

University Managed Housing Guide & Rules

Regent's University London

Introduction

Welcome to University Managed Housing.

This guide outlines the standards of conduct and community expectations for all residents living in university-managed accommodation, both on and off campus.

Our goal is to provide a **safe, respectful, and comfortable living environment** for everyone. Please read this document carefully—it is your responsibility to ensure that **you and any guests you host** follow these rules at all times.

Key Rules at a Glance

1. **No smoking** in any university buildings or managed properties.
 2. **No alcohol** consumption in common areas.
 3. **Quiet hours:**
 - Sunday–Thursday: **11:00 p.m. – 9:00 a.m.**
 - Friday & Saturday: **12:00 a.m. – 10:00 a.m.**
 4. **You are responsible for your guests** and their conduct.
 5. **Rule violations** may result in disciplinary action, including **expulsion** from university housing.
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1. General Expectations

All residents must:

- Follow all housing and university regulations.
 - Treat others and university property with **respect and care**.
 - Comply with the instructions of university staff and security personnel acting in an official capacity.
 - Ensure guests adhere to the same rules and community standards.
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2. Alcohol Policy

- The **legal drinking age in the UK is 18**.
 - Alcohol may only be **possessed or consumed** in **private rooms** or the **campus bar**.
 - **No alcohol** may be consumed or stored in **common areas** or **university grounds**.
 - Disorderly or disruptive behaviour related to alcohol will result in disciplinary action and may include mandatory counselling.
 - Do not store bottles or cans on balconies or outside windows—violations may lead to confiscation.
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3. Smoking Policy

- **Smoking**, including electronic cigarettes and shisha pipes, is **strictly prohibited** inside all university buildings and residences.
 - Designated **outdoor smoking areas** are provided.
 - Smoking indoors violates both **fire safety** and **university policy**.
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4. Drugs Policy

- Possession, use, sale, or distribution of **illegal drugs** is a **criminal offence** under UK law.
 - The university enforces a **zero-tolerance policy** toward drugs.
 - Students found in violation may face **immediate expulsion** and possible **police involvement**.
 - Home institutions and academic departments may also be notified.
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5. Dangerous Objects and Prohibited Items

The following items are **not permitted** in university housing:

- Weapons, knives, explosives, or fireworks
- Pets or animals (including fish)
- Candles, incense, or open flames
- Electrical cooking appliances
- Shisha pipes, drug paraphernalia, or flammable materials

This list is not exhaustive.

6. Behaviour, Disruption & Violence

- Harassment, threats, violence, or any action that disrupts university operations will not be tolerated.

- Offensive or abusive conduct—whether verbal, physical, or online—will result in disciplinary action under the **General Misconduct regulations which can be found here: [Academic Regulations & Policies | Regent's University London](#)**
 - Residents must always respect the rights and safety of all community members.
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7. Noise and Quiet Hours

Quiet hours ensure a respectful environment for study and rest:

- **Sunday–Thursday:** 11:00 p.m. – 9:00 a.m.
- **Friday & Saturday:** 12:00 a.m. – 10:00 a.m.

Additional guidelines:

- Always keep noise levels low—music and conversation should not be audible outside your room.
 - No shouting or loud activity in corridors or stairwells.
 - Gatherings of **more than four people** in rooms are considered **private parties** and are **not permitted**.
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8. Fire Safety and Prevention

- **Fire alarm tests:**
 - Reid Hall: Fridays at 12:00 p.m. and 12:30 p.m.
 - Oliver Flats: Fridays at 8:45 a.m.
(No evacuation required during tests.)
 - **Always evacuate** the building during an actual alarm.
 - **Tampering** with alarms, extinguishers, or fire equipment is a serious offence and may result in expulsion.
 - **Prohibited in bedrooms:** kettles, toasters, hotplates, or any cooking/heating appliances.
 - Electrical items must comply with **UK voltage (220–240V)** and safety standards (PAT tested).
 - Access to roofs, mechanical rooms, and restricted areas is strictly prohibited.
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9. Theft and Damage

- Theft or intentional damage to personal, university, or managed property is a disciplinary and legal offence.
- Offenders may be prosecuted and charged for damages.
- Under **collective responsibility**, costs may be shared among residents if the individual responsible cannot be identified.

10. Guests and Visitors

Residents may host guests under the following conditions:

- **Roommate consent** is required.
- **Guest requests** must be submitted to Reid Reception **at least 48 hours in advance**.
- Guests may stay for **up to seven nights per session** and **no more than 21 nights per semester**.
- Guests must follow all university rules and carry a **Guest Pass** at all times.
- **Hosts are fully responsible** for their guests' conduct, security access, and bedding arrangements.
- Misuse of the guest policy may result in loss of guest privileges.

Under-18 Residents:

- Only same-sex overnight guests are permitted.
- Prior consent from all roommates and housing management approval are required.

11. Local Laws and Park Regulations

- Regent's University London is subject to all **UK laws** and **Regent's Park regulations**.
- The park closes at **dusk**. Entering after hours or jumping gates is prohibited and may result in fines (up to £1000) or police action.

12. Disciplinary Procedure

Disciplinary action follows the stages below. In the event of serious offences stages may be skipped.

Verbal Warning:

- Given for minor violations (e.g., noise or alcohol in common areas).

Written Warning:

- Issued if violations continue after a verbal warning.
- Includes a formal meeting with the Accommodation Officer.

Immediate Expulsion:

- May occur for:

- Tampering with fire safety equipment
- Illegal drug involvement
- False fire alarms
- Violent behaviour

The above list is illustrative, not exhaustive.

- In addition to the dormitory's disciplinary procedure there is an [Academic Regulations & Policies | Regent's University London](#)

This will be used for certain serious breaches and will be carried out by an independent panel.

Note: Students expelled from housing for disciplinary reasons are **not entitled to a refund**.

13. Rooms and room moves

- Residents are responsible for maintaining their rooms in good condition.
 - Damages beyond normal wear and tear will be billed to those responsible.
 - Excessive mess or special cleaning needs will incur additional charges.
 - Room changes require prior approval from the Accommodation Officer and may incur **extra cleaning charges** that the student moving will be responsible for.
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14. Use of Reid Lawn and Common Areas

- Reid Lawn is for relaxation only—no sports or large gatherings without permission.
 - Furniture must not be removed from Reid Hall.
 - Common areas (corridors, bathrooms, reception, etc.) must remain clean and quiet after **11:00 p.m.**
 - Security may remove residents causing disturbances after quiet hours.
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15. Security and Access

- Reid Hall and Oliver Flats are **secured by ID card access**.
 - Access is restricted to residents and authorised staff.
 - **Do not share or lend ID cards**—this breaches security policy.
 - After 8:00 p.m., entry is via **Main Reception only**.
 - Attempting to bypass security systems is a **serious offence**.
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16. Personal Property

- The university is **not liable** for loss or damage to personal belongings.
 - Keep doors locked and consider personal insurance for valuables.
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17. ID Cards

- Your university ID card must be carried at all times.
 - It provides access to housing, the library, and campus facilities. It also serves as your **meal card**.
 - Guests must display their **Guest Pass** at all times.
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18. Complaints and Support

If you have a concern or complaint:

1. Speak first to your **Resident Assistant (RA)**.
2. If unresolved, contact the **Hall Administrator** or **Reid Reception**.
3. Further issues can be raised with the **Accommodation Officer**.
4. Academic concerns should be directed to your **tutor** or **Head of School**.

If you're unsure where to go, the Accommodation Office or Reception will guide you.

Summary of Core Rules

1. No smoking inside any university-managed buildings.
2. No alcohol in common areas.
3. Observe quiet hours and respect your neighbours.
4. You are responsible for your guests.
5. Breaches of rules may result in expulsion from university housing.