



## Terms and Conditions of Licence to Occupy a Room at Trinity College 2023/2024

### 1. Interpretation and introduction

Accommodation Manager	The member of the Accommodation Office assigned to liaise with You about Your stay in the Residence
Accommodation Office	The Accommodation Office of the College, which manages the Residence
Communal Areas	All stairwells, corridors, landings and entrance halls within the Residence, any shared kitchens and/or bathrooms in the Residence or other areas we designate as common areas
Covid-19	The disease known as coronavirus disease (COVID-19) and the virus known as severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2) including subsequent variants or mutations of the virus
Licence Fee	The fee payable for Your Room set out in Your Offer
Licence Period	The period set out in Your Offer
Offer	The terms of Our offer of accommodation set out in the online document for staying in Our accommodation
Room	The room specified in Your Offer
Flat / Staircase	The Flat or Staircase in which the Room is located
Residence	Building in which the Room is located
Junior Dean	The individual(s) who assist the College Lodge team in providing a "first response" for all discipline issues out of hours. The Junior Deans are on duty 7pm-7am during term time.
College	THE PRESIDENT AND FELLOWS OF TRINITY COLLEGE IN THE UNIVERSITY OF OXFORD and <b>We</b> , <b>Us</b> and <b>Our</b> have corresponding meanings. We may delegate Our obligations in this Licence Agreement to someone else (for example, We may ask an electrician to fix an electrical fault) rather than doing it Ourselves. Where appropriate, 'We', 'Us' and 'Our' include people authorised by us; and
You	The student named in the online application for Your accommodation and <b>Your</b> has the corresponding meaning;

- 1.1. If these terms and conditions describe something in the plural (for example "Keys") this may include any one Key. If these terms and conditions describe something in the singular (for example "Key") this may include one or more Keys.
- 1.2. Notices of a formal nature (such as asking for permission or bringing the Agreement to an end before the Licence Period has expired) should always be given in writing by email to: [accommodation@trinity.ox.ac.uk](mailto:accommodation@trinity.ox.ac.uk), otherwise it may be difficult to prove whether a notice was sent or received. Any notices served on you will be delivered by hand to the Room and service shall be deemed when we place the notice underneath the door of the Room.

## 2. Licence

- 2.1. This Licence Agreement is a legally binding document. You are agreeing to the terms and conditions of the agreement for the whole period.
- 2.2. This Licence Agreement is a licence and not a tenancy. This means that You have a personal right to occupy the Room during the Licence Period but do not have exclusive possession of the Room. This means we have the right to:
  - 2.2.1. enter Your Room at any time and for any reason; and
  - 2.2.2. require You to move to an alternative room.
- 2.3. Where we exercise these rights we will do so in accordance with this Licence Agreement.
- 2.4. The terms of this Licence Agreement are contained in:-
  - 2.4.1. This Licence Agreement; and
  - 2.4.2. The Offer.
- 2.5. A legally binding contract will be entered into between us in accordance with the terms of this Licence Agreement when You accept the Offer by signing and returning the document to the College.
- 2.6. If Your course extends beyond the end of the Licence Period and You require accommodation, You may be required to move rooms and will be required to pay a licence fee for the additional nights in advance, and You must contact the Accommodation Office to agree terms of residence.
- 2.7. **Any** breach of this Licence Agreement may lead to You being issued with a notice terminating this Licence Agreement and being asked to leave the Residence. If You do not vacate the accommodation prior to the expiry of the notice, We may bring court proceedings seeking possession and judgment for any debt (if any) owed under this Licence Agreement.
- 2.8. The College may require You to move rooms immediately without prior notice and You agree to comply with any requirement issued by Us for You to move to alternative accommodation.
- 2.9. You must comply with any reasonable instructions issued by any member of staff or any agent of the College. Failure to do so will be considered a breach of this Licence Agreement.
- 2.10. You must behave with consideration to other residents, members of the College community and external community at all times. Inconsiderate behaviour towards any member of the Trinity community is not acceptable.
- 2.11. You must not use the Room or any other part of the College's premises to which You have access in such a way as to cause damage to the room or premises or to cause nuisance, annoyance or danger to the College or other occupiers, or to neighbouring properties, and without prejudice to the foregoing, not overload or misuse services supplied to the room
- 2.12. You must comply with all regulations contained in the College Handbook, and in particular all fire and health & safety instructions.

## 3. Fees

- 3.1. By accepting the Offer You are agreeing to live by these terms and conditions and to pay your Licence Fee in full for the duration of this Licence Agreement, irrespective of actual days in residence.
  - 3.1.1. No refund will be made for any absence from the accommodation due to vacation periods late arrival or early departure.
- 3.2. The Licence fee is payable in advance by the end of 0th Week of each Term for that Term.
  - 3.2.1. The Licence Fee excludes electricity / gas charges ("utilities charges")
  - 3.2.2. The utilities charges are payable termly in arrears by the end of 0<sup>th</sup> Week of the following Term. The utilities charges will be calculated by reference to actual usage and current rates. Where there is more than one Room of the College's property covered by a utilities meter, usage will be divided equally amongst the occupants. In the event of any dispute about utilities charges, the You will bear the costs of any investigation unless the dispute is proven justified.

#### **4. Vacating Your Room**

- 4.1. You must vacate the Room by 10:00am at the end of each Licence Period unless notified otherwise by the Accommodation Manager.
- 4.2. Room keys must be returned to the Porters Lodge and the room must be fully vacated by 10:00am on the last day of the Licence Period unless You have made an arrangement to stay longer.
- 4.3. Keys must also be returned to the Porters Lodge and the room must be fully vacated by Undergraduate students living on site by 10:00am on the Saturday at the end of 8th week as vacation residence is not permitted.
- 4.4. You must ensure that at the end of each of Term, the room, furniture and equipment provided by the College are in a clean and tidy condition.
- 4.5. If You leave any personal belongings in the Residence, We will notify You of this and give You seven days to collect them. If You do not collect Your belongings within that period, you agree that we can dispose of those belongings.
  - 4.5.1. Undergraduate students living in the main college site are provided with lockable storage for the Christmas and Easter vacation period.

#### **5. Giving Up Your Halls Place Early**

- 5.1. You may give up your accommodation place early in the following circumstances:
  - 5.1.1. Students commencing their first year of study with the University can terminate the Licence Agreement within seven days of beginning of the Licence Period, provided they give the Accommodation Service two weeks' notice and pay for cleaning of the Room. This option is not available to returning students;
  - 5.1.2. In exceptional circumstances, an appeal to leave earlier can be made in writing to the Accommodation Manager on medical or wellbeing grounds. The Accommodation Manager will consider Your request and may, if appropriate in his or her absolute discretion, grant it, but the Accommodation Manager will be under no obligation to do so;
  - 5.1.3. Students who withdraw from their course of study are permitted to end this Licence Agreement, provided two weeks' notice is given to the Accommodation Manager and cleaning of the room is paid for;
- 5.2. If withdrawal is agreed under clause 5.1 above, then the Licence Fee will be charged up to the day the room keys are returned to security or to the last day of the notice period, whichever is later.
- 5.3. In all other cases, the terms contained in this Licence Agreement creates a legally binding contract between us and the Licence Fee must be paid until the end of the Licence Period.
- 5.4. If We terminate this Licence Agreement and You are asked to vacate your room due to misconduct or breach of Licence, You will still be charged the Licence Fee/damages to cover the value of the Licence Fee until the end of the Licence Period, unless and until we find a suitable replacement occupier for the Room. In the event that the College relets Your room to another student acceptable to the College, We will refund You the proportion of the Licence Fee which relates to a period of time during which the Room has been relet.

#### **6. Vacation Residence**

- 6.1. Undergraduate students living on the main College site are required to vacate the Room for the Christmas and Easter vacations.
- 6.2. Postgraduate students living on the main College site may live in the Room during the short vacations at Christmas and Easter. You will be charged for these periods, whether You remain or not.
- 6.3. All students living in the off-site properties may live in the Room during the short vacations at Christmas and Easter. You will be charged for these periods, whether You remain or not.
- 6.4. You should notify the Accommodation Office if You intend to stay during short vacations and give the dates You will be resident, for Health and Safety reasons.

## **7. Payment for loss or damage**

- 7.1. You must pay Us for all reasonable loss and damage We suffer as a result of any breach of this Licence Agreement by You or Your Visitors. This includes (but is not limited to), additional cleaning, issuing replacement lost or stolen keys/cards, repairing or replacing our fixtures, fittings, furniture or equipment, collecting arrears, paying professional advisors, pursuing court proceedings, administration expenses and any income We lose arising from Your failure to vacate in accordance with the terms of this Licence Agreement.

## **8. Our right to terminate this Licence Agreement**

- 8.1. We may terminate this Licence Agreement by giving You not less than 4 weeks' written notice in any of the following circumstances:-
  - 8.1.1. if You have failed to pay the whole or any part of the Licence Fee in accordance with the payment terms set out in this Licence Agreement and the Offer (whether formally demanded or not) and the Licence Fee (or any part of it) has been outstanding for 21 days or more;
  - 8.1.2. where You have breached the terms of this Licence Agreement;
  - 8.1.3. if You are made bankrupt;
  - 8.1.4. We are unable to find You similar alternative accommodation (despite our reasonable efforts) and are unable to either provide the Room as a result of events beyond our control or the Residence has been severely damaged and, acting reasonably, we deem it unfit for occupation; or
  - 8.1.5. any information supplied by You, or on Your behalf, in connection with Your application to Us for a place in the Residence is untrue, inaccurate or misleading, or if You fail to disclose relevant information which would amount to a misrepresentation, and We consider (acting reasonably) that the relevant information makes You unsuitable to live in the Residence.
- 8.2. We may terminate this Licence Agreement by giving You no less than 14 days' notice, if:
  - 8.2.1. We consider that because of Your behaviour it is necessary to move You from the Residence;
  - 8.2.2. We consider that because of any reason (eg insect infestation or an infectious disease, or harm to the person or threat of harm) to protect Your well-being or the well-being of others or to prevent damage to the Residence.
- 8.3. If We terminate this Licence Agreement in accordance with this clause 8.1 You will remain liable to pay any amounts due under this Licence Agreement unless and until we find a suitable replacement occupier for the Room. In the event that the College relets Your room to another student acceptable to the College, We will refund You the proportion of the Licence Fee which relates to a period of time during which the Room has been relet.

## **9. Ceasing to be a Student with the University of Oxford**

- 9.1. When a student has, for any reason, ceased to be a current on-course student with the University, they are required to inform the Accommodation Manager immediately and vacate their Room and the Licence Agreement will terminate immediately, subject to due legal process.
  - 9.1.1. Refer to section 4 above for terms and conditions relating to departure.
  - 9.1.2. If a student fails to vacate immediately, they will be deemed to be an unauthorised occupier and any monies accepted from them by the University shall be deemed to be payment of damages for use and occupation and not a licence fee.

## **10. Room Transfer**

- 10.1. You must discuss any request concerning a change of room with the Accommodation Manager.
- 10.2. You agree that, once rooms in College or College properties are allocated, College may only exceptionally be able to change room allocation. Should the Licensee for any reason wish to change rooms or should feel unable to continue living in the room which has been allocated, the Licensee must therefore, anticipate that he/she will be obliged to find, at a time during the academic year,

alternative accommodation in Oxford in addition to paying the outstanding charges for the College room.

- 10.3. Any room transfer is agreed at the discretion of the Accommodation Office, and is not guaranteed.
- 10.4. The cost of cleaning the Room must be paid in advance to the Accommodation Office before the transfer.
- 10.5. Any student with outstanding accommodation fees will not be allowed to transfer rooms until the debt is settled, unless the transfer is to cheaper accommodation on financial grounds.
- 10.6. Any student with an existing notice to determine served upon you will not be allowed to transfer rooms.
- 10.7. You cannot transfer rooms without permission from the Accommodation Office, even if You have found someone to swap with.

## **11. Cleanliness**

- 11.1. Scouts will clean all communal areas of the Residence on a weekly basis and will service bedrooms as per the published schedule. Please note that bedrooms outside of the main College site are not serviced. The areas must be kept accessible; if, due to the condition of the communal areas and bedrooms of the Residence, cleaning cannot be easily undertaken then the service will be withdrawn. The Scouts' role is to support You with cleaning within the Residence; You must still leave all communal areas, including kitchens, bathrooms and corridors, clear after use.
- 11.2. Scouts will clean the accommodation as per the published schedule found at the entrance to each Staircase / Block
- 11.3. If washing up is not done following a written warning from the Accommodation Office, then the items will be removed and disposed of to ensure the health of residents is not at risk.
- 11.4. Failure to keep all communal areas in a suitable state of cleanliness will result in the Accommodation Office engaging cleaners to undertake additional cleaning and the College will seek to recover the cost of the cleaning from all residents of the Residence.
- 11.5. You must take responsibility for managing your waste, including taking a social responsibility for your recycling, using the appropriate receptacles within the Residence. Scouts will remove all waste and recycling on at least a weekly basis.
- 11.6. The College has the right to close a kitchen that does not conform to reasonable standards of cleanliness, for health and safety reasons.
- 11.7. You are not permitted to throw anything from the windows of the Residence.
- 11.8. You must provide Your own cleaning materials for your room and any kitchen that you have access to.
- 11.9. If, at the end of the Licence Period, the facilities are left in a poor state of cleanliness then the College shall recover its losses suffered for the cost of any cleaning required, this includes bedrooms and communal areas.
- 11.10. The Accommodation Office staff can inspect student bedrooms during the Licence Period and will aim to provide written notice before entering.
- 11.11. If, at the time of inspection, Your Room fails to reach satisfactory standards of cleanliness, You will be requested to make an improvement within 7 days. If Your room is persistently below standard the College shall arrange for the Room to be professionally cleaned and it will recover damages from You for its reasonable losses, and it also will be considered a breach of the Licence Agreement.
- 11.12. You must return any glasses, crockery or other items to the Beer Cellar or Kitchen as appropriate
- 11.13. You must ensure that there are no obstacles in your room to prevent Scouts carrying out their duties or maintenance staff carrying out work

## **12. Use of the Accommodation / College Grounds**

- 12.1. You cannot use the Residence for any illegal purpose or commit any illegal act in or relating to the Residence including but not limited to the Room.
- 12.2. You cannot use the Residence as a location from which to run any kind of business.

## **13. Guests**

- 13.1. You must not sublet the Room.
- 13.2. Guests may not stay in the room if the resident is not present.
- 13.3. Guests are permitted at the discretion of the Accommodation Office and governed by the "Guest Procedure" details of which are available from the College Handbook.
- 13.4. The Guest Procedure can be changed by the College at any time as a result of government guidance and specific risks due to specific circumstances, such as Covid-19.
- 13.5. You must ensure any guests occupying Your room, or a guest room, comply fully with all instructions in this Licence Agreement.
- 13.6. You are responsible for the behaviour of your guest

## **14. Keys & Cards**

- 14.1. You will be issued with keys/card/fob on arrival.
- 14.2. All lost keys and access cards/fobs must be reported to the Lodge immediately. A reasonable charge will be made for any replacements.
- 14.3. You must never give Your keys or fob to another student or guest.

## **15. Repairs, Additions and Alterations to Room**

- 15.1. You agree:-
  - 15.1.1. to keep the Room in a clean and tidy condition at all times and to place any rubbish and recyclable materials in designated areas in the Residence;
  - 15.1.2. not to make any alterations to or damage the Room or Residence (including, but not limited to fitting or installing any satellite dish, television or radio aerial, decorating or damage caused by neglect. The use of Bluetack or similar adhesives on walls will incur a charge.
  - 15.1.3. not to leave any personal belongings or other obstacles in the communal areas or make these areas dirty, unsafe or untidy. You will be charged for any removal or additional cleaning incurred; and
  - 15.1.4. not to put anything which is likely to cause damage or a blockage in any pipes or drains at the Residence.
- 15.2. No supplementary heating is permitted in the Residence. If you require additional heating, please contact the Accommodation Office.
- 15.3. All rooms have 13 amp sockets; a multi-point extension block on the end of a cable with a fused plug may be used.
- 15.4. to check the voltage on your electrical equipment noting that equipment at 115 volts would need a transformer as UK voltage is 230 volts, and to obtain and use such a transformer.
- 15.5. Multi-adaptors are not permitted.
- 15.6. It is Your responsibility to ensure that all electrical appliances You bring to College are approved and tested to current safety standards, i.e. PAT tested. The plug must also carry the relevant BS number 1363 and be correctly fused for the appliance with cables in good condition. We may seek recover from You Our reasonable losses arising from any damage caused as a result of failure to adhere to this clause.
- 15.7. The College reserves the right to remove any electrical appliance considered to be unsafe or causing a nuisance.
- 15.8. Due to strict fire regulations, You are not permitted to personalise Your room or communal spaces by either removing or moving the existing furnishings (this includes curtains), or by adding Your own.

## **16. Noise**

- 16.1. In College accommodation You are part of a close-knit community, and the rights of neighbours should be respected. Complaints against You regarding noise at any time during the day or night will be treated as a breach of the Licence Agreement.
- 16.2. If a complaint concerning noise is made against You and a request to reduce the level of noise is ignored, the College reserves the right to remove and confiscate the equipment causing the noise.
- 16.3. Musical instruments are only permitted if played at reasonable times as specified in the College handbook. The College reserves the right to confiscate any instrument causing a nuisance to other residents.
- 16.4. Parties are not allowed within the Residence without the prior permission from the College. Please refer to the student handbook.
- 16.5. Construction work may be undertaken at and around the Residence throughout the duration of the Licence Period. By accepting this Licence Agreement You are accepting that there may be some noise disturbances as a result. We aim to keep this to a minimum during full term and especially over periods of examinations.
- 16.6. You must not play or allow to be played any television, sound system or musical instrument so as to be heard outside the room during the following times: - 9.00am to 1.00pm and 2.00pm to 6.00pm and every day from 12.00 midnight to 8.00am according to the College Handbook

## **17. Pets**

- 17.1. You are not permitted to keep any animals in the Residence (this includes but is not limited to birds, insects, fish, rodents, reptiles). Registered assistance animals are permitted with the prior approval of the Accommodation Office (not to be unreasonably withheld).

## **18. Access to Accommodation by College Staff or Agent of the College**

- 18.1. College employees or an agent of the College, are entitled, when necessary, to gain access to the Room in normal pursuance of their duties.
- 18.2. College employees or an agent of the College, are entitled to access to the Room for Health and Safety, cleanliness and maintenance inspections, without prior notice.
- 18.3. College employees or an agent of the College, are entitled to access to the Room for random drug checks, without prior notice.
- 18.4. College employees or an agent of the College, are entitled, when necessary and without notice, to gain access to communal areas within the Residence in normal pursuance of their duties.
- 18.5. It may on occasion be necessary to allow external visitors, such as on College Open Days, to access the communal areas.

## 19. Damage and Defects

- 19.1. You must check the Room and communal spaces and complete and return the inventory form within 7 days of moving in.
- 19.2. You must report to the Maintenance Department ([maintenance@trinity.ox.ac.uk](mailto:maintenance@trinity.ox.ac.uk)) any damage and defects to the Room or communal spaces within 24 hours of becoming aware of it.
- 19.3. The Maintenance Department will carry out repairs and maintenance to your room on the following basis:

Target Maintenance Response Times:	Target Standards of Service:
<b>Emergency Repairs</b> – When there is a danger to property or persons, major leaks or flooding, insecure windows or doors, being locked out, complete loss of electrical supply.	4 hours
<b>Urgent Repairs</b> - include loss of heating or hot water (upgraded to three hours for vulnerable groups), minor plumbing leaks, blockages to appliances, sinks or drains.	24 hours
<b>Routine reactive repairs</b> – For example, adjusting doors, clearing/leaking guttering, minor internal repairs	21 days

- 19.4. You are not permitted to carry out any repairs, additions or modifications to the Room or communal spaces within the Residence.
- 19.5. Any loss caused by damage to individual rooms will be recovered against the occupant or person responsible if identified.
- 19.6. Posters should be confined to the pin board area and not displayed inside or outside of windows of the Room.
- 19.7. The cost of repairing walls or other furniture in the Room, due to use of fixing agents, will be recovered in damages from to You.
- 19.8. Any item belonging to Us which is lost, stolen or deliberately or accidentally broken will be individually charged for either replacement cost or repair.
  - 19.8.1. You agree to be jointly and severally liable with the other occupiers of the Flat / Staircase for any damage that cannot be attributed to an occupier(s) of the Flat / Staircase.
  - 19.8.2. An appeal against unattributed damage must be made in writing to the Accommodation Manager within 14 days of notification of damage and supported by appropriate evidence.
  - 19.8.3. Malicious, accidental or deliberate damage to College property or the belongings of other residents is unacceptable and will be considered a breach of the Licence Agreement.

## 20. Bicycles, Cars, Motor Cycles and Parking

- 20.1. The storage of bicycles, scooters and segways/hoverboards is not permitted in rooms or communal areas (including hallways and staircases), the full rules of which are detailed in the College Handbook.
- 20.2. Bicycles should be stored in the bicycle racks, which are provided.
- 20.3. The College is not responsible for loss or damage to vehicles or bikes.
- 20.4. Due to planning regulations, no resident is permitted to have a car, moped or motorcycle in Oxford other than a mobility assistance vehicle for which College permission must be sought.

## 21. Fire and Emergency Procedures

- 21.1. As soon as You hear the fire alarm emit a continuous sound, You must evacuate the Residence immediately.
- 21.2. In the event of fire, raise the alarm, carry out the actions instructed on the fire notices and inform the Porters Lodge and Junior Deans.



- 21.3. Any intentional or reckless interference with, or misuse of, fire extinguishers, smoke detectors, fire alarms or fire escape routes is prohibited and a criminal offence under Section 8 of the Health and Safety at Work Act, 1974. You risk six month's imprisonment or a fine of up to £2000.
- 21.4. Any obstructions of escape routes or belongings in communal areas that may cause a fire hazard are unacceptable and may be removed by a member of the Accommodation Office without notice.
- 21.5. Masking of fire detectors is a serious risk to all residents and a breach of this Licence Agreement. It can incur a fixed penalty fine enforced by the Fire Brigade and a criminal record.
- 21.6. Drunkenness or first offences will not be considered to be an excuse.
- 21.7. In order to reduce the risk of fire, the use of candles, incense, naked flames, chip pans and paraffin/gas appliances are prohibited and the smoking of sheesha pipes is forbidden.
- 21.8. Beanbags and inflatable items of any kind are not permitted.
- 21.9. The use or storage of fireworks and pyrotechnics is prohibited.
- 21.10. No pressurised gas of any kind can be kept in the Residence.
- 21.11. You must not use any cooking equipment, including microwave ovens, toasters, irons or clothes dryers in the room.

## **22. Smoking and Drugs**

- 22.1. There is no smoking permitted anywhere inside the Residence; this includes e-cigarettes.
- 22.2. Smoking is only permitted in areas designated by the College for that purpose.
- 22.3. The cost of any necessary repair related to smoking in the accommodation, such as cleaning or decoration will be charged to the student.
- 22.4. You are not permitted to be in possession of or take any controlled substances in the Residence.
- 22.5. The College works closely with the police and drug prevention is a key priority. The College reserves the right to undertake random drug checks at the Residence.
- 22.6. The production and supply of psychoactive substances (legal highs) is prohibited by law and is not permitted in the Residence.
- 22.7. You agree not to bring any dangerous substances or drugs (apart from those kept in accordance with the prescription of a registered doctor) into the room or on to College premises the full rules of which are detailed in the College Handbook.

## **23. Criminal Convictions**

- 23.1. At the time of accepting this licence agreement You must declare any criminal conviction in the following categories:
  - 23.1.1. Violent offences
  - 23.1.2. Sexual offences
  - 23.1.3. Drugs
  - 23.1.4. Firearms
  - 23.1.5. Arson
  - 23.1.6. Terrorism
- 23.2. Having a conviction may not automatically prevent an offer of accommodation being made, but failure to declare will be considered breach of the contract and will result in the loss of accommodation.

## **24. Health, Safety & Security**

- 24.1. Please report any hazards in the Residence immediately to the Accommodation Office, Junior Dean or Porters Lodge.
- 24.2. You are not permitted to be in possession of any weapon in Your room or any part of the Residence (this includes but is not limited to knives, firearms, swords, airguns, pistols, BB guns, and bow and arrows).
- 24.3. All students are responsible for helping to ensure that the Residence are a safe and secure environment, any act or omission contrary to this, including in relation to personal safety, will be considered a breach of the Licence Agreement. We all have a responsibility to

manage our own safety and the safety of other College members. Please always close fire doors and ensure fire exits remain clear at all times. You agree to not leave the accommodation unoccupied without locking the door, and if the Accommodation is on the ground floor, without first closing and locking the windows.

## **25. Covid-19/Coronavirus**

- 25.1. In the case of Covid-19 you must adhere to the following, based on specific groups in each flat / staircase being considered a 'household' (although the College may ease or tighten restrictions in line with government guidance):
  - 25.1.1. If You have recently experienced Covid-19 symptoms, or have been in contact with someone who has, You should not arrive at the Residence until you have completed the required actions in line with current government guidance.
  - 25.1.2. If You develop Covid-19 symptoms while at the Residence, or come in contact with someone who has, You must follow the government guidance and inform the College.
- 25.2. You agree during the Licence Period:
  - 25.2.1. To follow any applicable Government guidance about social distancing and social isolation;
  - 25.2.2. To respect the safety of the College's staff and other people living in the Residence by making every reasonable effort to minimise the risk of the spread of Covid-19;
  - 25.2.3. To abide by the obligations or procedures relating to Covid-19 which are notified to You by the College from time to time;
  - 25.2.4. To follow any special procedures relating to living in the Residence which You are notified about, including instructions provided on posters;
  - 25.2.5. To follow any reasonable instructions given by a member of College relating to how to practice social distancing or self-isolation in the Residence.
- 25.3. We agree:
  - 25.3.1. To make sure that the risk of the spread of Covid-19 in the Residence is regularly assessed;
  - 25.3.2. To make reasonable efforts to frequently clean and/or disinfect the communal areas within the Residence such as bannisters and door handles;
  - 25.3.3. To make reasonable endeavours to ensure that the College's staff and other people who live in College accommodation abide by the latest social distancing advice.
- 25.4. If We are required to close the Residence or otherwise suspend your right to occupy the Room as a result of Covid-19, you shall vacate the Room and remove Your belongings as soon as is reasonably possible reflecting the emergency nature of the situation.
- 25.5. We shall not be liable to You for any breach or non-performance by Us of the terms of this Licence Agreement for:
  - 25.5.1. any circumstances arising beyond our control which are in any way connected to the Covid-19 outbreak which make it impossible, or contrary to any law or official guidance, to perform our obligations under this Licence Agreement;
  - 25.5.2. things which are outside Our reasonable control, such as severe weather conditions, pandemics, epidemics, equipment or power failures, internet outages, intruders or other residents acting with malice, or fire or flood. This is not an exhaustive list. We will only be liable for mechanical failure if it was caused by Our failure to keep the equipment serving the Residence properly maintained and only if the failure lasts more than 48 hours.
- 25.6. Where any circumstances beyond the control of the College which is in any way connected to the COVID- 19 outbreak makes it impossible, or contrary to any law or official guidance to continue to clean the Residence the College may suspend the cleaning service, and the Student shall not be entitled to any reduction of the Licence Fee.
- 25.7. Where We provide other services and facilities to the Residence and it is not possible to provide such services and facilities safely due to Covid-19 We may withdraw such services and facilities at any time.

- 25.8. In the unlikely event that the College has to close the Residence or suspend the right to occupy the Room due to circumstances in any way connected to Covid-19, We agree to waive the proportion of the Licence Fee equivalent to the proportion of the Licence Period during which both the right to occupy the Room is suspended and You have given up occupation of the Room.
- 25.9. If you vacate the Room for whatever reason connected to Covid-19, You will not be entitled to claim any additional costs for alternative accommodation or moving costs from the Us.

## **26. Medical**

- 26.1. All students in halls must register with a local doctor within 14 days of moving into halls.

## **27. Insurance of Personal Property**

- 27.1. We offer contents insurance to all students living in the Residence. You are responsible for checking the level of cover and determining whether it meets Your needs. The cover is offered through Endsleigh.
- 27.1.1. The annual premium for this will be added to your Michaelmas Term battels in 0th week

## **28. TV Licence**

- 28.1. All students are responsible for determining whether they need a TV licence and must take responsibility.
- 28.2. There are no TV aerial sockets in bedrooms. In addition, reception to portable aerials can be inconsistent; We therefore suggest that You check the signal before purchasing a TV licence for the Room. You are required to have a licence if you have a TV, even in the kitchen, but You can discuss this with Your flatmates when You arrive.

## **29. Internet**

- 29.1. The basic internet service is provided free of charge by the College; the cost is not included in the Licence Fee.
- 29.2. Anyone removing or interfering with the computer network will lose the right to connectivity and will be charged for repairs.
- 29.3. When using the internet in accommodation You are subject to the University terms and conditions of use.
- 29.4. Where network equipment is located in communal areas this can be accessed at any time (weekends and evenings included) for the purpose of maintaining the network.
- 29.5. We reserve the right to enter rooms to maintain equipment in accordance with 2.2.

## **30. Launderette**

- 30.1. The College cannot accept responsibility for any loss or damage. All laundry facilities are used at Your own risk.

## **31. UUK Code of Practice**

- 31.1. Trinity College complies with the UUK Code of Practice. Full details about the code and its benefits can be found here: <https://www.thesac.org.uk/>

## **32. This Agreement**

- 32.1. If any provision of this Licence Agreement (or part of any provision) is found by any court to be invalid, unenforceable or illegal, the other provisions shall remain in force and if any invalid, unenforceable or illegal provision would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with whatever modification is necessary to make it valid and give effect to our intention.