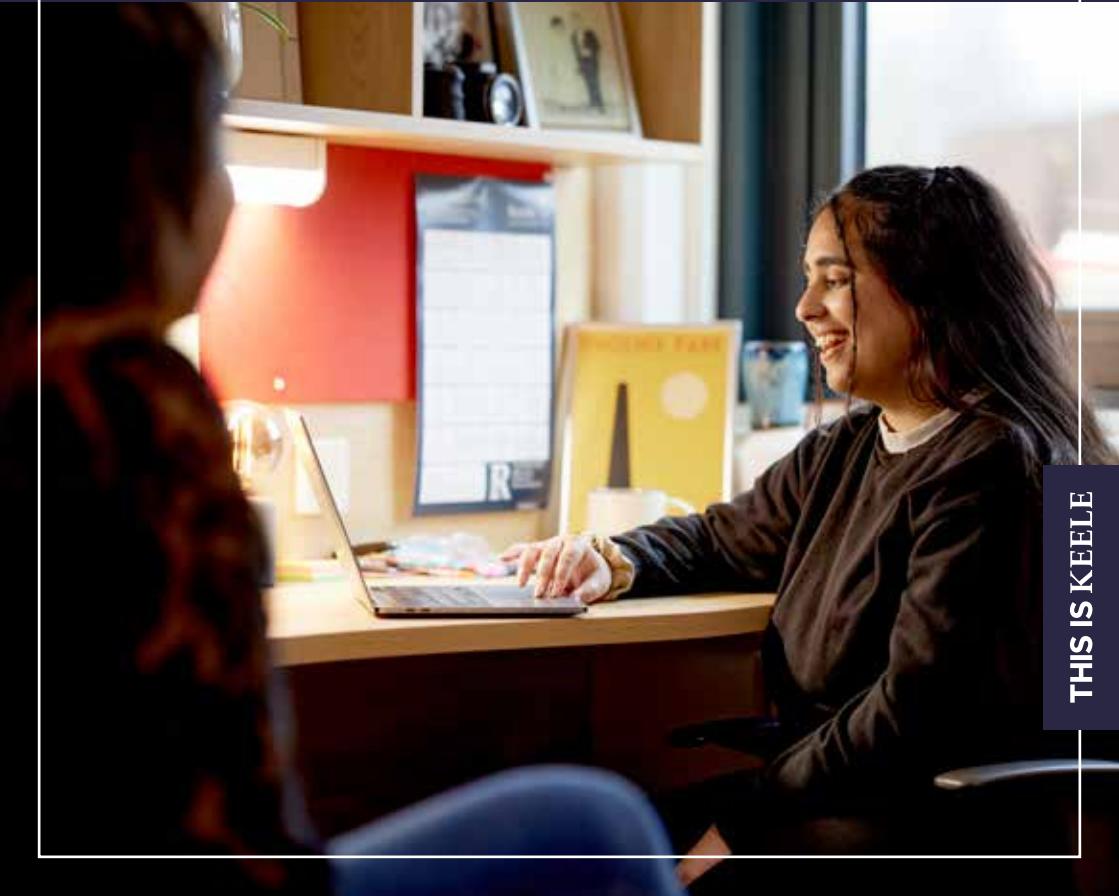


STUDENT
accommodation
handbook 2026



Welcome to Keele

For those of you joining us for the first time, we would like to wish you a very warm welcome and a fantastic year. For those who are returning, welcome back and we hope you have a great year here on campus.



We hope you enjoy your time here at Keele and find this handbook useful in helping you settle into life on campus. As well as detailing what is expected of you, it also explains how to make the most of the facilities we have available in and around our halls of residence. Please take the time to read through this handbook in conjunction with the Licence Agreement that form part of the legally binding agreement you have accepted - view these at keele.ac.uk/accommodation/downloads or in the accommodation portal. You can access the accommodation portal at accommodation.keele.ac.uk.

Your Residence Life team is on hand throughout the duration of your stay to help you feel safe and comfortable in our halls' community. If you have any concerns or queries related to living on campus, please contact them using the details on page 30 of this booklet. If there is anything in this handbook or on our website that you have questions about, just contact us at student.services@keele.ac.uk.

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Moving in essentials

Contractual Fixed Term Licence Agreement

Your Licence Agreement is the legally binding agreement you have accepted after you were made an offer of accommodation. You can view the Licence Agreement at keele.ac.uk/accommodation/atoz/licenceagreement or on the accommodation portal accommodation.keele.ac.uk. Please note that the University will take action against anyone who breaches the Licence Agreement and the Halls of Residence Rules which you can find in Annex A of the Licence Agreement.



TOP TIPS:
Only use your notice board to attach items to the wall.
Avoid sticking LED lights onto walls – they may look nice but when you take them down, you may find that it damages the paintwork (which incurs a charge)

Inventory

When you have moved into your room, you should check your inventory against what is in your room. **This is really important!** You can access the inventory via the KLE or at accommodation.keele.ac.uk (using the same log in as you did to accept your offer of accommodation). Please do this within 2 days of moving in. If you have any queries, if there are any problems with your room, or if anything is missing or damaged, contact us at servicedesk.keele.ac.uk. Any damage found at the end of your stay, or missing items that are not noted as missing on your inventory, will be charged for. If you do not inform us of any damage or defects when you move in, it may be difficult for you to prove later that they were not caused by you. A list of indicative costs for damage in the halls is available on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under 'Damages'.

Pictures and posters

Whilst these brighten up your room, it's best to stick posters only onto notice boards, and to do so using white tac. Please note that you will be charged for any damage caused by posters which have been stuck to the walls.

Christmas lights and decorations

If you wish to install Christmas (and other religious or customary holiday) lights and decorations in your bedroom then the following items are permitted:

- Artificial Christmas tree proportionate to the size of the room and positioned clear of the exit routes
- LED battery powered lights
- Fire retardant decorations.

Please note: For fire safety these are only allowed in your **bedroom** and not the kitchen area.

Internet

Our internet service is wireless. It is available in every student bedroom and throughout your hall of residence. To connect, look for 'eduroam' in your connections list on your device and log on using your Keele email address and password. Help and support is available from the IT Service Desk. Find out more at keele.ac.uk/wireless or get support via servicedesk.keele.ac.uk.

Hot water and heating

Hot water is available all day.

You are able to drink water out of the cold and mixed taps in the kitchens.



MAKE SURE you check your inventory *within 2 days of moving in*



Heating Season

During the heating season, which usually starts in September and ends in May, the University aims to maintain internal temperatures in buildings within the range of 19 to 21°C. Should internal space temperatures outside of this period fall noticeably lower than average due to uncharacteristic weather conditions, the Estate and Campus Service Team will monitor the conditions and consider if central heating is required. Heating is regulated according to outside temperature – if the temperature outside is less than 16 degrees, the heating will come on during scheduled hours. The heating times are Monday-Sunday 07.00-10.00, 12.00-15.00, 18.00-23.00.

These times are reviewed throughout the year as the weather changes, with the heating normally turned off during the summer months.

Most bedrooms are fitted with a radiator that has a thermostat to control your room temperature; you can do this by adjusting the controls on your radiator. It will have settings on it from * to 5 – we suggest starting it at 3. To lower the temperature, turn it to 2 or lower; to increase the temperature, turn it to 4 or higher. The heating may not come on if the outside air temperature is too warm.

Please note that there are varying factors which may also affect the temperature of your room. Please remember that sunlight and electrical appliances can raise the temperature of your room, meaning that the thermostat will register this increase and may automatically close down as a result. We recommend opening your room window for 30 minutes a day, which helps prevent condensation and resultant mould growth (read more on page 20). Please turn your radiator setting to 1 when you open your window to avoid wasting energy. When you close your window again, you can then adjust the setting again. Please note that if you ever have a heating fault, these are classed as urgent and are normally dealt with within 48 hours of notification (excluding weekends).

It is your responsibility to report all faults or maintenance issues at **servicedesk.keele.ac.uk**, even if you have already telephoned or reported the issue to a member of staff. For emergencies that are out of hours, i.e. 17:00-08:00 Monday to Friday and any time at weekends, such as no electricity, heating, or hot water, ring the Campus Safety team on **+44(0)1782 733999** and they will call the on-call engineer.

Watching tv

If you watch live TV, including iPlayer, on either a television or your computer, you will need a TV licence. The Licensing Authority will write to you to check if you need a licence. Please do not ignore this letter as they will keep writing to you until you reply; if you do not respond, they will send you a warning and possibly a fine.

Check out **tvlicensing.co.uk/students** for more information. If you use a TV without a licence, you could be given a fine of up to £1000 by the Licensing Authority. Please note that not all rooms have TV aerial points and that reception in some halls of residence is poor, so we recommend that you use your computer or device instead.

Kitchen appliances

The appliances in your hall kitchen may vary from those you are used to. You will find information on how to use the appliances in each of the kitchens. If the information is missing, please report it at **servicedesk.keele.ac.uk** and we will arrange for it to be replaced.

You are NOT permitted to bring into or use in the Accommodation, the Building, or the Halls of Residence any additional kitchen appliances, including but not limited to; Deep fat or air fryers; microwaves or grills of any kind.

Health & safety

Please see Section 6 of the Licence Agreement

Health

We have a health centre on campus located at Horwood hall of residence. It's free to register and means you'll have someone nearby to go to if you ever need to see a doctor. To register and find out more, visit keelepractice.co.uk or call **+44(0)1782 753550**.

You can also get advice from: Haywood Walk-In Centre, High Lane, Stoke-on-Trent, ST6 7AG, **+44(0)1782 673500**

In case of an emergency dial 999 and inform the Campus Safety Team 01782 733999. If you need first aid, ring Campus Safety on +44(0)1782 733999. If you are taken ill, let someone know.

If you (or a guest) have an infectious disease, you need to notify Campus Safety or the emergency services immediately.

Try to avoid going to A&E (Accident & Emergency) for minor problems, as this usually means a very long wait for you.



Meningitis

Students have a slightly higher risk of contracting Meningitis

– an inflammation of the brain lining caused by bacteria or viruses. If you have not been vaccinated against this, contact your doctor to arrange this. If you start to suffer from the following symptoms, seek medical help immediately:

- Severe headache
- Vomiting
- High temperature (fever) of 38°C (100.4°F) or above
- Feeling drowsy or difficult to wake
- Confusion and irritability
- Severe muscle pain
- Severe headache
- Stiff neck
- Sensitivity to light
- Convulsions or seizures
- Rapid breathing
- A general feeling of being unwell
- A distinctive skin rash that doesn't turn white when pressed with a glass.

NOTE: Symptoms can appear in any order. Some may not appear at all. Not everyone will have all symptoms.

Smoking

Please see Section 6.13 of the Licence Agreement.

The inside of all buildings on the Keele University campus (including kitchens, bedrooms, bathrooms, and common rooms in the halls of residence) are no smoking. Anyone found smoking or using electronic/vaporised cigarettes in a building or leaning out of a window could be disciplined under the University's Regulations – see Regulation B.1. You are permitted to smoke outside and away from the buildings – please dispose of rubbish in the bins provided.

Drugs

We are committed to providing a safe and healthy learning community for students.

We do not condone any substance use at Keele University. However, we do recognise that support can be the first step to recovery. In the first instance, our approach to reports of drug possession or misuse will be of an educational and supportive nature, rather than immediately being dealt with by our disciplinary regulations.

If you need support with any element of substance use, Student Services can arrange this for you, without judgement. Contact your faculty Student Experience &



Support Officer or Residence Life Manager to discuss this with them in the first instance.

It is important to note that continued drug-related misconduct or any suspicions of supplying substances to another person (even if given to friends for free) would be escalated to disciplinary action as detailed in Regulation B1. Examples of actions that we may take include, but aren't limited to:

- Educational conversation with a Residence Life Manager;
- Referral to external specialist support services;
- Having to leave your University accommodation;
- Being temporarily or permanently withdrawn from your course;
- Having a legal duty to inform the police – which could result in your criminal prosecution.
- In cases where the student is subject to Fitness to Practice considerations, and where the seized substances are reasonably believed to be identified as Class A or not solely for personal use, details of any discipline investigation and subsequent outcome will be shared with their faculty.

Items not allowed in halls

Please see section 6.10 of the Licence Agreement.

- Fireworks
- Chinese Lanterns
- Firearms, Imitation Firearms, or offensive weapons of any kind
- Air Weapons

If you wish to install Christmas (and other religious or customary holiday) lights and decorations in your bedroom then the following items are permitted:

Artificial Christmas tree proportionate to the size of the room and positioned clear of the exit routes, LED battery powered lights, fire retardant decorations.

Fire safety

Please see section 6.14 of the Licence Agreement.

Fire safety is very important, and the measures that we install in our accommodation are there to make sure that you, your fellow residents, and guests and staff of the University are protected at all times.

All fire safety prevention and detection equipment that is provided in our University buildings, is maintained to the highest standard and is there to ensure that there is minimal chance of a problem occurring.

Anyone found to be tampering with any fire safety equipment (listed below) will be investigated under the University Discipline Regulation – Regulation B.1 (find out more at keele.ac.uk/student-discipline):

- Fire alarms/fire alarm panels
- Smoke detectors and heat detectors
- Fire doors
- Fire extinguishers and fire blankets
- Manual call points (MCPs)

Tampering with, or misuse of fire doors and safety equipment puts lives at risk - see section 6.12 of the Licence Agreement; this includes propping or wedging open fire doors. Cooking is the most common cause of fires and fire alarms in the halls of residence. Never leave cooking unattended. Frying and grilling can set off the fire alarms quickly if food gets too hot or burnt.

Emergency safety

See section 6.14 of the Licence Agreement.

If the fire alarm sounds (a prolonged alarm that activates in a University building) it is your responsibility to make sure that you leave the building as quickly as possible via the nearest fire exit, and that you report to the nearest fire assembly point. The halls staff will test a fire alarm in your building weekly – this involves a fire alarm being activated for a short period (normally up to 5 seconds). This will happen at the same time each week and does not require you to evacuate the building. There will be one fire evacuation exercise each year where staff will test that you are able to react to a fire alarm.

It is important that you contact Student Services on student.services@keele.ac.uk and notify them if you do not think that you will be able to hear a fire alarm, for example if you have a hearing impairment or other illness that would prevent this, and they will then work with you to ensure that measures are taken to keep you safe. It is your responsibility to ensure that you evacuate correctly, and failure to do this, or failure to do so when asked by a university officer, may result in disciplinary action being taken under the University Discipline

Regulation – Regulation B.1. Find out more at [keele.ac.uk/student discipline](http://keele.ac.uk/student-discipline).

General Emergency Evacuation Plans provide information on a building's layout, evacuation procedures, equipment and communication devices used in an emergency. These plans give you the information you need prior to arrival to evacuate safely and effectively. If you are unfamiliar with a building please refer keele.ac.uk/geeps for more information.

Please remember, if you need assistance in any other emergencies, please contact the Campus Safety Team on **01782 733999** or use the SafezoneApp.

Electrical equipment

See section 6.3 – 6.10 of the Licence Agreement.

Any appliance plugged into the University's power sockets must be a standard UK 3 pin plug. They must be CE or kite marked ; and fused to British Standard BS1363.



The University only allows specific electrical items in the halls of residence; this is because electrical items are often the cause of fires.

The full list can be found in section 6.4 of the Licence Agreement.

You should also avoid overloading sockets – use an extension lead and not a cube adapter, but you must ensure that any cables are safe to avoid any trip hazards

Do not attach one extension lead to another as this will overload the socket and is not permitted.

Plug adapters must be bought in the UK; if you have brought one from another country it will be removed, and a card left explaining why it has been removed.

All items must be PAT tested; to help you make sure your belongings meet our Licence Agreement, we provide free PAT testing sessions up to 3 times per year, including at the start of each semester. Any item found without a current PAT test sticker after these sessions will be removed from the accommodation. You will be notified and can then either pay to have your item PAT tested or collect it when you move out of your accommodation at the end of your stay.

Any electrical item purchased overseas and brought to the UK must be CE or kite marked ; and fused to British Standard BS1363 and are to be PAT tested on arrival.



Any item found not to be suitable for use in the UK will be removed.

Please note that using an adapter on an electrical item bought overseas does not make it suitable for use in the UK.

Please note: Devices containing lithium batteries (such as mobile phones, laptops, tablets and similar electronics) must be used and charged responsibly. Lithium batteries can pose serious fire risks if damaged, overcharged, exposed to heat or used with non-compliant chargers. Always follow manufacturer's instructions, avoid leaving devices charging unattended for long periods, and ensure chargers are CE marked and purchased in the UK. Damaged batteries or chargers must not be used and should be disposed of correctly.

Fridges and freezers may not be kept in bedrooms (see section 6.5 of the Licence Agreement). If you need one for a specific reason, e.g. medicine storage, contact Student Services on student.services@keele.ac.uk. We will then provide one for you depending on your needs. You must not purchase your own fridge.

Pets

See section 5.6 of the Licence Agreement.

Only Registered Assistance dogs are allowed in the halls of residence.

A Registered Assistance Dog means a dog which has been specifically trained to assist disabled people and which has been qualified by one of the organisations registered as a member of Assistance Dogs (UK) or an equivalent organisation such as Assistance Dogs International.

Further guidance can be found at keele.ac.uk/students/lifeoutsidestudy/disabilityanddyslexiasupport/assisteddogs

You must get written permission from the University before bringing your dog into halls.

You are not allowed to keep pets, animals, fish or reptiles of any description in the accommodation buildings.



Staying safe & secure

Keys

It is important to lock your room and close your window when you leave, even if you are going to the shower or kitchen. It keeps your room and belongings safe and secure. If staff find your room unlocked and unoccupied, they will lock it for you, and if you then need us to let you in, you may incur a charge.

You can ask to be let into your room by contacting the Student Accommodation team or Campus Safety team, current charges are shown on the accommodation web pages in the A-Z section - keele.ac.uk/accommodation/atoz - look under '**Locked out**'

We now have a centralised process for the management of lost property on campus. If you lose your campus room key and believe it was lost on campus you will need to complete the form on our lost property web page keele.ac.uk/aboutus/howtofindus/lostproperty

If your keys are not found, you can buy a replacement set from us. There is a cost per replacement key - you can find the estimated cost on the accommodation web pages in the A-Z section - keele.ac.uk/accommodation/atoz - look under '**Keys**'. If you do not return your keys at the end of your stay, you will still incur a lost key charge.

Your safety

See section 6 of the Licence Agreement.

Campus Safety are available 24 hours a day, Call **+44(0)1782 733999**. We are lucky we have a safe and helpful campus community here at Keele and, though this is the case, it's important we keep safety in the back of our minds.

All students are asked to download the **SafeZone App** onto their device - find out more and download it from keele.ac.uk/safezone. Stay safe by using common sense and following these top tips on safety.

Do

- Avoid leaving valuables so they can be seen from the outside. Make sure you keep important documents like your passport locked away.
- When you arrive at your accommodation, familiarise yourself with the fire exits, assembly points and fire alarm activation points.
- Check that the front door of your block is shut after you enter or leave the building.
- Make yourself familiar with the procedures for emergency evacuation.
- Take care when cooking - more than half of fires in the home start in the kitchen.

- Make sure your bedroom door is locked when you leave, even if you are just going to the kitchen or communal bathroom, and don't forget to lock the kitchen when you leave (if it has a lock).
- Make sure you turn off all electrical appliances (except the freezer and refrigerator) when you go out.
- Close the window when you leave your room.

Do not:

- Let anyone else into your block or room if you do not know them and without seeing some ID, this includes tailgating; all Keele staff have a Keele Card.
- Leave your room or block unsecured; this can invalidate your insurance.
- Leave valuables and other laptops visible through the window of your bedroom.
- Leave anything that you are cooking unattended; it can easily catch fire. If it does, you will be charged for the damage caused.

Food delivery drivers are only allowed to deliver to the front door of your accommodation block. Please do not try to let them in - if you are having a delivery, you must collect your shopping from the front door.



DON'T FORGET

to download the SafeZone app and *add Campus Safety* to your phone contacts



Tamper with the main door access or wedge it open for consistent access. This puts the security of all residents at risk, and it will be treated as a damage charge.

Staff access to your room

See section 11 of the Licence Agreement.

Whilst your room in halls is your home for this academic year, there are occasions when staff require access for a variety of reasons, including maintaining your room, safety, and fire checks.

We carry out bedroom inspections each semester to check the general condition of your room and to spot any issues early. This helps us fix problems quickly so you can enjoy a fully working space. If any repairs or maintenance work are needed, staff or approved contractors will complete the work and may take photos before and after for auditing purposes.

We'll always try to let you know in advance when we need access, except in emergencies or if you've requested a repair. All staff and contractors carry official ID- ask to see it.

To make inspections easier, please clear floors and surfaces when you're given an inspection date. This helps us complete the check properly the first time.

Emergency procedure

In the event of an emergency, you will need to evacuate the block. Instructions on what to do are on the back of your bedroom door. Make sure you read them and know what to do. Staff will direct you to an appropriate assembly point. You will be provided with updates as and when possible by staff. If you have a guest staying, make sure they evacuate the block as well.

If you feel you might not hear the alarm (you may be a heavy sleeper), contact Student Services on student.services@keele.ac.uk as soon as you move in. In the event of an emergency that prevents you from being able to return to your room, you will be provided with a temporary place to stay; the location of this will depend on the time and nature of the emergency. You will be allocated a liaison officer who will take you through what will happen next.



Repairs & maintenance

The University, as your *landlord*, has an obligation to maintain the halls of residence to a reasonable standard and ensure that they comply with *health and safety laws*. We can only do this with *your help*.

Cleaning

See section 7.1 and 8.2 of the Licence Agreement.

You are responsible for cleaning your own bedroom including the bathroom if you are staying in one of our ensuite rooms. Cleaning equipment is provided for you in the communal kitchen area, including vacuum, brush, bin bags and if you have ensuites a mop and bucket.

Kitchens and communal bathrooms are cleaned once a week and there is a cleaner who looks after your block.

You must make sure that all surfaces and the floor are cleared before your cleaner arrives, and you will need to leave the room when they arrive. They will clean available surfaces, rather than tidy the area.

If the kitchen or communal bathroom is not tidy and ready for us to clean, then staff will email you to say that they have not been able to clean the room. You will then have some time to correct the situation before the area is re-checked.

If the room (kitchen or bathroom) is still in an unacceptable state on a second occasion, you will be charged for the extra cleaning that will be needed. The cost of extra cleaning will be divided between those who use the area. Details of current cleaning charges can be found on the accommodation web pages in the A-Z section - keele.ac.uk/accommodation/atoz - look under 'Cleaning'.

It is your responsibility to keep kitchens and communal bathrooms clean and tidy between visits by your cleaner - this includes the cooker and keeping the fridge and freezer defrosted regularly. This also includes keeping the communal bathrooms clean and wiped down from condensation caused by the shower. Please do not use any products containing bleach. Liquid limescale remover ONLY should be used in toilets - please do not use solid block limescale products. We recommend products such as Ecover limescale remover with biodegradable ingredients.

If you require support, please contact halls.cleaning@keele.ac.uk and we can provide more help and recommendations to keep your halls clean.

If you have a problem with your cleaning, please report it at servicedesk.keele.ac.uk. If you have any concerns about other students not fulfilling their obligations, please contact student.services@keele.ac.uk.

Accommodation inspections

See section 11 of the Licence Agreement.

Cleaning Supervisors may make checks on a monthly basis to ensure that cleaners are working to a satisfactory standard. Checks on the general condition of the property including bedrooms, kitchens and bathrooms will also be carried out periodically and when this is due to happen you will be notified. Other University staff also carry out maintenance and fire safety checks.



Reporting repairs

The following emergencies should be reported immediately:

- smell of gas
- fire
- collapse of a structure
- fire alarm failure
- major water leak
- loss of heating/hot water to the whole block
- loss of power supply
- loss of lift function

Between 08:00-17:00, Monday to Friday, call **+44(0)1782**

733137 to speak to the Estates Service Desk.

Outside of these hours, please call **+44(0)1782 733999**.

For a non-emergency fault or maintenance problem, you must report this at **servicedesk.keeple.ac.uk**.

You will need to provide as much information as possible including the location of the fault or problem. Once reported your request for the work will be prioritised using the priority matrix which can be found on the accommodation web pages in the A-Z section – **keeple.ac.uk/accommodation/AtoZ** – look under '**Maintenance**'.

If your request is not dealt with in the time stated, please contact the Estate and Campus Services Service Desk for further information.

If a repair is completed while you're not in your room, we'll leave a calling card explaining what was done – whether the job is finished, parts are on order, or if you need to contact the Service Desk.

Reporting Pests

Occasionally, due to circumstances beyond our control, there may be the need to treat for pests, such as wasps or ants.

If you want to report an infestation, you must report this at **servicedesk.keeple.ac.uk**.

ac.uk, You will need to provide as much information as possible including the location of the problem.

We will then contact a specialist company who will remove the infestation. The time taken for this will vary depending on the type of pest. More information including who to contact for an update on any reports made can be found on the accommodation web pages in the A-Z section – **keeple.ac.uk/accommodation/AtoZ** – look under '**Pest control**'.

To help prevent infestations:

- Do not leave food out overnight on surfaces.
- Clear away dirty plates, cups, and utensils promptly.
- Wipe down kitchen surfaces regularly.
- Sweep kitchen floors daily.
- Keep all food stored in sealed containers.
- Empty bins, particularly food waste bins, regularly

Blocked drains

See section 5.7 of the Licence Agreement.

You must not put anything harmful, or which is likely to cause a blockage, in any pipes or drains. This includes putting anything down a sink that could block the drain; the most common cause of blocked drains is food being washed down the kitchen sink. A charge will be made to unblock the drain if this happens.



Facilities

Using the kitchen and communal areas

You will be allocated a kitchen or diner to share with your fellow residents, and so you will need to work together to ensure that the space that you have in the cupboards, fridges and freezers is shared equally. It is the responsibility of those that are allocated to a particular kitchen or diner to make sure that it is kept clean and tidy at all times, and this includes cleaning the fridges and defrosting the freezers (you will find instructions on how to do this in the kitchen). Please make sure that you take responsibility for removing out-of-date food from the fridges, as well as cleaning and storing your equipment properly after use. You will find instructions on how to use the equipment that is provided by the University, but if these are missing please report it at **servicedesk@keele.ac.uk** and we'll arrange for it to be replaced. There is also some guidance on how to best store food in a fridge on the Residence Life pages: **keele.ac.uk/students/residencelife/supportandguidance** #sharing-fridge-space

You will all need to work together to share the communal areas.

A Resident Adviser will visit you regularly to make sure that everything is OK, and you can also request they help with a flat meeting or 'Flatmate Agreement' if there are any issues with sharing communal areas. Please respect each other and each other's property and do not use anything that belongs to another person without prior permission. If you have any concerns, please discuss this with the Resident Adviser team.

Bathrooms

It is everyone's responsibility to use the shared bathroom space with consideration for others. Tidy and clean the area after use so that it is acceptable for the next person and ensure that all items, such as feminine hygiene products and similar sanitary waste, are disposed of in the appropriate bin.

Ensuite bathrooms should be wiped down after use to avoid condensation caused by the shower. Please do not use any products containing bleach. Liquid limescale remover ONLY should be used in toilets – please do not use solid block limescale products. We recommend products such as Ecover limescale remover with biodegradable ingredients. If you require support, please contact **halls.cleaning@keele.ac.uk** and we can provide more help and recommendations to keep your halls clean.

Student Lounges

Each hall, with the exception of Horwood, has an alcohol-free student lounge which is accessed using your Keele Card. There is also a student lounge within the Tawney Building. All student lounges have Wi-Fi, and some have a TV, books, board games and a piano or pool table. These rooms are only open at certain times of day, but your Residence Life Managers will let you know any relevant information about opening hours. The student lounges are a great space for informal group study or socialising in an alcohol free environment

Of course, you can use your student lounge for study too, but there are informal learning spaces on campus, including in the Library, Chancellor's Building and the Denise Coates Foundation Building.



Post

All post delivered to campus is held for collection in the central Post Room which is located in the William Emes Building . When collecting your post you must bring your Keele Card with you for identification and to enable the post team to locate your parcels. If you are on placement or ill you may nominate someone to collect on your behalf. To do this contact the Post Room at postroom@keele.ac.uk, stating who will be collecting your post.

Please ensure all post to you is addressed clearly and correctly, including your name (as it appears on your Keele card), block and room number, and hall of residence. This will result in you receiving a quicker and more reliable service. Your hall address is on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/ **atoz** – look under '**Post and parcels**'. There is no facility in the Post Room for moving large and heavy items to your accommodation, so please bear this in mind when ordering.

Food parcels must be collected on the day that they arrive, or they will be disposed of as there are no refrigeration facilities in the Post Room.

Items are held for 5 working days and then are either returned to the sender (if there is a return address) or disposed of. Should you have difficulty collecting within this time, please e-mail the Post Room asking for an extension and stating the reason. Please note:

- Couriers will not deliver to, or collect anything from, the accommodation blocks. Any items for courier collection must be brought to the post room 24 hrs in advance. You are not allowed to let others use your address as these items will be returned. In addition to the Post Room, the Post Office on campus offers a range of parcel collection and drop off services (see below for more information).
- To ensure delivery to the correct person, any post that carries a partial address or that is not addressed to the name shown on your Keele Card may be opened by the Post Room staff. If the identity of the recipient is not found the item/s will be returned to sender where there is a return address or disposed of if not.

OPENING HOURS

Term Time: **Monday to Friday, 07:00-14:50**

Vacation Periods: **Monday to Friday 10:00-13:00**

Doors will be locked 10 minutes before closure.

The Post Room does not open on Saturday, Sunday and Bank Holidays

You are not allowed to order weapons or drugs (unless they are prescription drugs) If this is suspected the items will be handed to Campus Safety and may result in disciplinary or even Police action.

Contact the team at postroom@keele.ac.uk



Post Office

In addition to the Post Room, Keele University has a high street Post Office located at the centre of campus in Chapters Cafe. Opening times are 08:30 to 17:30 Monday to Friday and 09:00 to 13:00 on Saturdays. Some of the things you can use the Post Office for are:

- Day-to-Day Banking (including cash withdrawals and deposits).
- Sending UK and International Mail.
- Exchanging Currency
- Parcel Drop Off and Collection (including Royal Mail, Parcelforce, Evri and Amazon).

When bringing in items to post, please ensure that they are securely packaged with the recipients address clearly marked on the front of the envelope or parcel (any return addresses should be written on the back).

Please do not send any post directly to the Post Office address. Any mail for collection at the Post Office should be organised through the relevant courier service, selecting 'Keele Post Office' as the collection location.



In addition to the above, the Post Office also sells a range of greetings cards and stationery (including specialist academic items).

For more information is available on this postoffice.co.uk/branch-finder/4132386/keele

Launderettes

Each hall has a launderette managed by a private company, WashCo.

For top tips on laundering your clothes and costs of using the machines, as well as live availability, check the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under 'Launderettes'.

Please follow the launderette etiquette displayed in each launderette by being respectful, patient, using the machines fairly and safely, and not unloading others' laundry or removing items.

Bicycle storage

See section 10.4 of the Licence Agreement.

There are secure bicycle stores in each of the halls of residence. These all have padlocks on the entrance doors.

If you would like to store your bicycle in one of the stores you will need to complete a Student Cycle Registration form on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under 'Cycle storage'. In order to complete this form, you will need information such as make, model, frame number, etc.

You will be given a key to the store on payment of a £15 refundable deposit. Please note that any unregistered bicycles stored in the hall of residence bicycle stores will be removed and disposed of. Bicycles must not be kept in the accommodation blocks.

Bicycles are covered by your hall Insurance up to a value of £500 (theft from designated bicycle storage on campus), but check to make sure that the level of cover is sufficient for the value of your bike, as you can arrange additional cover with the insurance provider. Keele University cannot accept any responsibility for any items left in the bicycle store. We recommend the use of a solid 'D type' lock.

Please note that the bicycle stores are emptied during the summer vacation on 1 September each year.

Bikes should not be kept in the accommodation blocks or attached to campus trees or railings.

You might also choose to join the Keele Bicycle Users Group for information and support – find out more at keele.ac.uk/kc.

Car parking

Students resident on campus are not permitted to bring a car unless they meet one of the eligibility criteria listed on the student parking web pages. You can find out more about parking at Keele at keele.ac.uk/parking, or contact parking@keele.ac.uk if you have any queries.



YOU SHOULD NOT bring E-bikes or e-scooters to the University. In the interest of fire safety, you will not be able to store or charge them in your accommodation or university buildings

Your environment

Living in the halls of residence means living with people from *all over the world*. It sometimes takes *time* to adjust and settle into your new home, especially if people have different expectations about living together. Keep your expectations *realistic* and discuss these as it could help avoid misunderstandings later on.

The Residence Life team are on hand to help you settle in and support you during your time in halls. You can find a list of contacts on page 30.

Noise

See section 8.1 and 7.4 of the Licence Agreement.

When living in a communal environment, it is normal to expect that there will be some noise as a result of sharing with other people. However, the noise you create should not cause a nuisance to any other person at any time, and you should respect the needs of others to be able to sleep, rest or study at all times of day and night. In the event of a complaint of noise being made, the University will take action and if any student is found to be inappropriately disturbing others, disciplinary action can be taken under University Discipline Regulation – Regulation B.1. Find out more at keele.ac.uk/studentdiscipline.

Anti-social behaviour

See section 8.1 and 8.4 of the Licence Agreement.

If the behaviour of a student or guest becomes anti-social to either another resident or a member of staff, the University may take action, including notifying the police. In certain cases, the student concerned may be moved to a different accommodation block or removed or banned from the halls of residence. Examples of this sort of behaviour include violence/threats or bullying, vandalism, theft, carrying an offensive weapon, use/ production or supply of illegal substances, or aggressive or offensive communication.

Sharing your room

See section 10.2 of the Licence Agreement.

With the exception of rooms that are allocated by the University as temporary shared rooms, all student bedrooms are let as single bedrooms. Guests may stay – see page 21 of this handbook – however if your guest stays for longer than 3 days they will be deemed as sharing your room and they will be asked to leave, even if they have paid for another room on campus. If they fail to leave, it will be considered that you have breached the Licence Agreement – this could result in a charge, you could be moved to a different accommodation block or, for persistent breaches, removed from the halls of residence.



Damage

See section 9 of the Licence Agreement.

If you damage anything in your hall, report it at **servicedesk**.

keele.ac.uk. You will incur a charge for repairing the damage. Please be aware that if you do not report it, the damage will be identified either during a routine room inspection or when you vacate the property; the cost will then be deducted from your deposit. If damage occurs in a communal area like a kitchen and no one comes forward to take responsibility, then the charge for repair will be divided between all the students who have access to that area.

A list of indicative costs for damage repairs can be found on the accommodation web pages in the A-Z section – **keele.ac.uk/accommodation/atoz** – look under '**Damages**'.

Recycling

The University aims to become "zero waste to landfill". To support this aim, recycling facilities are available campuswide, including in the halls of residence. There are kitchen bins for dry mixed recyclables and waste food as well as general waste. You can also recycle unwanted clothes in the British Heart Foundation collection points in each hall,

and donate any sealed food at the end of your licence to the local food bank. Details on recycling/donation collection points are advertised just before the end of your stay.

You can find out more about our recycling at: **keele.ac.uk/waste-recycling**

Rubbish

You are responsible for the disposal of all waste food, recycling and rubbish into the external bin compounds. Rubbish should be put in the proper bins and not left on the floor, either in the accommodation block or in the bin store areas. Please do not pour used cooking oil or any liquids into the bins, and remember to recycle where possible. Free bin bags are available from your Halls cleaning team. If the bins are not emptied appropriately, then you will be advised to dispose of the rubbish. You will then have some time to correct the situation before the area is re-checked.

If the rubbish has not been removed on a second occasion, our staff will dispose of it, and you will be charged. The cost will be divided between those who use the area. Details of current charges can be found on the accommodation web pages in the A-Z section – **keele.ac.uk/accommodation/atoz** – look under '**Rubbish**'

The grounds

Keele has the largest campus in the UK, which includes lawns, lakes and woodland. These are great places to relax. Please follow these common-sense rules:

- No swimming or boating on the lakes
- BBQs should only be used on the dedicated BBQ stands in each of the halls – not in the woods, where there is a risk of dry leaves catching fire
- Ball games are not allowed on the lawns in the halls of residence, but you can use the sports fields

Snow and ice

During winter months the University has a procedure in place for Salting and Snow Clearing. In addition to the work carried out by the Grounds team, there are rock salt bins provided for individuals to use at key locations across the campus, such as known frost pockets, steps to buildings and steep gradients. Further details are on the accommodation web pages in the A-Z section – **keele.ac.uk/accommodation/atoz** – look under '**snow**'.

Your responsibilities

Halls of residence rules

See Annex A of the Licence Agreement.

With so many people living together, it is necessary to have some rules that help everyone to understand their responsibilities to each other and to the environment in which they live, as well as ensuring that everyone knows what is, and is not, acceptable conduct or behaviour. Whilst these rules are necessary, the University wants every student to enjoy their experience of living in our halls of residence, and so understanding how your behaviour can impact on others can go a long way to minimising any problems arising. Please make sure that you read the Hall of Residence Rules within your Licence Agreement so that you understand responsibilities that you have when residing in Keele accommodation.

Condensation

See Section 7.3 of the Licence Agreement

Condensation occurs when excess moisture in the air (from cooking, washing, drying clothes, and showering) meets a cold surface (such as a window) or a surface with limited airflow (such as behind a wardrobe). This can lead to black mould patches.

You can help reduce condensation and mould by following these guidelines:

Prevention Tips

- **Maintain a 150mm air gap** between furniture (including the bed) and external walls.
- **Naturally ventilate your room** by opening the window for at least **30 minutes each day**.
- **Dry your washing in the tumble dryers** in the launderettes – **do not dry clothes on radiators or on clothes racks**, as this is one of the fastest ways to cause mould.
- **Wipe down excess moisture** from windows in the morning or consider purchasing a **non-electrical dehumidifier**.
- **Keep air vents clear** from obstruction.

• **Ensure bathroom extractor fans operate when you shower.** If they do not, report this via **servicedesk. keele.ac.uk**.

- Note: Some areas have a central ventilation system operating from 07:00 to 23:00, controlled by the University's Building Energy Management System (BEMS).
- If you have an ensuite, **close the bathroom door when showering** and **wipe down walls after use**.
- **Ventilate your wardrobe and cupboards** – avoid cramming them full so air can circulate.

If you think you may have mould or damp in your room, report this at **servicedesk. keele.ac.uk**. Please note: You will be charged for any repair work to mould or damp caused by not following the guidelines above.





Guests

See section 10.2 of the Licence Agreement.

A guest is anyone who does not have a contract for the room in which they are staying. This includes non-students, students who live off campus and students who have a contract for another room on campus. There is no charge if you would like a guest to stay in your room; just click on the '**Request a Guest Visit**' button on the accommodation portal in advance of their stay **accommodation.keele.ac.uk**. It is important that the University knows who is in the building so that we can notify the fire and emergency services in the event of an evacuation. The maximum duration of any stay must not be more than 3 nights, either in one bedroom or other campus bedrooms. There cannot be concurrent visits of this duration without a break of at least 3 nights. We don't allow guests during the first two weeks of each teaching term, so that everyone can settle in more comfortably.

If you would like bedding, there is a £15 charge (a minimum of 1 working day's notice is required for this). Please note that we are not able to provide camp beds in any of our rooms.

You are responsible for the actions of any guests you bring into the halls of residence. Action may be taken if your guest breaks any regulations. Even if you haven't told us you have a guest, they must evacuate the building if the alarm sounds. Please note that under 18s are not allowed to stay in the halls of residence.

If a guest is staying in the halls of residence but is not registered, this will be treated as a breach of regulations.

Breaches of the Licence Agreement

See section 14 of the Licence Agreement for clauses with specific penalties.

The University has a number of actions that can be taken if you breach the Licence Agreement. These include fines, charges, disciplinary action, relocation to another accommodation block and temporary or permanent exclusion from the halls of residence. The action taken will depend on the seriousness of the offence. If there is anything in the Licence Agreement or this handbook you don't understand, please just contact us at **student.services@keele.ac.uk** and we'll help you or ask one of the Residence Life team to get in touch with you to explain.



Money matters

Deposit

See section 3 of the Licence Agreement.

Your deposit is surety for unreturned keys and damage. It is held by the University whilst you are occupying your room and returned within 28 days of the end of your contract. If you are returning to University accommodation for the following academic year, the deposit will be carried forward for the next year.

Payment of fees

See section 3 of the Licence Agreement.

Details of when you will need to make a payment are shown in 3.1 of the Licence Agreement. You can also see payment dates on this web page keele.ac.uk/finance/income/paymentdates

You will be sent an invoice via the accommodation portal accommodation.keele.ac.uk detailing the amount due and the date when this must be paid by. If you have any queries about your invoice, please contact the Finance Income Office at finance.income@keele.ac.uk.

Insurance

See section 10.3 of the Licence Agreement.

A basic level of insurance for your belongings is included in your rent. Please check the policy schedule to make sure that the cover provided meets your needs. If needed, you can buy additional cover for items. We've made sure to include insurance for bicycles – in the basic cover, this is up to £500 (theft from designated bicycle storage on campus). Full details can be found on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Contents insurance**'.



Administration

Moving rooms

When you first move in you may feel that, having made friends with people who live elsewhere on campus, you want to move to a room near them, or you prefer the facilities in another block.

We have found that most students make friends in their original accommodation block after a short time. For this reason, we do not usually allow room moves during the first month of your move in date. If, after this time, you decide that you want to move rooms you can 'Request a room move' in the accommodation portal accommodation.keele.ac.uk

More information about room moves can be found on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Room Moves**'.

Subletting

See section 5 of the Licence Agreement.

Subletting is not allowed in campus accommodation. This is when another person takes over the contract from the original occupant of a room and pays them rent, without the written consent of the Student Accommodation team.

If you are caught subletting, there are penalties:

- We may refuse to provide a reference for you, and the person subletting from you, to a future letting agent or landlord. This means that you could have difficulty finding somewhere to live, since all reputable agents require a reference before allowing prospective tenants to sign a contract.
- The original occupant is still liable for all room fees until a suitable replacement is found for the room – this means that they will have to pay rent for the campus room, as well as any other room they may have off campus.



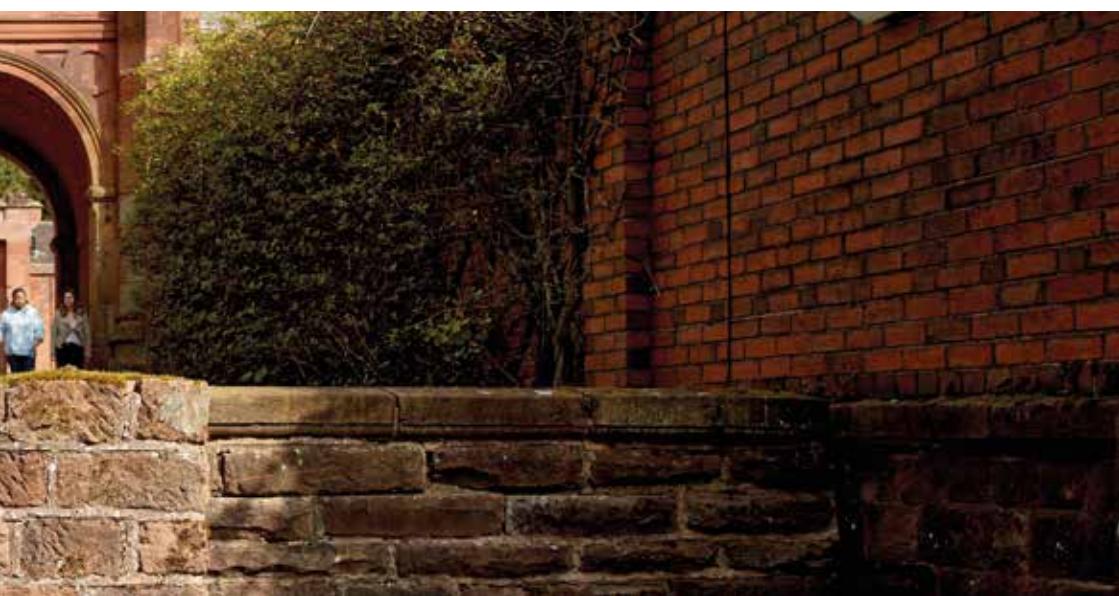


- Any student found to be subletting from another student will be required to leave the accommodation immediately.

Registering to Vote

A student who has a permanent home address and a term-time address can be lawfully registered at both addresses. This will then entitle you to vote in local elections for two different local councils. However, you will only be allowed one vote in all other elections (including parliamentary elections).

In October of each academic year, the University will email you to ask you to undertake an online process which will allow you to submit your personal details for electoral registration through to the local authority, who will then process your application. Alternatively, you can register online at gov.uk/register-to-vote. In some circumstances, the local authority may contact you by post to encourage registration if you do not register.



Release from your contract

See section 14 of the Licence Agreement.

You have signed a legally binding agreement which is governed by English law. You are, therefore, bound by your contract to pay the rent for the full period of the contract, even if you vacate your room for a period or leave before the end of the agreement. It is only possible to be released from your contract if you withdraw from the University, you take a leave of absence, or we terminate your studies.

It may also be possible to be released from your contract if you find a suitable replacement who is acceptable to the University, is a full-time registered student and is not already living in University accommodation. The criteria for a suitable replacement include someone who is eligible to live in University accommodation and is of the gender and year of study for the room type and location.

The University usually gives 28 days written notice to vacate the accommodation, usually following your withdrawal from the University. You will be liable for rent until keys are returned.

Vacation periods

All letting periods include

Christmas and Easter vacations. The 51 week contract covers the summer vacation. If you do not have a 51 week contract and would like to stay on campus during the summer vacation, you will need to book a room through the Student Accommodation team. Information on how to book is available on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Vacation accommodation**'.

Resit examinations

If you would like to stay on campus for resit examination periods, you will need to book a room through the Student Accommodation team (subject to availability). Information on how to book is available on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Resit accommodation**'.

Feedback

We value and recognise the importance of your comments and welcome them. Any feedback given to us will be used to improve the service we provide. You can either email us at accommodation@keele.ac.uk or contact your Residence Life Manager.

Complaints

If you wish to make a complaint, in the first instance, please discuss it with the member of staff involved to try and resolve the matter. If you are unhappy with the response, please refer to the University's complaints procedure – keele.ac.uk/studentcomplaints.

The Student Accommodation Code protects your rights to a safe, good quality place to live. It outlines everything you should expect from your accommodation as well as your responsibilities.





Moving out

At the beginning of the second semester, students often begin thinking about who they might like to live with off campus in the next academic year. There is *no rush* to start thinking about this sooner than you are ready, as there is plenty of student accommodation available locally. Before your accommodation contract comes to an end, we will send you a reminder, together with information on what to do when you move out, including returning your key.

Moving off campus

If you will be living off campus after this year, make sure you look out for details of the Housing Fair that is held after Christmas at the Students' Union, and take a look at our House Hunting Guide webpages **keele.ac.uk/accommodation/livingoffcampus/househuntingguide**. You'll find lots of useful information, including a checklist to help you view properties.

We strongly recommend that you choose properties advertised on the Keele University Studentpad website – **keelestudentpad.co.uk**

All properties advertised are owned by landlords who have been accredited by a local or UK-wide landlord accreditation scheme, **keele.ac.uk/accommodation/livingoffcampus**. The Student Accommodation team can provide assistance in contacting local landlords and finding out more about the local area.

We would always recommend that you speak to Advice & Support at Keele SU (ASK) before signing up for a property off campus, as they will be able to review your contract. Find out how to contact them at **keeesu.com/advice**.

Preparing to leave

See section 15 of the Licence Agreement.

In advance of the end of your contract, we will email you about what you will need to do and any deadlines. You must remove all of your belongings (including food in the kitchen) and rubbish from the room and ensure the room is clean. If you don't want to take everything with you, then please try to donate or recycle as much as possible (see Recycling on page 19 of this handbook). You must return your keys to the Student Accommodation team by the due date. If you don't remove your belongings, or fail to return your room keys, you will be charged for this.

Your room must be left in a fully clean and tidy state, carpet vacuumed, all rubbish removed, no damage, dust or debris left, with all of the original furniture in situ and in full working order. Failure to do so will result in cleaning, damage or rubbish charges which will be deducted from your returnable deposit.

Details of current cleaning, damage and rubbish charges can be found on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Cleaning**' '**Damages**' or '**Rubbish**'

Unreturned room keys are charged at the full daily room rate until they are returned.

Redirecting your post

Make sure you notify everyone who sends you post as soon as you know your new address and the date you will be moving there, as the University does not redirect mail/parcels. Ensure all items are collected as they will be returned to sender (if there is a return address) or disposed of.

Summer storage

There is no storage space on campus during vacations. If you would like to leave your belongings and are returning to campus at the end of the vacation, you will need to put them into storage. You can find a list of local companies on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Storage**'.

Moving out

You must move out and clear your room by 10:00 on the last day of your contract. When you have moved out, we will inspect your room as quickly as possible. If damage is found, or items are missing, the cost of repair or replacement will be deducted from your deposit.

We will also charge you reasonable costs for any additional cleaning and £10 for each full bag of rubbish that is removed by staff. This includes communal areas such as kitchens. Details of current cleaning and damage charges can be found on the accommodation web pages in the A-Z section – keele.ac.uk/accommodation/atoz – look under '**Cleaning**' or '**Damages**'.

Find out more at: keele.ac.uk/accommodation/movingout



Contacts

Here are some key contacts you might need over the year, listed alphabetically:

Campus Safety Team,
available 24/7
every day

For any emergency including
out of hours support, first
aid or maintenance issues:
+44(0)1782 733999

Email: **campussafety@keele.ac.uk** (for non-urgent
enquiries)

In an emergency where a
serious offence is in progress,
someone is in immediate
danger or harm, property is in
danger of being damaged, or a
serious disruption to the public
is likely, always dial **999** first
and ask for Police, Ambulance,
or Fire and Rescue. Also inform
the Campus Safety team
+44(0)1782 733999 or by
using the SafeZone App.

If you need to report an
incident to the police the
non-emergency number is **101**

Cleaning

For any cleaning requests
go online to **servicedesk.
keele.ac.uk**

Details of current cleaning
charges can be found on the
accommodation web pages in
the A-Z section – **keele.ac.uk/
accommodation/atoz** – look
under 'Cleaning'.

Complaints

Find out more at
**keele.ac.uk/
studentcomplaints**

Counselling and Mental Health Support

Email:
counselling@keele.ac.uk

Call:
+44(0)1782 734187

Finance Income Office

For rent payment queries:

Email:
finance.income@keele.ac.uk

Call:
+44(0)1782 733052

IT

For anything to do with your
IT account or WiFi access:

Go online to
servicedesk.keele.ac.uk

Email:
it.services@keele.ac.uk
Call:
+44(0)1782 733838

Maintenance

For non-urgent maintenance
requests go online to
servicedesk.keele.ac.uk

For emergency repairs
(Mon-Fri 8:00-17:00)
Call:
+44(0)1782 733137

For emergency repairs
(outside the above hours)
Call:
+44(0)1782 733999



Resident Advisers

These are students who have experience of living in halls and can provide advice and guidance.

Contact via Campus Safety:
+44(0)1782 733999

Post Room

Email:
postroom@keele.ac.uk
(only monitored during published opening hours)

Residence Life Managers

For anything to do with your experience in halls or student behaviour, our Residence Life Managers are available to support you during your time in halls. You can find who your Residence Life Manager is here:
keele.ac.uk/residencelifeteam

Get in touch via Student Services: **keele.ac.uk/studentservices**

Student Accommodation Team

For queries about accommodation applications, room allocations, moving in, moving out and room moves:

Email:
accommodation@keele.ac.uk

Call:
+44(0)1782 734152

Go online:
keele.ac.uk/accommodation



@keeleuniversity



UUK Code of Practice

Keele University accommodation is approved by the Universities UUK Code of Practice, which aims to ensure that students enjoy good quality accommodation. All of our residences must comply with the regulations set by the Universities UK (UUK) Code of Practice for the Management of Student Housing.



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