



X1 The Edge – Behaviour Policy

This behaviour policy sets out the basis on which you and your guests should behave when in and around X1 The Edge.

The conditions set out in this behaviour policy are non-exhaustive and we reserve the right to make any amendments or additions to this policy.

By signing your tenancy agreement you agree to abide by the terms of this behaviour policy, and ensure that any guests do the same.

We will take any breeches very seriously and will take action, as we deem appropriate.

Cleanliness

All tenants have a responsibility to ensure keep their room is clean, tidy and in good condition at all times.

As a tenant in shared accommodation you have a responsibility to ensure that all communal areas of the flat are in a good, clean and tidy condition at all times.

Please refer to your student information booklet with regards to cleaning and maintenance.

X1 will conduct random spot checks through the duration of the tenancy agreement. If the condition any communal areas or bedroom is not to a satisfactory standard X1 will give 24 hours notice to improve the condition before re-attending. If the state of cleanliness is still not satisfactory we will instruct independent cleaners to enter the property and you will be given 7 days notice to pay the following charges:

Communal Areas of the Flat - £200.00 (payable equally between all tenants in the flat)
Bedroom Area - £50.00

Waste Disposal

Please dispose of all waste and refuse bags in the designated area located on the Ground Floor.

You must regularly dispose of any used refuse bags into the bin store, please do not keep used refuse bags in the flat or communal areas.

You must not leave any refuse bags outside the flat or in any communal areas of the building. If you are found to be littering, leaving bin bags outside the flat or in any communal areas you will be charged £10.00 per item/refuse bag for removal.

Nuisance

You must be respectful of other residents at all times.

All residents have a responsibility to ensure that, at all times, they and their guests conduct themselves in a way which does not annoy, upset or cause inconvenience to others.

Do not make excessive or unnecessary noise.

Do not play loud music or music with high levels of bass, especially after 11pm or during examination periods.

Do not organise flat parties without permission from X1 or security.

Do not play any music at any times in the communal areas of the building or the communal courtyards.

Do not rearrange or temper with any fixtures or fittings.

Do not redecorate or vandalise (including graffiti) the decorative finish of the development (internal and external).

Do not damage or remove the property of X1, any other residents or visitors.

Do not leave bikes or any other property unattended in the communal areas of the building. There is a designated bike store provided to secure your bikes.

Do not smoke anywhere at all inside the building or directly outside the building. X1 operate a strict no smoking policy.

Do not prepare or cook food in any area other than the kitchen area provided.

Do not possess, use or distribute any hazardous or combustible materials (including candles or fireworks).

Do not possess, use or display any dangerous or offensive weapons (including fire arms, blades, explosive and imitation weapons).

Do not possess or use any lighting or heating equipment which has an open flame or which has not been authorised by X1.

Do not tamper with or attempt to repair any windows, door furniture or fire safety equipment.

The residents of X1 The Edge and the wider community come from a wide range of social, cultural, ethnic, geographical and religious backgrounds. All residents have a responsibility to ensure that at all times they and their guests treat others with respect.

Do not make remarks or jokes which others may find insulting or offensive.

Do not make gratuitous or derogatory references to a person's appearance, ability beliefs, background or sexuality.

Do not display or distribute sexually explicit material.

Do not make unwanted physical contact or sexual advances.

Do not display banners without the permission from the management and please be respectful that they do not contain offensive slogans.

Do not verbally or physically threaten, bully or intimidate others.

All residents have a responsibility to ensure that at all times they and their guests do not jeopardise the health and safety of themselves or of others.

Do not act in a way, which may cause harm or injury to yourself or others.

Do not use the Internet in a way that impersonates another or misrepresents your own identity.

IT System

The Internet service at X1 The Edge is provided and managed by Cable Com.

All residents have a responsibility to ensure that at all times they and their guests use the internet network and WI-FI access in the building appropriately.

Do not use the Internet to view, receive, distribute, upload or download any materials which:

- a) is unsolicited, deceptive, defamatory, obscene, offensive, hateful or inflammatory.
- b) Contains or promotes violence, discrimination, sexually explicit material or any legal activity.
- c) Infringes intellectual property rights of another.

Do not use the Internet service in a way which is threatening or abusive to others, invades another's privacy, or is likely to cause annoyance, inconvenience, embarrassment, alarm or needless anxiety.

Please be aware all Internet activity is closely monitored and any breaches in the terms and conditions are taken seriously.

Breach of this Policy

We will determine at our discretion whether there has been a breach of this behaviour policy throughout your conduct at X1 The Edge, and will then take action as we deem appropriate to include one or more of the following:

- A. Issue of a verbal or written warning
- B. Expenses and charges set out in your tenancy agreement
- C. Forfeiture of deposit as set out in your tenancy agreement
- D. Disclosure of information to your academic institution, supervisor, parent and or guardian.
- E. Confiscation of any dangerous, offensive or unlawful articles or material
- F. Immediate, temporary or permanent withdrawal of your right to use the internet service
- G. Immediate termination of your tenancy agreement
- H. Disclosure of information to a law enforcement agency or other authority.
- I. Legal action taken against you.

We exclude liability for actions taken in response to breaches of this behaviour policy. The infringements and responses described in this policy are not limited and X1 may take any other action, as we deem appropriate.