

Boutique Collection



# Your Student Handbook



**COLLEGIATE**

*Roman House*

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# Welcome

## *Hello. Welcome to Roman House.*

You're about to find out everything you need to know about your fabulous new home here in Derby. Feeling a little nervous? Don't worry – we'll keep you safe.

We want your stay with Collegiate AC to be a memorable one, so we've built in loads of great features that we know you'll love. We've also made sure that Roman House is in a great location, so that you can get the very best out of Derby and your life at university.

Got any questions? Have a flick through this handbook to find out the answers. If there's anything you're still unsure about, our on-site staff will be happy to help.

The handbook also contains a couple of house rules. Don't worry – there's nothing too tedious. Just a few simple guidelines to ensure that you and your fellow residents at Roman House can feel free, safe and ready to enjoy your university years.

So, grab a cup of tea, settle down in your cosy new home and let us guide you through life at Roman House.

## *Read. Relax. Enjoy.*

# Hello

## *Office contact details*

You can get in touch with a member of the team in person, or by phone and email.

Telephone: 01332 311 609

Email: [rh@collegiate-ac.com](mailto:rh@collegiate-ac.com)

## *Out-of-hours emergency contact*

In the event of an emergency out of office hours contact 0333 321 4064

## *Join us on Facebook*

Join the Roman House community on Facebook at:

[www.facebook.com/collegiateromanhouse](http://www.facebook.com/collegiateromanhouse)

## *The main office address is:*

Roman House

Friar Gate

Derby

DE1 1AP

The email address you gave us when you booked will be how we contact you – so please ensure you check your messages regularly. If you'd like us to use a different email address, please let a member of our friendly accommodation team know and they'll give you a change of details form.

There are plenty of notice boards dotted around the site to keep you up to date with what's going on in and around Roman House, so please check them as you pass to keep up to date with all the exciting events.

## *Mail*

Your mail will be delivered to your postbox. If you're not at home, any larger mail/parcels will be held at reception for you to collect. If your parcels need signing for, a member of the team will be happy to do this.

Please note that the accommodation team takes no responsibility for any loss or damage to parcels that have been signed for at reception.

## *Bus routes*

The Unibus is a great service for everyone that links all the University of Derby sites, Derby City Centre, Markeaton Park Park and Ride and Derby Train Station. 1 trip is £1.70 and 10 trips costs £10

For more details see [www.derby.ac.uk/about/travel/derby/buses](http://www.derby.ac.uk/about/travel/derby/buses)





ROMAN  
HOUSE  
DERBY

# We can fix it

Can't find your keys? Got a leaky tap? Whatever you need, we're here to help.

## *Lost your keys or locked yourself out?*

These things happen, so don't worry. We can help: if you lose your key/fob/key card, we can replace it for a small fee. You just need to request a replacement from the accommodation office during office hours.

If you lose your key outside of office hours, you'll need to call the out of hours emergency number who will arrange for someone to let you in. You'll need to show them some ID and there may be a call out fee for this service. Once you're safely back inside, come to the accommodation office during opening hours to pay and collect a new set of keys.

If you've locked yourself out of your room during office hours, pop along to the accommodation office and we will loan you a temporary key so that you can get into your room to collect your own key. Make sure you bring the borrowed key back to us within an hour though.

Keys are important and costly to replace, so keep them safe and remember where you left them.

## *Got a maintenance issue?*

Things wear out and things get broken. It's part of life. But we want you to feel your smart Collegiate accommodation is always in tiptop condition, so that you can be proud of your home.

If something needs sorting out, simply tell the accommodation office and the repair will be carried out in accordance with an agreed schedule of priorities. A time will be arranged for our maintenance team to come and fix things. They will always knock before entering a bedroom and if you're not home, they'll leave a card to let you know if they've been into your room. Rest assured, the problem will be solved quickly, conveniently and efficiently.

## *Need an emergency repair?*

If you have an emergency maintenance issue, such as a burst pipe or a broken window, and it's outside of maintenance staff working hours, you can report it to our out-of-hours service on 0333 321 4064 and they'll immediately contact the appropriate person to rectify the problem.

If you have a non-emergency maintenance issue, such as a defective fridge/freezer, a blocked drain and so on, please hang on and report this to the accommodation office during office hours. These types of issues will be dealt with during the usual maintenance staff working hours.



# Your rent

For those students paying in instalments, your payment dates are:

**1st Instalment is due on or before 26th August 2020**

(you should have already paid this if you have moved in)

**2nd Instalment due on or before 6th January 2021**

**3rd Instalment due on or before 5th May 2021**

These can also be found on page 4 of your tenancy agreement.

Please note that we don't accept cash.

Remember: if you have chosen to pay by repeat card transaction, please ensure that you have sufficient funds available in your account at least one working day prior to the rent due date.

# Arriving in a new country

## *Opening a bank account*

You need to be in the UK in order to open a UK bank account, so make sure it's one of the first things you do once you get to Derby. It is the safest way to manage your money.

Opening a bank account can take a week or more, so make sure you've got enough cash for your first few weeks here.

To open a bank account you'll need to check individual bank requirements. Most will want to see your passport and introductory documentation from your university detailing your personal details and course of study.

Once your account's open, speak to your university or go to [www.moneyadvice.service.org.uk](http://www.moneyadvice.service.org.uk) for advice on budgeting and managing your money. The British Bankers' Association have a handy guide for international students. Check it out at: <https://www.bba.org.uk/publication/leaflets/international-students>

## *Student Travel Reduction Cards*

Want to see more of the UK during your university days? A 16-25 Railcard and/or a Coach Card can save you a considerable amount if you explore by train or coach.

The 16-25 Railcard costs £30 for one year or £70 for three years, and gives you a third off your rail travel in the UK

To get this you will need proof you are a student, your passport and a passport-size photo. The card can be purchased at any train station ticket office. For further information see: [www.16-25railcard.co.uk](http://www.16-25railcard.co.uk)

The Young Persons Coach Card can be bought at National Express coach offices or online. This card costs £10 for a year or £25 for three years and gives you 30% off all coach travel in the UK. To get one you simply need proof that you are a student. For further information see:

<http://www.nationalexpress.com/waystosave/young-persons-coachcard.aspx>

## *Mobile phones*

Mobile phones are cheap to buy, but expensive to use, so be careful not to accidentally run up a big bill by spending hours on the phone to another country.

If you choose a contract, the phone will be cheap or free, but make sure you check the monthly payment and call charges before signing and remember that there's often a compulsory monthly charge. You will need an enrolment letter from your university to take out a phone contract.

Pay-as-you-go is the no-contract, no credit check, no-commitment, no-monthly bills way to get a mobile phone. However, you always pay a lot more to buy the initial phone and calls are generally more expensive than on contract mobile phones. On the plus side, you don't need to provide a proof of enrolment letter from your university.

For information on mobile phone companies and to see prices see: [www.mobiles.co.uk](http://www.mobiles.co.uk)



No 53

The Old Bell Hotel



# Your new community

Derby is a wonderful city to explore, and your new home at Roman House is perfectly located to allow you to do just that.

Derby is a capital in many different ways, it has the first factory ever operated in the world. It is the real Ale capital of the UK with over 50 real ale pubs in the city. It is one of the top 10 most haunted cities in the UK and is fondly known as the “dead centre” of the UK. Derby is also the innovation capital of the UK home to global companies such as Rolls Royce, Toyota and Bombardier.

If all this isn't enough there is an incredible and diverse range of shops, from the Intu shopping centre with all the big brand shops and some of the smaller ones too, to the Cathedral Quarter with its range of unique boutique cafes and shops.

A fantastic range of restaurants are on your doorstep including Japanese, Chinese, Thai, Indian, Spanish and Greek, plus all of your takeaways and pizzerias.

The pubs and clubs of derby are just as diverse as its heritage, providing everything from a quiet drink in a beer garden, to all night clubbing. No matter your taste in music, there is a pub or club for everyone, and all within a few minutes of your new home.

Enjoy everything that Derby has to offer, it is the place to be.





University of Derby Law School	🚶 1 minute
University of Derby Enterprise Centre	🚶 7 minutes 🚗 6 minutes
University of Derby Main Campus, Kedleston Road	🚶 31 minutes 🚗 13 minutes
University of Derby Britannia Mill	🚶 12 minutes 🚗 13 minutes
University of Derby Markeaton street	🚶 16 minutes 🚗 11 minutes

# Living together

Communal student living is all part of the university experience. At Collegiate we think we've arranged things to ensure that you have a great environment, friendly people and a real sense of community. At the same time, you also have your own space. We want you to enjoy your time at uni to the full and to look back at it fondly when the time comes to move on.

Want to make the most of your time here? Our accommodation team will arrange events throughout the academic year to help you get to know your flatmates, relax and have a good time.

Keep an eye on our Facebook page and the notice boards at Roman House for up-coming events: [www.facebook.com/collegiateromanhouse](http://www.facebook.com/collegiateromanhouse)

## *Your on-site facilities at a glance*

- Experienced and friendly on site management and concierge team to help with any queries about the city, transport and entertainment. They also arrange social gatherings and facilitate you meeting other students on site.
- High tech laundry room – receive an email when your wash has finished
- On-site private gym for residents' use only.
- In-house cinema room.
- Seminar Room and common room to cover all your study and relaxation needs.
- High-speed broadband and Wi-Fi throughout the building – stay connected all the time.
- Secure electronic access and CCTV – let us keep you safe and sound.
- All inclusive rates, including heating, lighting and water – makes budgeting simple.
- Room cleaning, laundry service and other technology upgrades available on request – just ask a member of our team.



## *The gym*

Packed with the latest exercise equipment, the gym allows you to flex those muscles and burn off calories with minimum fuss, with all the convenience of it being literally on your doorstep.

Fancy a run? Work off those pounds on the treadmill. Want to go even faster? Then hop onto the exercise bike. Or if yoga is more your thing then just speak to a member of the management team, who can help you set up a class.

Whether you want to shake your stuff at Zumba or find your inner balance through Pilates remember that it is your gym to use how you want – so make the most of it!

When working out in the gym, please consider other users and respect their personal space. Stick to one station at a time, use earphones if you have music on and wipe down each station when you're done.

The gym is covered by CCTV at all times but please remember that when working out, your safety is your responsibility.

The gym is open 24/7, although management reserves the right to close the facility at any time, should the need arise.

## *The cinema room*

We think you'll love our cinema room. We've included the latest state-of-the-art, high quality audio visual equipment, including a large screen, Blu-ray DVD player and accessories, so you can hook your laptop up. Recline in style for one of our movie nights or settle down in comfort to watch a sporting event. The choice is yours. Just sit back and relax in the best seats in the house.

Please be considerate when using the cinema room and ensure the equipment is not misused or damaged in any way. Simply leave it as you would wish to find it



## *Seminar Room*

Your room comes complete with desk area for hitting the books in privacy, but if you fancy a change of scene then why not catch up with your fellow residents in the workrooms to discuss ideas, compare notes and work through any challenging assignments. The generously sized rooms are available 24/7, so you can study with your friends any time of day or night.

Please remember that others might like to work quietly while you are using the workrooms, so be aware and respectful of others while you are using the facilities. Please also do your bit for the planet and ensure everything is switched off when you finish and leave the room clean and tidy. If you have problems with any of the equipment please let the accommodation team know as soon as possible and we will sort it.

## *Common room*

Roman House was specifically designed to meet the needs of today's students. The common room is the heart and soul of the building, where you can hang out with friends, enjoy a gossip over a cup of tea or simply relax and watch TV.

## *Laundry*

The laundry room is available for all residents to use. Don't fancy heading down there only to find out that the machines are all in use? Then why not check online to see washing and drying machine availability before doing your laundry: [www.circuit.co.uk](http://www.circuit.co.uk). You can even request an email to let you know when your washing or drying cycle has finished. Or just download the free app.

All of the machines are brand new, fully maintained and very simple to use. However, please note that the washing machines do not have a powder-dispensing drawer, so you'll need to purchase all-in-one washing and fabric conditioner tablets, which can be placed directly in the drum with your clothes. A pre-paid laundry card is distributed with welcome packs when you check in to Roman House. Cards can be topped up in increments of £10, to a total value of £80.

Follow these simple steps to get started:

- 1: Make sure you have your laundry card to hand
- 2: Visit [www.circuit.co.uk](http://www.circuit.co.uk) and follow the top-up instructions
- 3: Take your laundry card and top-up code to the top-up machine 4: Activate your credit using the top-up machine
- 5: You are now ready to do your laundry!

If you really can't find the time or the inclination to visit our stylish laundry facility, for an extra charge you can arrange a time to drop off your laundry for cleaning. Please speak to the accommodation team for more information.

## *Internet*

Broadband and Wi-Fi is available throughout the building, 24 hours a day, so you can stay connected at all times. Wired connections are available via an Ethernet cable (available from your accommodation team) connected to the wall socket in your room – simply open your web browser and follow the instructions.

For wireless connections, search for the ASK4 Wi-Fi network.

You can enjoy impressive speeds of up to 20Mb/s over wired connections and up to 10Mb/s over Wi-Fi connections.

We recommend using the wired connection if you want to watch digital TV. 4TV allows you to watch over 50 digital Freeview TV and radio channels through your device via the internet.

And if that's still not enough connectivity for you, upgrade options are available, up to 100Mb/s. Speak to a member of the helpful accommodation team for more info.

## *Your local amenities at a glance*

The local area includes all of the following, which should cover most of your daily needs:

- Le Bistro Pierre cafe
- INTU Derby Shopping Centre
- Cinema de Lux
- Cinema
- Fast food outlets
- All that Derby city centre has to offer







# Your apartment

## *TV*

A flat-screen, is provided in every studio. If you've brought your own TV, just connect it to the TV aerial point in your bedroom, but please note that you are responsible for purchasing your own TV license. This can be paid for weekly, monthly or yearly, by going online to: [www.tvlicensing.co.uk](http://www.tvlicensing.co.uk)

## *Intercom*

The intercom handset in your flat is linked to the main entrance and the accommodation office. Friends and visitors can call your flat by punching in your room number, then you can pop down to the front door to let them in.

Don't let anyone in that you don't know or don't recognise. If they're tenants at Roman House then they'll have their own fob to let themselves in and if they've forgotten their fob they can call the accommodation team. We advise this for everybody's safety and security.

## *Heating*

Heaters are controlled individually in your rooms. If you need any help with this, please speak to a member of the accommodation team.

## *Convection oven/microwave*

Studios and two bedroomed apartments have a convection oven/microwave. An instruction manual is provided, but if using the microwave function, please remember to take out the metal grill-stand as this will damage the appliance.

## *Induction hob*

Induction hobs require induction pans to work (to be supplied by the student). Select the ring required and press the plus or minus sign to adjust the heat. There is a 20 minute safety time cut off.

## *The cooking extractor fan*

The extractor hood should always be used when cooking to help prevent smoke and steam from activating the fire alarm. The hood has a light and three speed settings, which can be selected by pressing the buttons on the front. In addition, a ceiling fan above the kitchen area provides fresh air into the flat, so use that when cooking, as well as the boost switch to extract any fumes.

## *What to do if your electricity goes off or a fuse goes in your room*

If your electricity goes off, check the trip switches in your fuse box, located in your studio or apartment.

If any of the switches are in the 'off' position, reset them by simply turning them back on. If a bulb has blown, the electricity will come back on but the light will remain out. Please inform reception, who will arrange to have the bulb changed.

If the electricity does not turn back on, it could be due to a faulty electrical item such as a hairdryer or toaster, so try unplugging any electrical items you were using when the electricity went off. If you cannot identify a faulty appliance, or the trip switch will not re-set, please report this fault to the office as soon as possible or contact the warden on the emergency number provided if it's before or after office hours.

## *How to use the shower*

Hot water is available 24 hours a day, 7 days a week.

The shower is controlled by two dials, one on either end of the control bar. The far right dial turns the shower on/off and controls the water pressure. The left hand dial adjusts the water temperature. A safety button on the control bar stops the hot water from being accidentally turned up too high. If you want hotter water, simply press and hold down this button whilst turning the temperature control.

## *The bathroom extractor fan*

The extractor fan and light in your en-suite shower room are controlled by the light switch. Fresh air is constantly circulated through the ceiling extractor fan, even when the bathroom is not in use.

The extractor fan will time out and turn off automatically when the bathroom light is switched off.

To conserve energy and reduce environmental impact, please turn off your bathroom light after use.

## *How to open and close your blinds*

The blackout roller blinds in your room are very easy to open. Just pull gently on the chain at the side to lift the blind up or down.



## *Windows*

Every window has a restrictor on it. If you are on the ground floor, this is to ensure that no one can enter your apartment when the window is open. If you are higher up, the restrictor is in place for your own safety, so you can't fall out of an open window.

## *Storage*

Storage space for bags and suitcases can be found under the bed so you can keep your room lovely and neat. Simply lift the mattress to access the storage space.

## *Room cleaning*

You are responsible for hovering your room. Hoovers can be borrowed from reception.

## *Refuse bins*

There is a designated area for refuse located at the side of the building, access is from Stafford Street. The large grey bins are for general waste. All rubbish must be put in our bins and not left on the floor or on the street.

## *What to do if you still need help*

If you have any queries regarding your room or wish to report a maintenance issue, please visit reception Monday to Friday between 9am and 5pm. If you have a serious emergency (when the safety of you or your fellow residents is at risk or a serious maintenance issue such as a water leak, no electricity, or a broken window, has occurred then you can call our 24/7 out-of-hours emergency line and further assistance will be provided. The out of hours emergency telephone number is 0333 321 4064.

## *Top tips for getting on with your new flatmates*

We want to ensure that everyone enjoys their time at Roman House, so we ask everyone to stick to a few simple guidelines.

### **Respect each other's space**

If you share a Twodio, the kitchen is your most important communal area and both of you should feel comfortable using it. Wash up and wipe up after yourself to keep the cooking area, sink and dining area clean and clear for your flatmates – leave it as you would like to find it. Remember that the kitchen is for you and your flatmates only, so guests should be occasional.

Smoking is strictly not allowed anywhere in the building..

### **Be considerate about noise**

Not everyone shares your taste in music, and even if the whole floor loves your latest download, the person downstairs trying to study might not appreciate a thumping ceiling. Try to keep noise to a minimum - if you can hear your music outside of your room, then the chances are that everyone else can too.

Try to be quiet coming in and out of your flat as well, especially at night when others might be sleeping. Remember that all doors in the building are fire doors - so if you don't close them quietly, they will close themselves with a loud thud!

### **Handling anti-social behaviour**

If other residents are behaving in ways that cause you concern, then in most cases the most effective way in dealing with the problem is to speak to them yourself, perhaps with others who are affected. If you don't find this helps, then you should speak to an on-site student warden to see whether they have any advice on the situation. You can also speak to any member of the team at the accommodation office to discuss the matter further.

Accommodation office: 01332 311 609 / Out-of-hours emergency contact: 0333 321 4064

If it's anti-social behaviour that you believe warrants police action then please call the police when the incident occurs. Non-emergency police number: 101 / Emergency police number: 999

### **Your guests**

Overnight guests are allowed in your room for a maximum of three consecutive nights, but remember if you are in a shared apartment, it is polite to ask your flatmates before inviting people to stay. Unless you're staying in a shared room, it's only designed for one person, so having an overnight guest should be occasional.

Similarly, your kitchen is designed for the number of people living in your flat, so although it's OK to invite friends over for lunch or dinner now and again, you should be careful not to inconvenience your flatmates

The behaviour of any person you invite into your building, apartment or room is ultimately your responsibility. You'll be held accountable if there are any complaints from your flatmates, or any damages caused by your guests, so make sure they behave as well as you do!





# Staying safe and secure

## *We're here for you*

We want you to enjoy living at Roman House to the full. We don't just provide first-class accommodation but also a first-class service. Our experienced on site accommodation team is here to offer all the support you need – and a member of the team is available 24-hours a day.

## *It's good to share*

If university life isn't everything you hoped and you are feeling unhappy, don't let it get on top of you – talk to a member of our team. We are always happy to help and work in partnership with your university's pastoral care team to ensure you know how to get help and advice when you need it, so that you can get the most out of your time at uni.

## *Good health*

If you're feeling unwell you can get an appointment with a doctor or nurse at the university's health centre. For out-of-hours health advice, you can call the NHS on 111 – but always get advice in person from a medical professional if anything persists or if you're worried.

## *Health care in the UK*

Non-emergency healthcare matters are dealt with by doctors known as General Practitioners (GPs), in local surgeries. You need to register with a doctor before you are treated, so do this within the first week of your arrival in Derby. You can register with a GP by going to the doctor's surgery and filling out a form. Names and addresses of doctors can be obtained from: [www.nhs.uk](http://www.nhs.uk)

You do not pay to register with or to consult with an NHS doctor.

## *GP surgeries in Derby*

**Regent Street Clinic** (0.3km from Roman House)

Bridge Street, Derby, DE1 3HZ

**3 Burton Road** (0.5km from Roman House)

Derby, DE1 1TH

**Vernon Street Medical Centre** (1.1km from Roman House)

13 Vernon Street, Derby, DE1 1FW

## *Hospitals*

**Royal Derby Hospital** (2.7km from Roman House)

Uttoxeter Road, Derby, DE22 3NE

**Kingsway Hospital** (3km from Roman House)

Derby, DE22 3LZ

## *Dentists*

Although dental treatment is available on the NHS, it is not always free. You can choose which NHS dentist you want to be registered with (it does not need to be the dental practice closest to your residence), but you need to be registered with a dentist before you receive treatment from them. To find a list of NHS registered dentists see: [www.nhs.uk](http://www.nhs.uk)

## *Local dentists in Derby*

**Derby House Dental Practice** (0.7km from Roman House)

63-65, Green Lane, Derby DE1 1RS

**Dove Dental Care** (1km from Roman House)

33/35 Normanton Road, Derby, DE1 2GJ

**Central Dental Practice**

52-56 Curzon Street, Derby, DE1 1LP

## *Other useful contacts*

**Samaritans** | 0845 790 90 90 | [www.samaritans.org](http://www.samaritans.org)

**Student Loans Company** | 0300 555 0505 | [www.slco.co.uk](http://www.slco.co.uk)

**Sexual Health** | 0131 536 1070 | [www.nhs.uk/Livewell/Sexualhealthtopics](http://www.nhs.uk/Livewell/Sexualhealthtopics)

**Victim Support** | 0845 30 30 900 | [www.victimsupport.org.uk](http://www.victimsupport.org.uk)

**Alcoholics Anonymous** | 0845 769 75 55 | [www.alcoholics-anonymous.org.uk](http://www.alcoholics-anonymous.org.uk)

**British Pregnancy Advisory** | 03457 30 40 30 | [www.bpas.org](http://www.bpas.org)

**Debtline** | 0808 808 40 00 | [www.nationaldebtline.org](http://www.nationaldebtline.org)

**Drugs Advice & Helpline** | 0800 77 66 00 | [www.talktofrank.com](http://www.talktofrank.com)

## *Keeping yourself and your flatmates safe*

Follow these simple tips to ensure that you and your belongings are kept safe and sound.

Close your windows and lock your doors when you go out. Make sure that the door to the building and the door to your flat and study bedroom are kept locked at all times – even when you're in. When you're out, keep your bedroom door locked to protect your possessions.

Never tamper with, cover, or move any fire safety equipment. Doing so puts yourself and others at risk. Anyone caught doing this will face eviction, so don't stand by and let others do things that put you at risk if you see someone else interfering with fire safety equipment.

Make sure you know what to do in case of fire and that you comply with any other health and safety regulations

## *General Safety*

Keep the main entrance doors locked at all times and do not prop them open.

Be aware of any strangers on the premises. It will take a while for you to recognise all tenants in the building, but if someone is acting suspiciously, let the accommodation team know. If it's out of office hours, call out-of-hour security (on 0333 321 4064 or the police).

If your room is at ground level, do not leave your window open when you're not there, always make sure that you put any valuables out of sight and close your roller blinds so that people can't see in.

Always carry your keys and fob with you and never pass them to anyone else.

If you're worried about your safety or any security on site, please speak with a member of the accommodation team during office hours, or call the emergency out-of-hours contact on 0333 321 4064 or the police.

## *Fire safety*

It's vital that you know how to prevent fire and what to do if one happens. Please refer to the fire evacuation procedure notice located on notice boards in Roman House.

### **1. Know your escape route – it is shown on the fire evacuation procedure notice.**

When you arrive in your new room make sure you know where the nearest fire exit is. Read the fire notices dotted around the building so that you know your escape route from other areas as well.

Make sure you know where the evacuation assembly point is – details of this are located in your room and also in reception.

Make sure you know where the fire extinguishers are and how to use them – instructions are on the fire notices around the building. Only use them if you are competent and confident. In all cases follow your on-site evacuation procedure.

### **2. Keep access and fire exits clear**

If you notice any obstruction to fire exits, please let a member of the team know. Bicycles must not be kept in your room or in the way of an escape route.

### **3. Know what to do if a fire alarm sounds**

Refer to your evacuation procedure. Do not use the lifts.

Make your way to the evacuation assembly point – location details are displayed clearly in your room and at reception.

If you have left the building, do not attempt to re-enter until a member of the team or fire brigade has given you permission to do so.



## *Fire alarm*

The fire alarm system is tested on a weekly basis. Test alarms last no longer than ten seconds. If the alarm lasts beyond this time, please carry out your evacuation plan.

## *General fire prevention*

If the fire alarm activates then you **MUST** evacuate the building regardless of time of day. You **MUST** go immediately to the fire evacuation assembly point

Do not misuse any fire fighting/prevention equipment, this equipment is there for your safety and the safety of others in the building. It is essential that it is always in full working order. The equipment in your apartment will be checked once a week by the accommodation team.

Please do not tamper with any smoke detectors. In the event of tampering, you will have to pay for an engineer to ensure that it is still in full working order. It can cost £250 or more for a call out.

Do not bring furniture into your room or kitchen that has not been pre-approved by the accommodation team. This is to ensure that it complies with Health and Safety standards.

Do not prop open fire doors

There is no smoking in any part of the building. Please do not smoke next to the front entrance where people regularly walk past or next to someone's window. Always put your cigarette end in the bins provided.

Do not let combustible waste build up in your bedroom or kitchen. The following items are not permitted due to being a fire hazard

- Chip pans
- Deep fat fryers
- Halogen lights
- Candles and oil burners
- Fireworks
- Barbeques
- Incense burners
- Other naked flame



# Good housekeeping

## *Clean living*

### **Your kitchen**

None of us like domestic chores, but it's important that your kitchen is kept clean. We'll be making regular checks (don't worry, we'll let you know beforehand when they will be) and we'll let you know if your kitchen fails any inspection.

If you share a kitchen, it's everybody's responsibility to keep it clean – and everybody's responsibility if you're issued a charge for lack of cleanliness. You can divide up the cleaning tasks or take turns on different days – whatever you find works best for you and those you share it with.

### **Your room**

It's up to you to keep your room and bathroom clean. Our regular checks are to ensure that they meet our health and safety standards. If they fall below standard, you'll have 24 hours to clean them up or risk a charge.

Please remember:

- Please don't use abrasive cleaning products.
- Please don't put up posters or pictures other than on your notice board.

### **Your bathroom**

Descalcify your showerhead every few months to keep your shower working to the best of its ability. Please don't use hair or clothes dye in the bathroom.

## *Green living*

We can all do more to make the planet a greener place, starting with how we behave in the home. Please help us make Roman House a greener place by ensuring we're more energy efficient around the development.

**Lights** – always switch off if you're not using a room

**Recycle** – recycle as many waste items as you can, such as glass, plastics and cardboard, by using the recycling bins on site.

**Heating** – do not leave the heating on AND your window open at the same time.

**Be a user** – Freecycle groups match people who have things they want to get rid of with people who can use them. Find your nearest freecycle group at: [www.uk.freecycle.org](http://www.uk.freecycle.org)

**Book swap** – you can re-use other people's textbooks and let them use yours for free on sites like: [www.PaperBackSwap.com](http://www.PaperBackSwap.com). All you have to pay for is shipping. You can also buy second hand books from Amazon: [www.amazon.co.uk](http://www.amazon.co.uk).

**Water** – turn off the tap while brushing your teeth to conserve water. And when boiling a kettle, save electricity and water by never boiling more water than you need.

**Reuse paper** – before you throw away that page you printed by mistake or that paper covered in editing marks, how about using the other side to take notes in class, or chop it up to use as shopping lists and reminder notes?

**Turn off your computer** – reduce your energy consumption by turning off your computer when you're not using it

**Be thrifty** – instead of buying an expensive new outfit or gadget, you can save some cash and help out the environment by shopping at a local charity store. Charity store shopping is another form of recycling – you reduce the energy used by factories to make new items, as well as picking up some great, vintage bargains for your wardrobe.

**Spend less time in the shower** – cut down your shower time by just two minutes to save water and electricity. It also means you can enjoy an extra two minutes in bed every morning!

**Go paperless** – save trees by going online and changing your bank account and any credit cards to paperless billing.

**Reuse your bags** – avoid plastic bags by purchasing a couple of reusable shopping bags. They can be used for everything, from food shopping to carrying your lunch, books or even a laptop.

**Recycle your old mobile phone** – earn cashback when you upgrade your phone by visiting: [www.moneysavingexpert.com/phones/mobile-recycling](http://www.moneysavingexpert.com/phones/mobile-recycling)

**Consolidate your hair care products** – buy 2-in-1 shampoo and conditioner to halve your hair product waste.

**Wash clothes at a cooler temperature** – modern washing powder means that 30 degrees should be plenty warm enough for your clothes. You'll save electricity and your clothes will last longer due to the reduced heat damage that they suffer.



# Your contract

Your contract with us is legally binding so please make sure you're clear on its terms and conditions. Here's an overview of some of the key facts:

You are bound to the full contract period – if you leave before the contract ends you will not receive a reduction in rent.

The Collegiate AC team may need access to your room for room inspections, maintenance and repairs, as well as for showing prospective students around during open days. We'll always give you at least 24 hours' notice (unless it is impractical to do so).

You must pay your accommodation fees on the due dates stated on your contract – outstanding debts will eventually be passed on to an external debt collecting agency.

If you decide to transfer to another room, exchange rooms or leave Roman House, you will be charged an admin fee of £50.

Collegiate AC does not accept liability for the loss or damage to any resident's property, whatever the circumstance. Contents insurance with Endsleigh ([www.endsleigh.co.uk](http://www.endsleigh.co.uk)) is included in your rent. Please refer to your Endsleigh leaflet for upgrade options

If you're unsure of your full legal obligations, please double-check your contract agreement and let us know if you have any queries.



# Moving out

## *Changing rooms*

We want to ensure you are 100% happy during your stay with us, so if for any reason you're unhappy with your room, you can apply to change it at the accommodation office. Please bear in mind that during the first few weeks of term, almost all of our rooms are occupied or allocated to students, so a room change in the first two weeks might prove tricky. Instead, bear with us and try to settle in and get to know your new flatmates and home.

We've found that most students settle in within the first few weeks, make friends and then don't want to move, but if you really feel you would like to change rooms, let the accommodation team know and we'll do our best to find you a more suitable room as soon as we can.

We charge an admin fee of £50 for a room change, including the drawing up of a new contract.

## *Moving out at the end of your tenancy*

We are always sad to see our residents leave, but we know that all tenancies have to end at some point.

As a condition of your contract, you'll need to book and meet a member of the team for a check-out inspection.

There are a few requirements for your last day:

- Your room needs to be clear of all belongings by 12 noon
- Please return all keys to reception
- Please make sure your room and en-suite are clean before you leave

## *Protecting your personal information*

Collegiate Group is committed to protecting and respecting the privacy of all parties with which it comes into contact.

You have a number of rights and protections under Data Privacy Law and Regulation. From the 25th May 2018, this is governed across all EU member states by the introduction of the General Data Protection Regulation (GDPR).

For more information, and to read our full Privacy Notice, please visit our website on <https://www.collegiate-ac.com/privacy-policy/>

For questions, you can contact us at [dpt@collegiate-ac.com](mailto:dpt@collegiate-ac.com)

## *Extra charges for damage/cleaning*

Here is a rundown of charges for any damage to items or additional cleaning necessary due to a tenant's behaviour. **Disclaimer: these prices are for guidance only and are not exact.**

<b>Your kitchen</b>	<b>Price</b>
Extractor fan (above stove)	£300
Microwave*	£100
Combination/conventional oven	£500
Hob	£500
Dining stool (per stool)	£80
Kitchen work surface	£1,000
Vinyl floo	£500
Redecorate walls	£50 per wall
Redecorate ceiling	£100
Fire extinguisher	£100
Fire blanket	£50
Fridge/Freezer	£500
Venetian blinds/Window dressings	£200
Television	£500
Remote control	£50
Bean bag sofa	£200 per 1 seater sofa
Radiator/Wall heater	£350
General damage to walls	£250
Wall art	£200
Lights and fitting	£350
Smoke detector	£100
Coat hooks	£20
Kitchen bin	£22
Breakfast bar	£80
Cupboard doors	£25
Cupboard handles	£10
Dishwasher	£300

<b>Your bedroom</b>	<b>Price</b>
Bed	£250
Underbed storage doors/drawers	£150
Mattress	£250
Study chair	£90
Desk	£200
Wardrobe	£300
Bedside cabinet	£100
Book/folder shelves	£150
Venetian blinds/Window dressings	£200
Vinyl floo	£500
Window	£400
Radiator/Wall heater	£350
Redecorate walls	£50 per wall
Redecorate ceiling	£100
Bedroom door and fitting	£300
Notice board	£50
Lights and fitting	£350
Smoke detector	£100
Mirror	£100

<b>Cleaning your room</b>	<b>Price</b>
Bedroom - general clean	£50
Entire Studio inc bathroom	£65
Bedroom floorin	£30
Shared Kitchen	£110 (split between all flatmates)
Removal of rubbish	£15 per black bin bag

<b>Your bathroom</b>	<b>Price</b>
Shower	£250
Glass shower door	£250
Mirror and/or Shelf	£100
Shaving point	£120
Towel hook/rail	£10
Toilet roll holder	£10
Toilet	£150
Toilet seat	£40
Vinyl floor	£500
Sink and taps	£200
Lights and fitting	£350

<b>Your flat corridor</b>	<b>Price</b>
Front door and fitting	£350
Intercom	£150
Door lock	£120
Redecorate walls	£50 per wall
Redecorate ceiling	£100
Carpet (carpet tiles used)	£20 per carpet tile
Replacement fob/key	£50
Carpet cleaning	£80
Lights and fitting	£350
Smoke detector	£100

<b>Other items</b>	<b>Price</b>
Laundry card	You will be charged the exact cost of a replacement
Replacement fob/key	





# Complaints handling and appeals

Complaints will be subject to the ANUK complaint procedure and subject to independent appeal and referral up to the ANUK committee on standards to ensure we have an open, fair and transparent process. We would also notify any affiliated University in our monthly written reports and deal with any major complaints through our routine daily and weekly liaison.

## *Collegiate AC Ltd Complaints Procedure*

Collegiate AC Ltd is responsive to the needs of our students and visitors and welcomes comments and complaints as a means of improving services. We won't necessarily be able to change the things in the way that you would like or always meet your needs but we will always be able to give you an explanation of how a decision has been made. Collegiate AC Ltd will always be professional and courteous in dealing with complaints and we will try to be as quick as we can in responding to you.

Collegiate AC Ltd is a large community and it is inevitable that from time to time complaints arise. This procedure explains:

- How to make a complaint
- How you can expect us to deal with it
- What you can do if you are unhappy with our response

## *Informal*

If you have a complaint, in the first instance please discuss this with a member of the accommodation team in person or with the Collegiate AC Ltd central management team to try and resolve the matter swiftly. If you do have a complaint you should let us know as soon as possible and within eight weeks of the event or lack of action, about which you are complaining. Your complaint will normally be acknowledged within 48 hours (excluding weekends, public holidays and official University holidays) and responded to fully within five working days of the receipt of the complaint. If circumstances mean a full response is likely to take longer we will inform you and keep you informed of the process.

## *Formal*

### **Stage 1**

If you are unhappy about a response you receive, or the complaint is actually about the member of staff involved or if you feel that the complaint warrants further investigation then you may initiate a formal complaint. To do this you should email the Collegiate AC Ltd team who will normally acknowledge receipt within 48 hours (excluding weekends, public holidays and official University holidays). The complaint will be passed to our Director of Residences who will determine whether a manager for the area in which your complaint falls should deal with the complaint or whether a member of the senior management team should more appropriately investigate the complaint.

### **Stage 2**

If you are unhappy with the response received at Stage 1 then you may appeal to the Director of Residences stating the reason why you are unhappy with the initial response. You will receive an acknowledgement within 48 hours (excluding weekends and holidays from receipt of the appeal and a full written response within 10 working days. If you are still not happy with the response you have the right to ask for your complaint to be taken to Review.

### **Review**

If, once a final decision on the complaint has been given you believe that the complaint has not been handled fairly or properly in accordance with this procedure, you can request a review by writing to the Director of Residences within ten working days of you receiving your written response. You will need to state why you are unhappy with the outcome and include copies of any correspondence exchanged during the earlier stages. You will receive an acknowledgement of your request within five working days

The Registrar, or his or her delegated representative, will then review the case based on the documentation provided and will notify you of their decision within twenty working days of receipt of the request for the review. We will make every effort to follow the time limits set.

## *Confidentiality*

All complaints will be dealt with confidentially though enquiries may have to be made to investigate the matters that are the subject of the complaint. The effectiveness of any complaints procedure depends on Collegiate being able to collect appropriate information from the parties involved in order to investigate the matter properly. For this reason, anonymous complaints will not be dealt with.

## *Harassment*

Collegiate AC Ltd seeks to create a residential environment which is free of harassment and which protects the dignity of students and staff irrespective of their gender, sexual orientation, racial or ethnic background, religion or disabled status. It regards sexual, racial or personal harassment very seriously and requires all students and staff to observe its policy in this area.

Students who believe they are experiencing harassment within their accommodation are advised to raise this with their warden in the first instance. You can also contact the Equality and Diversity Office, or the Students Union Advice Centre.

## *External Referral*

Collegiate AC Ltd is registered to comply with the regulations set by the ANUK code of practice for larger student developments. If you believe that Collegiate AC Ltd has not dealt with your case properly, or that the outcome is unreasonable then you can, provided you have completed all of our internal procedures, complain to the ANUK Code directly.

## *Please note...*

This information does not cover every aspect of your contractual obligations, and as a resident you are legally bound to the terms set out in your signed tenancy agreement.

## *Equality and diversity*

### **Collegiate – committed to equal opportunities**

Managers of Collegiate's premises will ensure that all accommodation allocation procedures comply with applicable equal opportunities policies.

Where no equal opportunities policies exist, managers will ensure that no person or group of persons is discriminated against or unfairly treated because of their race, colour, ethnic or national origin, gender, disability, appearance, age, marital status, sexual orientation, social status or any other factor.

As part of its commitment to assisting persons with disabilities, Collegiate will ensure that charges for rooms adapted for use by students with disabilities do not exceed the standard room rate for the building in which they are located.

### **Want to know more?**

If you would like to know more about Collegiate's commitment to equal opportunities, please contact us by emailing [tenants@collegiate-ac.com](mailto:tenants@collegiate-ac.com) or calling 0123 525 0140.







**Boutique** Collection



**Collegiate Roman House**

Friar Gate, Derby, DE1 1AP

Telephone: 01332 311 609

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**Out-of-hours emergency Contact: 0333 321 4064**



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