Accessible Accommodation: Code of Conduct

These rules are intended to help residents live together safely, respectfully and independently. The accommodation is first and foremost a home for students, and residents are expected to treat each other, staff, visitors and neighbours with care and consideration.

1. General conduct

In addition to adhering to the Student and Apprentice Code of Conduct, residents of the School's accessible accommodation are expected to behave in a way that supports a respectful and accessible living environment for everyone in the accommodation.

Residents must not interfere with another resident's room, belongings, mobility equipment, access equipment, medication, assistance dog, care arrangements or personal support.

Shared spaces should be kept safe, clean and usable. Corridors, entrances, accessible routes, kitchens, bathrooms, lifts and turning spaces must not be blocked.

2. Quiet hours

Quiet hours apply from:

11pm to 7am - Sunday to Thursday

12am to 8am - Friday and Saturday nights

During quiet hours, residents should keep noise to a low level. This includes music, television, gaming, conversations, visitors and movement through shared areas.

Residents are still free to use shared spaces during quiet hours, provided they do so considerately and without disturbing others.

3. Weekend gatherings

Residents may occasionally agree as a living group to relax the quiet hours for a weekend gathering. This should only happen on Friday or Saturday nights.

Where residents agree to a later gathering, this should normally finish by 2am. Agreement between residents may be verbal or otherwise informal, but it should be clear that the residents affected are comfortable with it.

Any gathering that continues outside quiet hours must also be agreed with Security in advance. This agreement may be formal or informal, including by email or in person through a conversation with the Security staff on shift that evening.

Residents must also be mindful of the houses surrounding the School, including the neighbouring cul-de-sacs. The School has a positive relationship with its neighbours, and residents are expected to help maintain that relationship by keeping noise at a reasonable level and avoiding disruption outside the building.

If a gathering continues outside quiet hours and has not been agreed with Security, it may be ended by Security. Security may also ask for a gathering to end if it becomes disruptive, creates a safety or welfare concern, causes concern to neighbours, or prevents other residents from using the accommodation comfortably.

Residents and guests must follow any reasonable instruction from Security. Failure to do will be treated as misconduct.

4. **Alcohol**

Residents may consume alcohol in the accommodation, provided this is done responsibly and in line with wider School policies.

Alcohol must not be used in a way that causes disruption, creates a safety risk, damages property, prevents other residents from using shared spaces, or affects the wellbeing of others.

Residents are responsible for ensuring that any alcohol brought into the accommodation by their guests is managed appropriately.

5. **Illegal substances**

Illegal substances are not permitted in the accommodation. Residents and guests must not possess, use, supply, share or store illegal substances anywhere in the building or surrounding accommodation areas.

Residents must not misuse prescribed medication or share prescribed medication with any other person.

Any concerns involving illegal substances may be treated as a serious breach of these rules and may be dealt with under the School's wider student misconduct and disciplinary procedures. Security or staff may intervene where there is a concern about safety, disruption or illegal activity.

Where a resident seeks help in relation to substance use, the School will aim to respond supportively and appropriately. However, this does not prevent the School from acting where there is a risk to the resident, other residents, guests, staff, neighbours or the wider School community.

6. **Visitors and guests**

Residents may invite visitors into the accommodation, but they are responsible for their guests' behaviour while they are in the building.

No visitors or guests under the age of 18 are permitted into the accommodation.

Short informal visits are permitted, provided they do not disturb other residents or create access, safety or security concerns.

Any guest staying overnight, or staying for an extended period, must be signed in at the reception of the Oswald Morris Building. This includes overnight stays in a resident's room.

Guests must follow the same house rules as residents. This includes quiet hours, use of shared spaces, respect for neighbours, alcohol rules and any reasonable instruction from staff or security.

Guests must not live in the accommodation on a permanent or semi-permanent basis. As a guide, overnight guests should stay no more than eight nights in any calendar month, which is broadly equivalent to four weekends. Any exception must be agreed in advance.

7. Pets and animals

Pets are not permitted in the accommodation, and any visit must be agreed in advance with Estates.

This does not apply to assistance dogs, which are permitted where required as part of a student's access arrangements.

Emotional support animals will be considered on a case-by-case basis and must be agreed in advance. Approval will depend on the needs of the student, the suitability of the accommodation, the impact on other residents and any relevant health, safety or welfare considerations.

8. Resolving issues between residents

Where possible, residents are encouraged to resolve ordinary living issues informally between themselves as a living group. This might include concerns about noise, use of shared spaces, visitors, cleaning, or other day-to-day matters.

Residents should try to raise concerns respectfully, listen to each other, and agree a practical way forward.

If an issue cannot be resolved informally, or if a resident does not feel comfortable raising it directly, the matter can be raised with the Student Support and Wellbeing team (SWellbeing@nfts.co.uk) or through the School's Report It platform (https://reportit.nfts.co.uk/)

If the issue remains unresolved, it may be escalated to the Registrar who will deal with breaches of this Code of Conduct under the Student Misconduct Policy.

Serious concerns, including harassment, discrimination, threatening behaviour, safety risks or welfare concerns, do not need to be resolved informally first and should be raised with the School as soon as possible. Incidents of bullying, harassment and sexual misconduct will be dealt with in accordance with the Bullying, Harassment and Sexual Misconduct Policy . This may result in a resident's accommodation licence being terminated.

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9. Welfare and room access

Residents' rooms are private spaces and will normally only be accessed with appropriate notice or permission.

However, the School may access a resident's room without prior permission where there is a reasonable concern for the resident's welfare, safety or wellbeing, or where there is an urgent health and safety, security, maintenance or emergency issue.

Where this happens, access will be limited to what is necessary in the circumstances, and the resident will be informed as soon as reasonably possible.

10. Security and safety

Residents must follow reasonable instructions from School staff, Estates, Accommodation staff and security.

Security may intervene where there are concerns about noise, unauthorised visitors, safety, welfare, damage, illegal substances, disruption to neighbours, or behaviour that affects other residents' ability to live safely and comfortably in the accommodation.

Residents must not prop open external doors, lend keys or access cards to unauthorised people, or allow unknown individuals into the building.

11. Damage, costs and charges

Residents are responsible for the cost of replacing lost, damaged or unreturned keys. Replacement keys are charged at £15, which includes a £5 administrative charge.

Where damage to the building, shared spaces, fixtures, furniture or equipment is caused deliberately or through reckless behaviour, the School will charge the resident responsible for the cost of repair or replacement, together with any reasonable administrative costs.

Where deliberate damage occurs and no individual resident can be identified as responsible, the cost of repair or replacement may be shared equally between all residents.

12. Respecting the wider community

Residents are part of both the School community and the local community. The accommodation sits close to residential streets and neighbouring homes.

Residents and their guests should avoid behaviour that could damage the School's relationship with its neighbours, including excessive noise, gathering outside late at night, leaving litter, blocking access, or behaving inconsiderately when entering or leaving the building.

This Code of Conduct was approved by the Academic Board in September 2026