:

All electrical equipment (including power supplies/transformers, chargers, extension leads, etc.) must be:

- New when first brought to the University or tested as safe by a competent UK electrician.
- UKCA marked or CE marked
- Kept clean and in good condition (casings and plugs undamaged, cables not frayed,

etc.)

- Used only as designed and intended
- Fitted with the correct fuse and not modified in any way (including the use of incorrect fuses)
- Designed for 240V usage. If using an electrical item designed for other voltages (e.g., an item from the USA (where the standard voltage is 110V), you must use a suitable transformer.

You are not permitted to install any additional electrical wiring, nor erect aerials anywhere in or on university buildings (other than domestic-type free-standing aerials within study bedrooms). The University reserves the right, in accordance with the Electricity at Work Regulations 1989, to check all electrical equipment on its premises for safety and to ensure that it is used safely.

Trailing 4-in-line or similar extension leads are acceptable, providing they are in good condition, are not overloaded, are not linked together as part of a chain and are switched off when not in use. Electrical leads must not be allowed to trail from one room to another, cause tripping hazards, or be used in such a way as to cause chafing or straining, which could lead to an electrical hazard.

When using electrical equipment:

- Keep electrical appliances away from combustible materials (paper, packaging, curtains, clothing, etc.) – especially appliances which can get hot
- Place phone chargers, e-cigarette chargers, etc., on hard surfaces and never leave them unattended whilst in use – they are a known cause of fires
- Unplug equipment when not in use, especially irons, hair dryers, hair straighteners, etc. – place these on a hard surface to cool down. Fires can easily start after equipment cuts out due to excessive heat, then cools down and switches on again
- Do not overload electrical sockets
- Unplug all electrical appliances after use.

Travel adapters: You must not use any electrical appliance designed for voltages other than 240V without a suitable transformer (e.g. from the USA, where the standard voltage is 110V). To use any 240V electrical appliance with a non-UK plug, you must use only University-approved travel adapters which are available from accommodation college receptions and Cleaning Services offices. Always choose the correct adaptor for each appliance – for example, never connect an earthed Schuko plug to an adaptor without earth contacts at the rim. Multi-way ‘cube’ type mains socket adapters are strictly prohibited.

Monitoring and confiscation: Students will be advised if the Maintenance or Cleaning Services staff have any concerns about personal electrical items brought into the accommodation. The University reserves the right, in accordance with the Electricity at Work Regulations 1989, to check all electrical equipment on its premises for safety and to ensure that it is used safely. The University also reserves the right to confiscate any item that it considers to be unsafe. Any confiscated items will be returned at the end of this agreement. If any items are considered, in the University’s sole opinion, to be associated with illegal drug use, they will be confiscated and destroyed.

4.6 Cleaning: Students are responsible for keeping their bedrooms clean and tidy and for maintaining the cleanliness of kitchens, bathrooms, and all other shared areas within the accommodation. You agree to keep these areas clean and tidy at all times, regularly removing rubbish and food waste and disposing of it in the designated bins. You must not pour substances down sinks or drains that may cause blockages, such as cooking oils or food waste.

The University may provide some cleaning products; however, you are responsible for supplying your own additional cleaning materials. If shared areas within your flat or house – including kitchens, toilets, shower rooms, stairwells, and hallways – are not kept clean, the University may issue a warning requiring the areas to be cleaned. If the areas are not brought to an acceptable standard following this warning, the University reserves the right

to recover any reasonable costs incurred in restoring the accommodation to the clean and hygienic condition it was in at the start of your occupancy.

In accordance with food safety requirements, you agree to keep all kitchen areas used for washing, preparing, cooking, and storing food in a clean condition to prevent cross-contamination and food poisoning resulting from poor hygiene practices.

Where a resident has shared information about specific allergens or intolerances, you agree to take reasonable care when using and storing related foods or ingredients. Please note that the University's campus cleaning service does not operate during Christmas and Easter closure periods or on bank holidays. Further information is available at:

<https://student.kent.ac.uk/life/living-on-campus/housekeeping>

Common areas. The University will ensure the communal areas of campus accommodation (such as stairwells and entrance ways located before the main entrance to a house or flat) are cleaned regularly. A University campus cleaning service is not provided during closure periods in winter and spring or on bank holidays.

4.7 Repairs and maintenance: When you first take up residence, or move to another residence during the academic year, you agree to inspect your accommodation for existing damage or defects – such as stained mattresses, scratched desks, carpet burns, or faulty electrical items and sockets – and report them using the inventory function of the online maintenance reporting system at:

<http://www.kent.ac.uk/accommodation/canterbury/living-on-campus/home-at-halls#defect-reporting> This ensures you will not be charged for damage caused by a previous resident.

You agree to promptly report all new damage or defects that occur during your period of occupation of your accommodation using the online maintenance defect reporting system. The maintenance of university buildings is carried out by the University's Campus Service Maintenance Team or UPP (University Partnerships Programme) staff in Keynes College

Flats and Houses, Turing and Woolf Colleges. Sometimes, either university staff, UPP staff or approved external contractors need to access buildings to carry out essential or emergency repairs.

The University does not offer a 24-hour, 7-day-a-week maintenance service, but will attend to major emergency situations, such as a flood or total power failure. Any emergency repairs that may be needed outside normal working hours should be reported to Campus Security, who will decide whether repairs are urgent and will call out a member of the maintenance team if necessary.

Normal working hours when all minor maintenance work is undertaken are from 08:00 until 16:00 Monday to Friday. Maintenance staff will only attend outside the hours stated above in cases of urgent and serious emergencies. If maintenance staff or external contractors are required to carry out repairs outside normal working hours, the University reserves the right to recover any additional reasonable costs from students where the emergency repair is necessary as a result of student misconduct. Please note that some external contractors charge call-out fees from £150 per visit, in addition to labour charges starting from £40 per hour.

The University always aims to provide good-quality services that meet the needs of its students. However, all services are susceptible to random failure and when something goes wrong, it is reasonable to wait for it to be repaired. Some things are beyond the University's control. To be able to respond promptly to any service failures and maintenance defects, it is vital that students report any problems as soon as they occur. If maintenance defects and other problems are reported in accordance with the above policy, the University will take appropriate actions to mitigate and remedy these problems or offer alternative accommodation. Where it may be necessary to assess whether further action is required or whether spare parts need to be ordered, the University will update students in an appropriate manner.

The University will consider all cases on an individual basis, and where the University considers it has not acted in a reasonable manner either to offer alternative accommodation or to remedy service failures and/or provide sufficient maintenance, the University will offer an appropriate apology. Please note that it is not acceptable to withhold accommodation fee payments, and if you wish to complain about any provisions within the accommodation, you must follow the correct complaints procedure as detailed here:

<https://www.kent.ac.uk/accommodation/contact>

4.8 Services and facilities: The University has a Strategy for Climate Action and the SDGs:

<https://www.kent.ac.uk/sustainability/strategic>

Students are expected to act responsibly in their use of energy and water, and switch off electric lights and appliances, and turn off taps and showers after use. The University will provide an adequate supply of hot and cold water and heating in the accommodation. All student residences are fitted with thermostats which will be set by the University's Campus Services Maintenance Team to an appropriate temperature relative to the prevailing conditions, and heating will be on when the temperature falls below this between 6:30 and 23:00. Heating in the accommodation will not be on 24 hours per day and will be turned off during the summer.

The University does not provide or permit additional individual heating or cooling appliances in the accommodation. Further information about the internal temperature within student accommodation is included in the Accommodation Handbook, available at <https://student.kent.ac.uk/life/living-on-campus#documents>

4.9 Interruptions to services and facilities: Unless negligence is proven, the University will not be liable for any failure or delay in the provision of services or facilities (including the accommodation), or for any loss that you may suffer arising from such an event, if that failure or delay arises from circumstances beyond the University's reasonable control, for example:

- If it is due to mechanical breakdown, maintenance, repair or replacement, renewal,

servicing, inspection or testing of the systems used to provide these services or facilities; or

- If you are unable to live in the accommodation due to water damage, accidental fire or other serious incidents, or any maintenance-related matter that is likely to take a long time to resolve, or if it is due to an epidemic or pandemic.

In these circumstances, the University reserves the right to require you to move to alternative accommodation. Whilst this will be at no additional cost to you, the accommodation provided may not be of an equivalent standard to that normally occupied.

4.10 Alterations and building works: The University, its approved contractors, and authorised third parties have the right to carry out building works, construction, and alterations to the accommodation and to any adjoining or neighbouring property. The University will not be liable for any disturbance or inconvenience caused, except in cases of negligence, death or personal injury, or where liability cannot be limited or excluded by law. You agree not to alter, redecorate, damage, or otherwise interfere with the accommodation or with any plumbing, electrical, or other installations. You must not install any telephone line, satellite dish, television aerial, or radio aerial.

4.11 Excessive condensation, damp, mould or insect infestations: Students should use the tumble dryers provided in the laundry facilities to dry their washing and not contribute to excessive moisture by drying washing in their accommodation. Students must report any excessive condensation, damp, mould, rodent or insect infestations via the online defect reporting app, Home at Halls, or to their local Cleaning Services office so that appropriate action can be taken to reduce any of these problems.

4.12 Water hygiene: The University will maintain the water quality in accordance with the University of Kent control of Legionella procedure document. In order to support this, you will be responsible for reporting any faults with the hot and cold-water systems promptly as per section 4.8 of this agreement. This includes, but is not limited to, hot water not being

hot, cold water not being cold, no water, discolouration of water, or heavily scaled shower heads.

If all students are absent from their accommodation for a period longer than seven days, it is advisable to allow the water to run for a one-minute period until the temperature stabilises without causing excessive spray to ensure the water supply will be fresh and clear of any bacteria. You should avoid entering the shower cubicle during this one-minute period.

4.13 Prohibited items: The following items are banned from your accommodation for health, fire and safety reasons. If one of these items is found by Cleaning Services or an authorised member of staff, it will be removed from your room and temporarily stored. You will receive a letter in your room to notify you of this, and you'll need to visit your local Cleaning Service Office to arrange the collection of your item at the end of the year or arrange for the item to be sent off campus. For larger items, you may be charged for its removal/storage-

- 3D printers
- Adhesive LED strip or push lights: these items often cause damage to the paint/walls when removed, which can result in repair costs, so they are best avoided
- Additional cooking appliances (e.g., toasters, microwaves, grills, deep-fat fryers): these are banned from Becket Court and Keynes College (Blocks F, G, H and I). In self-catered accommodation, additional cooking appliances can only be used/stored in the kitchen and not your bedroom
- Animals: pets and other animals (except assistance animals) are not allowed within any University building or residence
- Barbecues: this includes outside areas
- Portable burners, camping stoves and cookers of all types are prohibited from use in kitchens, kitchenettes and bedrooms
- Batteries: you are forbidden from charging or storing vehicle batteries, including but not limited to car batteries, electric scooters or e-bike batteries, within your accommodation and the communal areas of the accommodation, including escape routes, corridors, lobbies, staircases, landings, storage areas and utility rooms. You

also agree not to store any more than an immediate short-term personal supply of vapes containing flammable materials, and/or their batteries. More guidance on the **safe use of lithium-ion batteries** can be found in the [Accommodation Handbook](#)

- Candles, incense/joss sticks, oil burners: any items that require a naked flame
- CCTV or personal cameras: cannot be placed inside or outside the accommodation
- Cooling appliances: including refrigerators, mini-fridges* and air conditioning units
- Dangerous chemicals: including flammable liquids, acids or strong chemicals (e.g. bleach, petrol, solvents)
- Drugs: covered by the Misuse of Drugs Act legislation
- Edged weapons: swords, daggers, knives, bayonets, and dangerous implements of any kind and/or offensive weapons such as a tool designed or adapted to cause physical harm to another person
- Weapons and offensive items: including but not limited to guns, firearms (including imitations, replica firearms, and airsoft weapons of any description), edged weapons such as swords, daggers, knives, bayonets, and any dangerous implement or tool of any kind designed or adapted to cause physical harm to another person
- Fireworks
- Oil or wax melt burners
- Gym equipment: smaller, lightweight items are fine, but please avoid large/heavy items (e.g. dumb bells, weight benches, cycling machines, inflatable pools, etc.) which restrict access. You can use all the machines for free in the gym on campus
- Heating appliances: e.g. radiators, halogen heaters, heated airers
- Kettles/coffee makers: except those provided by the University and kept in accommodation kitchens and kitchenettes
- Multi-way cube adaptors or travel adaptors: these are fire hazards. Please only use surge-protected extension cables and never chain or connect multiple adaptors together. If you need a travel adapter, approved ones are available to purchase from college receptions for a small charge
- Personal transportation devices (**e.g., e-scooters, powered transporters**): Except for bicycles, these devices are **not permitted on campus**. **Bicycles must not be stored**

inside your accommodation. Please lock and store bicycles in the designated cycle shelters located near your accommodation

- Smoking, shisha, vaping, e-cigarettes: are banned from use within your accommodation and within five meters of buildings. Please use the designated smoking areas only
- Washing machines and tumble/spin dryers
- Washing line: please do not suspend a clothesline/cord for drying washing.

This list is not exhaustive and may encompass anything else that presents a health and safety risk. * Exceptions can be made for medical requirements (e.g. mobility scooters or fridges for medication). Please discuss this with the Accommodation Office (accomm@kent.ac.uk) to arrange/approve in advance.

4.14 Removal of items from the accommodation. The University may remove from the accommodation any items that are prohibited (see section 4.13), or considered dangerous, a fire hazard, or a cause of disturbance to other students, e.g. music systems.

If the University removes an item, you will be notified that it has been temporarily confiscated and informed of the contact you need to recover it. The item will be kept securely and made available for collection at the end of your agreement.

5. MOVING ROOMS

5.1 Approval: You must not move to another room without first applying to and obtaining prior written approval from the Accommodation Office (such approval will not be unreasonably withheld). If consent is given, then you will be charged a change of contract fee of £50. More information about moving rooms is available online:

<https://blogs.kent.ac.uk/accommodation/what-you-need-to-know-room-moves-and-swaps/>

5.2 Twin rooms: If you are staying in a twin/shared room, which then becomes a single occupancy room through a student failing to take up occupancy or leaving the room before

the expiry of this agreement:

- You may be offered an alternative single occupancy room at a higher rate
- The twin/shared vacancy may be filled with another student. Please note the University does not require consultation with you about the person allocated
- If you choose to remain as a single occupant rather than move to an alternative room, the room rate will revert to a single-occupancy rate.

5.3 Alternative accommodation: The University reserves the right to move you to alternative accommodation for appropriate management and health and safety reasons, including the following:

- Where the accommodation is damaged such that it is unfit for occupation, for example, due to fire, flood, infestation, storm, damage, or plant malfunction
- Where the University needs to carry out essential repairs or other building works to the accommodation
- To protect other students of the accommodation from your behaviour, specifically for reasons including (but not limited to) excessive noise disturbance, perceived threats of harassment, bullying or threats of violence or any other reason
- To protect your well-being
- Due to a lack of occupancy of a house, flat or corridor
- To prevent damage to the accommodation
- To re-allocate the room to another student with a serious medical condition or disability
- To comply with any applicable laws, Government guidance, or other University regulations and policies regarding the health and safety of students, staff and visitors in the accommodation. This includes, without limitation, measures such as social distancing, isolation, or other requirements arising from the coronavirus pandemic or any other epidemic, pandemic, disease or virus.

5.4 Notice: You will normally be given 48 hours' notice if you are required to move, in circumstances that require a shorter period. You agree to vacate the accommodation and

occupy the alternative accommodation within the notice period.

If you refuse to move out, the University may terminate this agreement and take legal action to enforce the move. In such cases, the University may request that the costs of any legal action be recovered from you.

6 ACCESS AND SEARCH

6.1 Access: You agree that the University's staff, contractors and other approved third parties have the right to enter, and you shall permit entry into the accommodation to inspect, clean and repair it or for any other reasonable purpose. If the University wishes to exercise this right, it will, whenever practical, give you advance notice (which does not have to be in writing but may be by email) before entering the accommodation. If you are not in the accommodation when the University's staff, contractors or other approved third parties arrive at the accommodation, you agree that they may enter the accommodation using a duplicate key.

6.2 Notice: You hereby agree that advance notice will not be required in the case of an emergency, including where health and safety issues are suspected, or where it is reasonable to suspect the presence of unlawful or prohibited items or activity in the accommodation. A list of prohibited items can be found in the Accommodation Handbook. Any search will be undertaken in accordance with the University's published Search Policy for Residential Accommodation, which can be found at:

<https://www.kent.ac.uk/commercial-services-estates/security/charter-code-of-conduct>

Access to the accommodation will be granted to third parties such as the Police and Fire services and other agencies where appropriate, good reason/legal authority is produced.

6.3 Visual room checks: Visual room checks for health and safety purposes can be undertaken at any time, with or without you being present and without advanced warning; these checks will be carried out by designated University Safety, Health and Environment Staff where there is reasonable suspicion that you or your guests are in breach of the University's regulations or policies or failing to comply with any warning issued by the

University. A serious breach which may affect others' enjoyment of their accommodation or contravene the University's rules or regulations or fire and health and safety guidance, including those in place for the University's staff and contractors that work in the accommodation, may lead to termination of this agreement - see section 11.1 of this agreement.

7 PAYMENT OF ACCOMMODATION FEES AND OTHER CHARGES

7.1 Fees: You agree to pay to the University the fees for the accommodation as shown in 'Your invoice', which is available at <https://kx-web.kent.ac.uk/MyAccommodation/> and issued in accordance with this agreement.

The University reserves the right to deliver your course via face-to-face lectures and seminars or distance learning, or a combination of the two, to protect the health, safety and welfare of its students and staff because of the coronavirus pandemic or otherwise.

You agree to pay the fees for the accommodation irrespective of how your course is delivered, and a course being provided by distance learning will not be grounds on which you may request a refund of any fees you have already paid or a waiver of any unpaid fees or deduct or withhold payment of all or part of the remaining fees payable by you under this agreement.

The University may, at its sole discretion, grant a concession to you in the event you are unable to occupy the accommodation due to guidance issued by, or restrictions imposed by, the Government or any local authority.

Please consider your ability to pay the fees for your chosen accommodation before entering into this agreement. By entering into this agreement, the University will assume you have considered your ability to, and have the financial means available to, pay the fees for the accommodation during the term of this agreement.

Once you have accepted this agreement, fees for the accommodation will be payable

whether or not you move into the accommodation, unless and until the University terminates this agreement in accordance with section 11.1, in which case you will still be liable for any unpaid fees due for the period up to the effective date of any such termination.

Some Undergraduate bedrooms in Woolf College and Darwin College are offered on 38-week or 52-week agreements. A 52-week agreement offers a lower weekly rate but the agreement is longer. If a student who has accepted a longer 52-week accommodation agreement chooses, at any point during their stay, to move to any accommodation offered on a 38-week agreement, their fees will be recalculated from the start of the agreement at the higher 38-week rate. Any additional charges resulting from this recalculation must be paid within two weeks of moving. It is not possible to change the agreement length for the same room.

7.2 First payment: Before the start of the first academic term during the Period of Residence, you agree to pay the first period of accommodation fees, or set up an automated payment plan in advance <https://student.kent.ac.uk/support/accommodation-fees>

7.3 Payment dates: You agree to pay the fees for accommodation irrespective of when your academic course starts and ends. Payment is due on the first day of each quarter for postgraduate students and on the first day of each academic term for undergraduate students. Please refer to 'Your Invoice' at <https://kx-web.kent.ac.uk/MyAccommodation/> for the amounts due each time. Information on how to pay your accommodation fees is available at <https://student.kent.ac.uk/support/accommodation-fees>

7.4 Damage and state of repair: Damage to the accommodation, whether willful or due to negligence, will be charged to the student(s) responsible. Cleaning Services managers and supervisors are authorised to pass actual repair or replacement costs onto a student, and it will be charged to their account. If the student(s) responsible is not identified, then the cost of any damage will be divided equally between all students in the house or flat, unless a student can prove to the reasonable satisfaction of the University that they were not at the

accommodation when the damage took place. Dependent on circumstances, the actual cost of repairs or replacement can be very expensive. Here are some examples of actual costs that were passed on to students in previous years:

Replacing a bedroom carpet	£700
Replacing a carpet tile	£30
Re-painting due to damage and residue from the removal of adhesive wall fixings and mounted items*	£305
Replacing a kitchen chair	£100
Replacing a fridge freezer	£354
Replacing a computer chair	£138
Replacing a free-standing cooker	£675
Replacing a hob (where installed as an individual unit)	£230
Replacing an induction hob	£283
Replacing an electric oven (where installed as an individual unit)	£235
Replacing a microwave oven	£160
Replacing a window hinge/restrictor	£42
Replacing a damaged vacuum cleaner	£75
Replacing a damaged washbasin	£244
Replacing the study desk vinyl	£80
Re-varnishing a wooden door	£133

*including damage to wall surfaces or paint caused by the removal of Blu Tack, adhesive strips (including Command strips), or other adhesive materials.

This is an illustrative list; it is not a tariff. Students will be charged the actual cost of repairs at the time the repairs are carried out. **Appeals against the cost of repairs or replacement passed on to student(s) should be made in writing to the Student Accommodation Manager, whose decision is final and binding. Appeals must be submitted in writing within 14 days of charges being raised.**

You agree to pay for any repairs required to rectify damage caused to the accommodation by you or by visitors during the period of this agreement (including damage caused when vacating the accommodation), however caused.

The University reserves the right to charge you for any cleaning or maintenance costs

incurred as a result of your failure to:

- Keep the accommodation clean and tidy in accordance with sections 4.6.
- Leave the accommodation clean and tidy in accordance with section 12.

Any additional charges may be added to your student account either during your occupancy or after you have left the accommodation.

7.5 Key/fob replacement: You must pay for the actual cost of replacing keys or key fobs that have not been returned by the due date, or if they are lost or stolen, and the cost of any locks within or around your accommodation that are required to be changed as a result. Any charges will be added to your student account by Student Fee Collections. A University 24-hour Campus Security Service is available if you are without your keys and unable to access your room.

7.6 Fire safety equipment: You will be required to pay for the cost of refilling or replacing fire extinguishers, fire blankets and other fire prevention equipment if these items are deliberately misused or found to be missing.

7.7 Personal carer: If you have a resident personal carer, you will need to ensure that the cost of the carer's room can be met. Home fee-paying students may be able to reclaim the cost of the carer's accommodation from their home area's Social Services Department.

7.8 VAT: At the date of this agreement, the accommodation fee is exempt from VAT, but the University reserves the right to charge VAT if it becomes payable during the Period of Residence, for example, if there is a change in the law.

7.9 Overdue payments: If accommodation fees or other sums payable under this agreement are not paid by the relevant due date(s), late payment charges will be applied until full payment of such sums is received by the University. For full details of late payment charges, see: <https://student.kent.ac.uk/support/fees-faqs#accommodation>

Students who remain in arrears beyond the second week of each term will receive reminder

letters and may also be visited in their accommodation by University staff to discuss any outstanding payments.

The University reserves the right to apply other sanctions under the University Debt Management Policy, including eviction from the accommodation. Further information relating to student debt and a copy of the complete University Debt Management Policy can be found here: <https://www.kent.ac.uk/tuition-fees/debt-management>, with the full policy available alongside the Student Charter and Regulations for Students:

<https://www.kent.ac.uk/regulations>

If it is necessary for the University to take legal action to recover money from you or to require you to vacate the accommodation, you agree to pay the University, on demand, all costs incurred by the University, together with any damages and losses that the University suffers or incurs in connection with such action.

Nothing in this agreement will affect your rights under the Protection from Eviction Act 1977.

7.10 Moving out: You agree that if you move out at any time before the end of the agreement, as set out in ‘Your invoice’ at <https://kx-web.kent.ac.uk/MyAccommodation/> you will remain liable for payment of your accommodation fees in full for the entire period of this agreement, unless this agreement has been terminated in accordance with Section 11.1 but please note you will still be liable for any unpaid fees due up to the effective date of such termination.

8 RESPECT FOR OTHERS - Equality, Diversity, and Inclusivity (EDI)

8.1 What to expect from the University: The University is committed to providing and supporting an inclusive and diverse community that is open and accessible to all students. The University does not tolerate discrimination, harassment or bullying of any groups or individuals on any basis. Examples include gender, age, ethnic origin, disability, sexual

orientation, religion and belief, marriage and civil partnerships, gender reassignment and pregnancy and maternity, and aims to provide comprehensive student guidelines to ensure fair and consistent behaviour. See more information about EDI at the University here:

<https://www.kent.ac.uk/equality-diversity-inclusivity>

8.2 What the University expects from you: You agree to behave with courtesy, respect and consideration towards other students, University staff, contractors, and your neighbours whether in face-to-face interaction or in any written form. This includes respecting the privacy of others and not taking or using other students' possessions without permission.

For the safety and security of students, the University provides a 24-hour Campus Security service available on +44 (0)1227 823300 to respond to any student who may wish to report an incident of anti-social behaviour by other students or their visitors. More information about the Student Support and Wellbeing services on campus can be found here:

<https://student.kent.ac.uk/support/wellbeing>.

8.3 Identification Requests: You must carry your University ID, also known as your KentOne Card, with you always and should show it on request. Any identification request from a staff member will be impartial, for a genuine reason based upon information for a specific objective or an immediate necessity. You should have your KentOne card available to show Campus Security staff, if requested, as this is to assist in maintaining a safe campus environment for the benefit of all.

Please be aware that failure to co-operate with this request can be considered as a breach of the Student Discipline Procedure in certain circumstances. Full information on Campus Security's Code of Conduct, including information on why and when identification may be requested, can be found on the Campus Security website:

<https://www.kent.ac.uk/commercial-services-estates/security/charter-code-of-conduct>

8.4 Noise: You agree to keep noise at a level that does not interfere with the study, sleep or comfort of other students, staff, and neighbours. This includes TVs, music systems, CD

players, musical instruments, etc. The University strongly advises that headphones are always used. You must reduce the level of noise immediately if requested to do so. Where If severe noise disturbance is caused to other students, the University reserves the right to temporarily confiscate sound equipment until the end date of this agreement.

<https://student.kent.ac.uk/life/parties-and-noise>

8.5 Parties: The accommodation is not suitable for the holding of parties. Gatherings of people in the accommodation will inevitably cause overcrowding, unwanted visitors, and disturbance and distress to your neighbours, and for these reasons, you agree not to advertise or hold any parties in your accommodation.

8.6 Smoking: You agree not to smoke in any area of the accommodation, including your bedroom. The University has a strict no-smoking policy in all university buildings. Electronic cigarettes and vaping are also prohibited in all University buildings, including the accommodation. The 'No Smoking Policy' can be viewed on the Policies and Procedures page here: <https://www.kent.ac.uk/about/governance/policies-and-procedures>

8.7 Drugs and alcohol. Possession, taking or selling of illegal drugs are criminal offences. In addition, drug dealing may lead to police action and automatic termination of this agreement and your enrolment at the University. The University's 'Alcohol Policy' and 'Drugs and Substance Abuse Policy' can also be found on the Policies and Procedures page: <https://www.kent.ac.uk/about/governance/policies-and-procedures>

9 RESPECT FOR YOUR ACCOMMODATION

9.1 Occupation: It is agreed that the accommodation shall only be occupied by you and the students allocated to the accommodation by the University. You will not part with or share occupation of any part or whole of the room unless you are living in a designated twin room. The accommodation shall be used solely as a residence for a student pursuing or intending to pursue a full-time course of study at the University.

9.2 Animals: Students may not bring into the accommodation any animal unless it is a certified assistance animal for a person with a disability. The student is requested to notify and seek the consent of the Student Support and Wellbeing Service and the Accommodation Office, well in advance of arrival if an assistance animal is needed, as adjustments may need to be made to accommodate it (e.g. away from students who may be allergic to it). Students will be responsible for the proper care and control of assistance animals and any damage or nuisance which their animal may cause.

9.3 Contents: You agree not to remove or relocate any contents provided by the University from their designated locations within the accommodation. You also agree not to bring into the accommodation additional furniture or other prohibited items (refer to section 4.13). See section 12.4 for removal of personal belongings at the end of your agreement.

10 USEFUL INFORMATION/MISCELLANEOUS

10.1 Keys: You agree not to mark your accommodation keys with your address or give them to any other person. If you lose your keys, fobs, or swipe card, you agree to pay for the actual cost of replacement per key, fob, or swipe card to the University.

At the end of the agreement, or if you move out early, you will hand back your keys, fobs, and any swipe cards to the reception from where they were collected.

10.2 Visitors: You agree not to allow entry or use of the accommodation facilities by anyone other than the occasional adult guest aged 18 years and older. Students are not allowed to bring children into campus accommodation. Please refer to the relevant Pregnancy and Parental Leave policy for students (Pregnancy and Maternity Policy Appendix 2 Students) at <https://www.kent.ac.uk/student-services/student-services-policies>

It is not intended that your guests visit daily and use the accommodation facilities for washing or cooking, whether unplanned or on a regular basis. This includes other students who do not live in your accommodation. Any visitors may occasionally stay for a **maximum**

of three nights, preferably at weekends, provided this does not inconvenience other students. If you are occupying a twin room, overnight visitors are not permitted. Guests should not stay in student accommodation overnight during the first week at the start of the agreement.

Visitors must not be left unaccompanied in the accommodation and must not be given any keys. You agree to be responsible for your visitors throughout their stay. You also agree to record the name of your visitor(s) and their duration of stay via the [Home at Halls app](#), be responsible for their conduct and behaviour and for any damage they may cause.

The University reserves the right to remove or exclude visitors and withdraw this privilege if, in its reasonable opinion, it is necessary to do this for the health, safety and well-being of other students and staff, or to safeguard the University's property. Where appropriate, the University will notify you in writing if it decides to exercise its right to remove or exclude visitors from the accommodation and state the reason for its decision or refer you to the relevant university policy, which sets out the University's latest rules regarding visitors.

10.3 Use of the accommodation: Only you can live in the accommodation unless you are living in a designated twin room. You are not allowed to assign (transfer) the benefit of this agreement to another person or sublet the accommodation on a temporary or permanent basis. You agree not to use or register your accommodation address for any type of business or commercial use, illegal or immoral activity. This includes production or selling and /or distributing any perishable and/or non-perishable goods, services (i.e. alcohol and food production, gambling, betting, hairdressing, etc.).

10.4 Car Parking: Car parking is not available to students who live in Canterbury campus accommodation (with some exceptions). This means that students who live in Giles Court, Becket Court, Darwin College (including Darwin Houses), Keynes College, all Park Wood courts, Turing College, Tyler Court or Woolf College are not permitted, under our planning permission, to bring cars to the University of Kent, or the City of Canterbury. For information

on whether you are eligible for a student parking permit, visit:

<https://www.kent.ac.uk/transport/driving-parking/student>

10.5 Bicycles and e-scooters: Bikes may only be parked in designated outside areas of the campus and must not be brought into any university accommodation or buildings, including bedrooms, hallways/corridors, Cleaning Services, or maintenance store areas, so that all fire exit routes remain unobstructed at all times.

Private e-scooters should not be brought onto campus or brought into your accommodation (including bedrooms, hallways/corridors, store areas).

Powered Transporters, i.e. personal transport devices that are powered by a motor, including e-scooters, are not permitted to be used on university land unless a 'permit to move' has been provided. Please find Regulations for the Management of Traffic at the University of Kent at: <https://www.kent.ac.uk/transport/commute-smarter/powered-transporters>

10.6 TV Licence: If you watch television channels in your room, you agree to accept responsibility for purchasing a TV Licence. The University does not guarantee TV reception in the accommodation and does not have a site-wide license for the use of television sets or television channels accessed online via the internet. The only exception is where a television is already equipped by the University within the room (for example, in Keynes College Flats, large rooms, Turing College extra-large rooms and large rooms in Becket Court). Licence details are available on request.

The TV Licensing Authority (an external organisation) does prosecute non-license holders and can issue a fine of up to £1,000. More information is available at

<https://www.tvlicensing.co.uk/check-if-you-need-one/for-your-home/students-aud1>

10.7 Mail: You must ensure that your post is redirected before you move out of the

accommodation. Further information can be found at:

<https://www.postoffice.co.uk/mail/redirection>. The University is unable to forward your mail after you have left the accommodation and does not accept any responsibility for any damaged or undelivered mail.

10.8 Discipline: You agree that if you or your visitors breach university regulations and policies, you may be subject to the non-academic student disciplinary procedures. Breach of university regulations and policies whilst at the accommodation is also a breach of this agreement and may result in termination of the agreement.

10.9 Bed and Flex: This dining scheme is where a meal allowance is included in the cost of the accommodation fees in Becket Court, Keynes College (blocks F, G, H and I). A daily allowance of £15.00 is available seven days per week during term-time only in a choice of several venues. Please note that any remaining balance does not carry over and will expire at the end of each day if not spent.

10.10 Students with disabilities and medical conditions: Students with disabilities are advised to disclose this information to the Accommodation Office and Student Support and Wellbeing Service when they apply for accommodation, so that they can be advised of any special arrangements, e.g. Personal Emergency Evacuation Plans (PEEPS), which may need to be made in case of fire and other emergencies. Similarly, if you have a medical condition or disability, which means you are classed as a 'vulnerable person' and you are therefore extremely vulnerable to, for example, coronavirus or other respiratory diseases, we encourage you to disclose this to the Accommodation Office and Well Being Service when you apply for accommodation.

The University tries to accommodate all students, but the University will not be able to guarantee a suitable living environment if you are a 'vulnerable person' as staff, contractors and other approved third parties may need to enter the accommodation from time to time. You accept an offer of accommodation at your own risk. Please note that students using any

electrical mobility aids must ensure they are well-maintained and serviced regularly, proof of which must be available on request from the Accommodation Office and HSES Fire Safety Advisers.

10.11 Electoral roll: It is your responsibility to register to vote in elections whilst living in Canterbury. This can be done online at <https://www.gov.uk/register-to-vote>. The University urges you to do this, as this enhances your personal credit rating and funding for many local authority services are calculated using the number of students registered on the electoral roll.

10.12 Council Tax: If for any reason, you cause the University to become liable for Council Tax for the accommodation (for example, because you are in full-time employment or claiming social security benefits), then you will pay to the University within 14 days of written demand an amount equal to any sums paid by the University to the local authority in respect of such Council Tax.

10.13 Additional Benefits: The University may provide you with additional benefits during the term of this agreement, such as access to sports and leisure facilities. These facilities are provided at the University's discretion at no additional charge to you and do not form part of the fees you pay under the terms of this agreement. The University reserves the right to withdraw or change the additional benefits provided by it at any time.

11 TERMINATION AND SUSPENSION OF THE AGREEMENT

11.1 Termination of the agreement: The agreement **may** be terminated immediately by the University without any liability to you in the following circumstances:

- **Failure to arrive:** If you do not commence your course of study at the University, or do not move into the accommodation within two weeks of the start of the first academic term after the date on which this agreement is entered into, and you do not notify the Accommodation Office to confirm when you intend to arrive, the University may, at its sole discretion, terminate this agreement. Please note that

termination in these circumstances is at the sole discretion of the University. Even if the University elects to terminate this agreement, this does not affect any pre-termination obligation or liability on your part contained in this agreement. Failure to commence your course of study or move into the accommodation will not give you the right to terminate this agreement, nor will it automatically terminate this agreement. If you will not be taking up residence in the accommodation, then you should complete an Application for an Early Termination of the Agreement and section 11.3, or section 11.6 (as applicable) shall apply.

- **Damage:** If your accommodation has been severely damaged and, acting reasonably, the University deems it unfit for occupation and is unable to provide alternative accommodation (although the University will always make every reasonable effort to provide you with similar alternative accommodation).
- **Failure to disclose information:** If any information supplied by you, or on your behalf, in connection with your application for a place in the accommodation is untrue, inaccurate or misleading, or if you fail to disclose relevant information which would amount to a misrepresentation, and the University considers (acting reasonably) that the relevant information makes you unsuitable to live in the accommodation.
- **Debt:** If you are in debt to the University or become subject to a county court judgment, bankruptcy petition or order, or you commence negotiations with your creditors to reschedule your debts or enter a compromise or arrangement with your creditors (excluding any debt owed to the Student Loan Company or any other government or private institution in connection with your tuition fees or any maintenance loan). If you remain in debt and are evicted by the University or become subject to a county court judgment, bankruptcy petition or order, then you may continue to be a student at the University, provided you have fully paid, or are sponsored for, your tuition fees. You will not, however, be entitled to apply for university accommodation at any future point in your studies. This would also include further studies that you may participate in at a later stage (i.e. postgraduate studies). If you fail to pay all or any sums due in connection with any previous accommodation provided by the University, then this agreement will be terminated before the start of

the Period of Residence. Refer to section 7.9.

- **Breach of agreement:** If there is a serious or persistent breach of the agreement (including any failure to comply with regulations, guidelines or policies referred to in the agreement) by you, or your behaviour constitutes a serious risk to university property, or the health, safety or welfare of you or others.
- **Health and safety:** If the University considers it is necessary to close your accommodation to protect your health and safety, and the health and safety of other students and staff (e.g. for fire or other safety reasons, or an outbreak of an infectious disease or virus (including an epidemic or pandemic), or an infestation by insects) and it is unable to provide you with alternative accommodation.
- **Criminal proceedings:** If you are convicted of a criminal offence (other than an offence under any road traffic legislation in the United Kingdom or elsewhere for which a fine or non-custodial penalty is imposed). You must notify the University as soon as possible of any pending or actual criminal proceedings you face. Should you fail to notify the University of pending or actual criminal proceedings, the University reserves the right to terminate the agreement.
- **Withdrawal from University:** If you do not commence, or you withdraw from, your course of study prior to the start of the Period of Residence, in which case section 11.3 shall apply.

11.2 Suspension of the provision of Accommodation: The University may suspend the provision of accommodation under the agreement without any liability to you (unless otherwise stated in these terms and conditions) in the following circumstances:

- **Non-payment of fees:** If you owe the University money under this agreement. Refer to section 7.9.
- **Health and safety:** If the University considers it is necessary to close your accommodation to protect your health and safety, and the health and safety of other students and staff (e.g. for fire or other safety reasons, or an outbreak of an infectious disease or virus (including an epidemic or pandemic), or an infestation by insects) and it is unable to provide you with alternative accommodation. If the

University suspends the provision of the accommodation, it will give you as much notice as reasonably possible, but this may not be possible in the case of an emergency. You must comply with section 12 in relation to vacating the accommodation. Unless the University suspends the provision of the accommodation because you have not paid your fees, the University may, at its absolute discretion, provide you with the proportionate refund for the period of which you are unable to use the accommodation.

11.3 Withdrawing, intermitting, or de-registering from the University: If you withdraw, intermit, or are de-registered from your course of study at the University, you must contact the Accommodation Office as soon as possible (and within 14 days of the date your academic school approves your withdrawal/intermission) to complete an official Application for an Early Termination of the Agreement and confirm the date you will be vacating the accommodation. Your agreement will then be terminated after a four-week notice period.

You must continue to pay all fees payable under the terms of this agreement during the four-week notice period. You will not be entitled to a refund of any fees paid in advance in respect of any period during which you would have occupied the accommodation if this agreement had not been terminated.

If your room is re-let to a replacement occupant during the four-week notice period, your accommodation fees will be adjusted from the date the new occupant moves in. See section **11.4** for further information about finding a replacement occupant.

11.4 Replacement occupant: The University is under no obligation to find a replacement occupant. Any replacement occupant must be another full-time student at the University who is not already occupied or has not accepted to occupy other accommodation owned or managed by the University, or in the private sector. A replacement tenant should be at the same level of study as you are, i.e. new UG, returner UG, new or returner PG, enrolled in a full-time course and take over your agreement for its entire duration. The University shall be

entitled to fill any rooms which are already vacant before allocating students to a waiting list for your accommodation.

11.5 Under 18: If you are under 18 when the agreement is entered into, you may terminate the agreement on the condition that:

- Within two weeks after your 18th birthday, you give the Accommodation Office at least four weeks' written notice of your intention to terminate the agreement, and in the notice, specify the end date (this must be within the four-week notice period); and
- You have paid in full on or before the end date all accommodation fees, and any other fees due under the agreement, up to and including the end date.

11.6 Application for an Early Termination of the Agreement: If you change your mind about moving into the accommodation (for any reason other than you withdrawing, intermitting or de-registering from the University – in which case section 11.3 shall apply) or you are considering moving out of the accommodation before the end of the Period of Residence, you must always visit or contact the University Accommodation Office concerning this and complete an [Application for an Early Termination of the Agreement](#), which can be downloaded online or requested from the Accommodation Team.

Students undertaking a year abroad or a year in industry will not be automatically released from their accommodation agreement once it has been accepted. To be released from the Agreement, you must find a suitable replacement tenant for your room. See replacement occupant requirements in section 11.4.

Under the terms and conditions of this agreement, you will remain liable for the payment of your accommodation fees until the end of the Period of Residence, or (if the University agrees to the early termination of this agreement) the date of termination of this agreement. You will not be entitled to a refund of any fees paid in advance in respect of any period of time during which you would have occupied the accommodation if this agreement had not

been terminated.

The University's acceptance of the keys/fob at any time will not terminate the agreement while any part of the Period of Residence or notice period (as applicable) remains unexpired. The University is under no obligation to find a replacement occupant for your accommodation, but will terminate your agreement if a suitable replacement student approved by the Accommodation Office accepts the terms and conditions of the agreement and moves in. See replacement occupant requirements in section 11.4.

12 VACATING THE ACCOMMODATION

12.1 Keynes College and Becket Court: If you live in Becket Court or Keynes College (blocks F, G, H and I) you will need to vacate your accommodation during each vacation period, removing any rubbish and leaving it clean and tidy, and locked, and return your accommodation keys, fobs, key cards and letter box keys to your college reception before the start of each vacation period as specified in your License to Occupy University Accommodation <https://kx-web.kent.ac.uk/MyAccommodation/>.

You may leave your belongings in the accommodation during the winter vacation, but **you must clear your room of your belongings for the spring vacation**. You can check vacation dates by logging in to your My Accommodation Portal or at:

<https://student.kent.ac.uk/life/living-on-campus/departures>

12.2 Leaving: You will cease to be entitled to the use of the accommodation and you shall vacate the accommodation, leaving it clean and tidy and locked, and you agree to return all accommodation keys, fobs, key cards and letter box keys to the reception from where they were obtained, by 10:00 on the day on which this agreement expires or is terminated or suspended. You can read more information about leaving your accommodation online:

<https://student.kent.ac.uk/life/living-on-campus/departures>

12.3 Day of departure: If you do not **vacate the accommodation by 10:00** and the

University has to take action (which may include legal action) to require you to move out of the accommodation, you agree to pay to the University, on demand, all costs incurred by the University (including legal costs), together with any damages and losses that the University suffers or incurs (including, but not limited to loss of income) as a result of you failing to vacate the accommodation.

Students needing to stay on campus during the summer vacation period will need to book summer vacation accommodation separately through the University Conference Office and move to the accommodation designated for the summer vacation period.

<https://student.kent.ac.uk/life/living-on-campus/vacation-accommodation>

12.4 Personal belongings: Unless you are permitted to leave your belongings in your accommodation during any vacation period, all personal items should be removed from your accommodation by/on your departure date, and your accommodation should be left in a clean and tidy state.

There are no storage facilities on campus for personal belongings; as such, any items left behind after your departure date will be considered non-essential/unwanted and be recycled, donated, or disposed of. The University reserves the right to pass on any costs and expenses it incurs in disposing of any personal belongings left in your accommodation to you.

13 ADDITIONAL AGREEMENT DOCUMENTS

You agree to comply with all and any terms and conditions, regulations, guidelines, and policies set and updated by the University from time to time in respect of the accommodation, including the following:

13.1 Online: The online Agreement summary contains details of your room allocation, 'your invoice' for the accommodation and other details.

13.2 Accommodation Handbook

This can be found at: <https://www.kent.ac.uk/accommodation/living-in-university-accommodation#documents>

13.3 Student Welfare and Community Life Team

Information can be found at: <https://student.kent.ac.uk/life/student-welfare>

13.4 The Student Charter and Regulations for Students

These can be found online at: <https://www.kent.ac.uk/regulations>

13.5 Search Policy for Residential Accommodation

This can be found at: <https://www.kent.ac.uk/commercial-services-estates/security/charter-code-of-conduct>

13.6 Student Health and Safety Advice.

This can be found at: <https://student.kent.ac.uk/support/safety>

13.7 The University Debt Management Policy

Extracts can be found at: <https://www.kent.ac.uk/tuition-fees/debt-management>, or the policy in its entirety can be found through the Student Charter and Regulations for Students as linked above.

13.8 The University Anti-bribery and Corruption Policy

This can be found at: <https://www.kent.ac.uk/about/governance/policies-and-procedures>

13.9 Appeals Conduct and Complaints Office

More information about each service is available at <https://www.kent.ac.uk/appeals-conduct-and-complaints-office/student-conduct> and <https://www.kent.ac.uk/appeals-conduct-and-complaints-office/student-complaints>.

13.10 Regulations for the Management of Traffic & Travel

This can be found at:

[RegulationsfortheManagementofTrafficattheUniversityofKentJan22update.pdf](#)

13.11 Kent Students' Union Advice Service

More information about this service can be found at <https://ksu.co.uk/advice>

13.12 Accommodation Application Guidance 2026 – 2027

This can be found at:

https://media.www.kent.ac.uk/se/55038/AccommodationApplicationGuidance2026_V4.pdf

The University reserves the right to amend any regulations, guidelines, or policies, or introduce new regulations, guidelines, or policies, from time to time. You will be notified of any changes in writing by email to your university email address.

14 GENERAL

14.1 Variations: Variations to this agreement, such as early termination and waiver of charges, are only possible with the written agreement of a member of staff from the Accommodation Office, which is located in the Campus Services and Estates Building.

14.2 Liability: Nothing in this agreement shall limit or exclude the University's liability for death, personal injury or anything else which it is unable to limit or exclude liability in respect of by law.

14.3 Proxy: If the agreement is accepted by your parent or guardian, as you are under 18 then you and your parent or guardian shall be jointly and severally liable to make the payments set out in 'Your Invoice'.

14.4 Severability: If any provision of this agreement is held to be illegal, invalid, or unenforceable, it shall be deemed modified to the minimum extent necessary to make it

valid, legal and enforceable. If such modification is not possible, that provision or part-provision shall, to the extent required, be deemed to be deleted, and the legality, validity, and enforceability of the remainder of this agreement will be unaffected.

14.5 Governing law: The agreement, and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation, shall be governed by and construed in accordance with the law of England, and you and the University irrevocably agree that the courts of England shall have exclusive jurisdiction to settle the same.

15 COMPLAINTS AND REDRESS

If you are dissatisfied with your accommodation or the way it is managed, any complaint should be made in the first instance to your local reception, Cleaning Services office or the University Accommodation Office. Complaints can also be made in writing by using the email feedback form at: <https://www.kent.ac.uk/accommodation/contact>

If you are not happy with the outcome and wish to pursue your complaint further, you should do so in accordance with the Complaint Procedure available from the tab at the bottom of the 'Contact Us' web page above.

The University is also a member of the Universities UK (UUK) Code of Practice for student accommodation. Further information on the UUK Code of Practice can be found at: <https://www.accommodationcode.ac.uk/>

If your complaint is related to the Code of Practice and you have been through the internal University complaints procedure and remain dissatisfied, an independent review of your complaint can be undertaken by the Office of the Independent Adjudicator (OIAHE). For more information, go to: <https://www.oiahe.org.uk/>

A complaint will not normally be considered more than three months after the substantive

event(s) complained about.

Redress:

The Accommodation Office would wish to have the opportunity of putting matters right wherever possible or, if appropriate, by providing alternative accommodation. Monetary compensation is only paid in exceptional and appropriate circumstances. Students need to be realistic about compensation: in most cases, compensation will be a modest amount. Only in cases where a student can demonstrate real financial loss, proven negligence, or major inconvenience arising out of a breach by the University is compensation likely to be at a higher level.

The Accommodation Office's postal address for complaints or service of notices (including proceedings) is:

Accommodation Office
Campus Services
University of Kent
Parkwood Road
Canterbury Kent
CT2 7NN UK

T: +44 (0)1227 766660

E: accomm@kent.ac.uk

16 GLOSSARY

Accommodation

Means the room provided by the University to you under the terms of this agreement and includes the shared areas of the accommodation, or any other alternative accommodation where the University has relocated you under this agreement.

Accommodation Handbook

Includes further information about the accommodation arrangements at the University. A copy can be found online at:

<https://student.kent.ac.uk/life/living-on-campus#documents>

Accommodation Office

Means the central University Accommodation Office, located in the Campus Services building on Parkwood Road. This office is part of the Campus Services Department, which is responsible for the management of accommodation, catering, conferences, reception services, sport, campus security, cleaning services and University estates management.

Agreement

The contract between you and the University relating to the accommodation which comprises the:

- Agreement Summary
- These Terms and Conditions
- University Regulations
- Accommodation Handbook
- Appeals Conduct and Complaints Office Information.

Also please note Section 2 - Nature of the Agreement. The agreement is a 'licence to occupy' the accommodation granted by the University whilst you are registered on a full-time course of study at the University. The agreement is not intended to create a landlord and tenant relationship and does not create a tenancy.

Agreement summary

Means the page of the online process headed 'Agreement to occupy University Accommodation, including 'Your Accommodation' and 'Your invoice', which contain the specific details of the accommodation being offered to you, the Period of residence, and the

accommodation fees.

Code of Practice

Means the Universities UK Code of Practice for the Management of Student Housing.

The University is committed to managing the accommodation in accordance with the best practice guidelines set out in the national UK Universities Code of Practice. These can be read at: <https://www.universitiesuk.ac.uk/topics/students/student-support/accommodation-code-practice> listed as 'The Student Accommodation Code PDF'.

Student Welfare and Community Life Team and Appeals Conduct and Complaints Office

All students at Kent are assigned College membership on a random basis prior to arrival at the University. This is a provisional membership. Please confirm your membership in Kent Vision after you have registered at the University: The Colleges and Community Life Team exist to:

- Offer advice, help and support.
- Be the first port of call when you need assistance of any kind.
- With the Appeals Conduct and Complaints Office, enforce the University's non-academic student discipline regulations; the code of conduct that all students must abide by whilst they study at the University, wherever they may reside, be it on or off the campus.
- All matters will be dealt with in the strictest confidence.

Student Welfare and Community Life Team can be found at:

<https://student.kent.ac.uk/life/student-welfare>

The Appeals Conduct and Complaints Office can be found at:

<https://www.kent.ac.uk/appeals-conduct-and-complaints-office>

Cleaning Services Offices

These offices are located in each college, Tyler Court A and behind the reception at Park Wood. Contact information is available at: <https://student.kent.ac.uk/life/living-on-campus/housekeeping>

Student Fee Collections

This office is where you make accommodation and tuition fee payments to the University and they can be found at Nexus in the Templeman Library. Their email address is accomfinance@kent.ac.uk Virtual appointments with Student Fee Collections can be booked at <https://student.kent.ac.uk/support/finance-contacts>

Period of residence

This means the period during which you may stay in the accommodation under the terms of this agreement, as set out on the University's accommodation portal at <https://kx-web.kent.ac.uk/MyAccommodation/>. The period of residence start and end dates may be subject to change should the dates of the University academic year vary for any reason.

Sponsor

Any person or organisation that is paying all, or part of your accommodation fee.

Terms and Conditions of the agreement

Means this document.