



## List of Unsafe Behaviours and Associated Penalties for Students in Accommodation

At Canterbury Christ Church University, our priority is protecting the health, safety and wellbeing of our students while providing them with the highest quality education.

The following table outlines the defined list of unsafe behaviours and staged level of penalties for breaching fire, health and safety requirements within the Accommodation Licence Agreement.

If your actions represent a severe breach and criminal behaviour, such as deliberately starting a fire in or near your accommodation, the incident will be reported to the police, and you will be issued with a Notice to Quit forgoing any prior stages.

If you are issued with a Notice to Quit you will have 14 days to appeal in writing to [accommodation@canterbury.ac.uk](mailto:accommodation@canterbury.ac.uk). Support from our Student Wellbeing Advisers will be available to those who are in serious or persistent breach for financial guidance and emotional support.

To support the penalty, the exact date and time the breach has been identified will be recorded as well as the room and flat/house number where the unsafe behaviour has been witnessed, with photographic evidence being sought (where applicable) by the staff member who observes the breach.

In addition to the assigned penalty and where relevant to the situation, the student/s responsible for the breach may be required to pay restitution (payment to replace or repair items damaged) because of the unsafe behaviour.

The University reserves the right to act on a case-by-case basis depending on the severity of the breach or extent of damage caused, including where there are multiple breaches on the same occasion.

Minor breaches				
Unsafe behaviour that would lead to a minor breach	1 <sup>st</sup> Instance	2 <sup>nd</sup> Instance	3 <sup>rd</sup> Instance (or failure to attend fire awareness course)	Ongoing issues or 4 <sup>th</sup> Instance
	Informal warning and advice from the Accommodation Team	Written warning and enrolment on Kent Fire and Rescue Service Fire Awareness Course	A formal warning will be issued which may lead to disciplinary and/or legal proceedings including a Notice Quit.  This would mean you would have to leave your University Accommodation.	Notice to Quit issued  This will give you 4 weeks from the date of issuing, to leave your University Accommodation, after which you will be denied access to the room.
Accidental fire alarm activation e.g., aerosols, hair styling equipment, cooking.	√	√	√	√
Possession/use of cooking equipment (e.g., toasters, microwaves, kettles) and/or mini fridges in bedrooms.	√	√	√	√

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Unacceptable levels of waste which contribute to fire risk in kitchen and/or the accommodation.	✓	✓	✓	✓
Unacceptable build-up of cooking fats/oil on hobs, in oven or within cooking receptacles.	✓	✓	✓	✓
<b>Major breaches</b>				
<b>Unsafe Behaviours that would lead to a major breach</b>	<b>1<sup>st</sup> Instance</b> Written warning and enrolment on Kent Fire and Rescue Service Fire Awareness Course	<b>2<sup>nd</sup> Instance (or failure to attend fire awareness course)</b> A formal warning will be issued which may lead to disciplinary and/or legal proceedings including a Notice Quit.  This would mean you would have to leave your University Accommodation.	<b>Ongoing issues or 3<sup>rd</sup> Instance</b> Notice to Quit issued  This will give you 4 weeks from the date of issuing, to leave your University Accommodation, after which you will be denied access to the room.	
Causing a fire (where students' unsafe actions solely contributed to the cause e.g., smoking, use of candles, cooking with deep fat fryer).	✓	✓	✓	
Isolating fire detection equipment e.g., disconnecting devices, turning off at fuse boards etc.	✓	✓	✓	
Smoking or vaping, or evidence of (including illegal substances) in any part of the property, (whether or not a fire alarm is set off).	✓	✓	✓	

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Use of candles, tea lights, incense sticks or similar materials in the accommodation or other parts of property.	√ As well as confiscation of candles, tea lights, incense sticks or similar materials	√	√
Possession/use of dangerous or flammable substances in accommodation e.g., gases, NO <sub>2</sub> canisters, highly flammable liquids, fireworks etc.	√ As well as confiscation of dangerous or flammable substances	√	√
Isolating or tampering with alarm or security devices installed for the purposes of life safety.	√	√	√
Deliberately setting off fire alarms e.g., tampering with break glass call points.	√	√	√
Deliberately tampering with emergency door release systems e.g., green break glass call points.	√	√	√
Deliberately tampering with firefighting equipment or setting off fire extinguishers.	√	√	√
Obstructing or blocking escape routes e.g., placing waste, furniture, bedding etc. in flat hallways, entrance lobbies or communal areas.	√	√	√

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Making a fire door ineffective e.g., removing or tampering with closing devices, intentional damage to any part of the door or frame, propping open fire doors to bedrooms, kitchens, flats etc. or covering vision panels (where present).	√	√	√
Deliberately removing statutory fire signage e.g., green directional signage, fire action notices, fire extinguisher ID signage etc.	√	√	√
Possession/use of deep fat fryers in accommodation.	√	√	√
E Scooters are banned and not permitted (or similar powered transporter) in accommodation (excludes mobility scooters/electric wheelchairs or equipment used for the purposes of accessibility).	√	√	√

<b>Severe breaches</b>			
Note that If your actions represent criminal behaviour, such as deliberately starting a fire in or near your accommodation, the incident will be reported to the police and you will be issued with a Notice to Quit forgoing any prior stages.			
<b>Unsafe Behaviours that would lead to a severe breach</b>	<b>1<sup>st</sup> Instance</b>	<b>2nd Instance (or failure to attend fire awareness course)</b>	
	Written warning and enrolment on Kent Fire and Rescue Service Fire Awareness Course	Notice to Quit will be issued in writing.  This will give you 4 weeks from the date of issuing, to leave your University Accommodation, after which you will be denied access to the room.	
Deliberately causing a fire	√  The incident will also be reported to the police	√	
Covering or tampering with a fire detector to make it ineffective in room/flat/accommodation.	√	√	