



Living outside campus



Living Outside Campus

It is part of the University experience for many students to live in the private rented sector at some point in their University life, either in groups, on their own, or in lodgings with a resident landlord.

Whatever your choice may be, we do want all of our students to achieve their full academic potential and enjoy their time at University.

Your Responsibilities

Living in the wider community brings a lot of responsibilities. You suddenly become responsible for running a house, which involves paying your household bills and keeping the house and garden clean and tidy.

However, it also brings other responsibilities, such as learning to live with your neighbours and giving consideration to allowing them the quiet enjoyment of their home, whilst you enjoy yours.

They may have been and probably will continue to live there for many years however, you will only be there for a year or two.

Whilst you are at University you are our Ambassador, how you behave is how the University as a whole will be perceived. You are our best advertisement.

Avoiding Friction

Differing lifestyles can cause friction between neighbours. Please be considerate of your neighbours, they live there too and they have a right to the peaceful enjoyment of their home.

They might have young children or work 9 – 5 during the week. They may work shifts or care for a family member. So? They will not appreciate you and your friends being generally noisy or playing loud music or arriving home, noisily, late at night during the week, especially if they have to be up for work the next morning.

Some of the areas that can cause that friction are noise and music, slamming doors (car and internal doors), parking inconsiderately and putting rubbish out after rubbish collection day for foxes to rip bags open and attract rats.

You can avoid the friction. When you move in, introduce yourself to your neighbours, find out if they have young children or are elderly; do they work; what day is the rubbish collection; what about recycling? If you have a gathering, let your neighbours know before and give them a time when the music will be turned off and **then end it at that time!!** Bear in mind, music decks and DJs are not really appropriate in a house or flat.

Make sure you tell them to let you know if there is a problem and if one does occur try not to let it happen again. If you start on good terms and try to see their point of view, you will find that your neighbours will be more inclined to jump to your defence and will be sorry to see you leave.

Anti-Social Behaviour and Neighbour Nuisance

There are new laws concerning nuisance to neighbours and anti-social behaviour (ASB).

Different types of ASB & Neighbour Nuisance include,

- loud music
- loud noise between dwellings
- inconsiderate parking
- dumping of rubbish
- allowing rubbish to accumulate
- allowing gardens to overgrow
- graffiti and malicious damage to property
- shouting and using foul language
- threats, intimidation and/or actual physical violence
- theft

– and this includes visitors and vehicles to your home whilst they are in the vicinity of your home!

Top Tips for Living in the Community

- Introduce yourself to your neighbours. Be friendly and build a good relationship with them
- Respect all your neighbours need for a good night's sleep
- Sounds travels – especially at night or if windows and doors are open. Make sure you and your visitors keep noise to a minimum, eg slamming doors, shouting, loud excited conversations.
- Coming home late at night with friends? Keep your voices down – this does include the singing!
- Avoid offensive shouting and swearing, especially in the street or gardens of your house.
- Position stereos, TV's etc away from walls and off the floor to stop the bass travelling through the properties
- If you are having a party, let your neighbours know in advance. Try to have it on a Friday or Saturday and set a finishing time, **then stick to it!**. Remember, you are responsible for the behaviour of your friends too!
- Put your household and recycling rubbish out regularly and on the correct day. Make sure it is well wrapped and secured in bin bags to discourage foxes, rats and other vermin.
- Take a pride in where you live. Keep the gardens tended and clear of rubbish. Hang curtains properly and wash the nets occasionally. Take an interest in where you live – it is your home for the next year or two!
- Park considerately. Don't block driveways, garage entrances or park in disabled bays.
- Don't rev cars unnecessarily in the street, especially late at night or the early hours of the morning.
- If you do get a complaint – listen and take responsibility.

If you are having problems with your neighbours and are unable to resolve them amicably, visit the University Housing Office or Union of Brunel Students for further advice and assistance.

What if I ignore the advice?

For that small minority who persistently cause friction and tensions within the community by behaving in an unacceptable manner, there are potentially a number of sanctions.

If a complaint is made to the Police or Local Authority about any form of anti-social behaviour or noise nuisance, you may be visited or be sent warning notices. Failure to take note of the warnings could see equipment being seized and you could end up in Court facing charges, fines or in persistent or extreme cases, imprisonment and/or a criminal record.

If a complaint is made to the University, we will investigate the report and talk to the students in question and to the police and Local Authority. Then a considered judgement will be made and action taken accordingly.

The University works closely with the Police and Hillingdon Council to combat ASB. Where appropriate, we do pool information and will act along with the authorities.

In some cases the University's own internal disciplinary procedures may be applied if it is felt the 'good name of the University has been brought into disrepute'. Penalties ranging from minor fines to suspension or expulsion from the University can be applied, should a case be proven.

Brunel
UNIVERSITY
WEST LONDON

Union of
Brunel Students 

Useful Contacts and Links

Brunel University
Off Campus Housing Office
Tel: 01895 266187
Email: housing-uxb@brunel.ac.uk

Crime Prevention Officer
Uxbridge Police Station
Tel: 01895 251212

London Borough of Hillingdon
Bulk Refuse Collection
www.hillingdon.gov.uk

Household Refuse Collections and Recycling
www.hillingdon.gov.uk

Local Ward Councillors
Tel: 01895 250111 – give your street name to be directed to the correct office

Noise Nuisance Team
Tel: 01895 250111
Email: enviromentalhealthEPU@hillingdon.gov.uk
www.hillingdon.gov.uk

Racial Harassment & Anti Social Behaviour Team
Tel: 01895 277370
Email: racialharassmentteam@hillingdon.gov.uk

Safer Neighbourhoods Team
Metropolitan Police - Brunel Team
Tel: 020 8721 2713
Email: Brunel.SNT@met.police.uk **or**
www.hillingdon.gov.uk – to search for your Safer Neighbourhood Teams for full listing

Union of Brunel Students
Advice & Representation Centre (ARC)
Tel: 01895 269169
Email: advice@brunel.ac.uk
www.brunelstudents.com

Uxbridge Police Station
Tel: 01895 251212
Emergency – 999