



Brunel
University
London

Living Outside Campus

Advice for students



**METROPOLITAN
POLICE**



HILLINGDON
LONDON



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Advice for students

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 and all that it entails.

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.

Anti-Social behaviour

Anti-social behaviour is a general term which refers to any behaviour which adversely affects the health, safety or wellbeing of other people.

In the context of student housing, different types of ASB & Neighbour Nuisance include,

- loud music
- loud noise between dwellings including door slamming
- inconsiderate parking
- dumping of rubbish
- allowing rubbish to accumulate
- allowing gardens to overgrow

- graffiti and malicious damage to property
- shouting and using foul language in/outside the property
- threats, intimidation and/or actual physical violence
- theft

Please be aware that anti-social behaviour may also be perpetrated by a friend of a tenant, so tenants are also responsible for the behaviour of any guests brought into their property.

Also note that behaviour which may appear amusing at first can easily degenerate into anti-social behaviour with consequences depending on the level.

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.

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.

If a complaint is made to the University, the CLO (Community Liaison Officer) will investigate the report, talk to the students in question and where applicable, to neighbours, the police and Local Authority. Then a considered judgement will be made and action taken accordingly.

Sanctions could include referral to the Pro Vice Chancellor for External Relations for a formal warning under the University's disciplinary procedures along with other sanctions including fines or a ban from obtaining future accommodation in any of the University's owned or managed accommodation.

In severe cases, a referral to the SCCO (Students Conduct & Complaints Officer) for further consideration under Senate Regulation 6 (Student Misconduct and Professional Suitability) for further fines and potentially expulsion.

Please visit <http://www.brunel.ac.uk/administration/senate-regulations> for a full copy of Senate Regulation 6

You can also access the University's Anti-social behaviour procedure at www.brunel.ac.uk/services/accommodation/living-off-campus and in the student handbook.

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 by the police or Noise Team. 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.

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

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 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.

Top Tips for Living in the Community

- Introduce yourself to your neighbours. Be friendly and build a good relationship with them
- Respect their 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, talk to The CLO who is there to help you too.

Advice for local Residents

For many students, living in a privately rented house is a very new experience and a very steep learning curve for them.

Away from home and without guidance from Mum & Dad, some can get a little carried away but to help things get off on the right footing, when a new group of students move in:

- Go round and introduce yourselves
- Let them know when rubbish collection day is and explain the collection process to them
- Explain your lifestyle to them e.g. working shifts, children, elderly or sick people living in the house etc.

If you do make a complaint directly to the students, try not to lose your temper. It might be easier to talk to them the following day rather than when the incident is going on and tempers are high.

If you are being affected by or have been a witness to antisocial behaviour please contact the Brunel Community Liaison Officer for further help and advice.

Please remember that students are residents and have rights as much as you do. However, we do take all complaints seriously and will investigate and take appropriate action whilst keeping complainants up to date.

Please remember that the University do not have the same powers as the police and the local authority and can only act within the University procedure.

Useful Contacts and Links

Brunel Student Homes

Community Liaison Office

Tel: 01895 2667686

Email: housing-uxb@brunel.ac.uk

Union of Brunel Students

Advice & Representation

Centre (ARC)

Tel: 01895 269169

Email: advice@brunel.ac.uk

www.brunelstudents.com

London Borough of Hillingdon

Noise Nuisance Team

Tel: 01895 556000

www.hillingdon.gov.uk

London Borough of Hillingdon

Racial Harassment & Anti Social Behaviour Team

Tel: 01895 277370

Email: racialharassmentteam@hillingdon.gov.uk

Household/bulk Refuse Collections and Recycling

www.hillingdon.gov.uk

Safer Neighbourhoods Team Brunel Team

Tel: 020 8721 2551

Brunei.SNT@met.police.uk

Metropolitan Police

Non-Emergency Tel: 101

Emergency Tel: 999