



STUDENT HANDBOOK 22/23

 @Abodus_student_living

www.abodusstudents.com

CONTENTS THE CONTENTS THE COI

A WARM WELCOME	03
MOVING IN	04
THE ELEMENTS COMMUNITY	05
POST	06
SITE FACILITIES	07
YOUR RESPONSIBILITIES	09
SAFE & SECURE	12
HEALTH & SAFETY	14
YOUR STAY	17
STUDENT AMBASSADORS	19
OUR POLICIES	20
MONEY MATTERS	21
YOUR TENANCY	22
MOVING OUT	23
FEEDBACK & COMPLAINTS	24

COME A WARM WELCOME A WAR

Dear Student,

Thank you for choosing The Elements as your home for this academic year.

We want you to enjoy your stay with us which is why we offer:

- ▶ Affordable and high quality student accommodation
- ▶ A location convenient for lectures, study and relaxation
- ▶ A safe and secure environment
- ▶ A well maintained and clean environment
- ▶ A friendly and approachable team to assist you during your stay

This handbook contains essential information that you may need to refer to while you are living here. Please take some time to read it. If there is anything we haven't covered, please contact a member of the on-site team for further advice.

**The accommodation reception is open 9am - 6pm
Monday to Thursday, 9am - 5pm Friday.**

Outside of these hours, there will always be somebody on-site that you can speak to in case of an emergency or security issue.

The contact number for the site and office is:

0114 303 4270

The contact number for the 24/7 on-site staff is

07816 495 326



MOVING IN MOVING IN MOVING IN

PRIOR TO MOVING IN YOU WILL NEED TO:

- ▶ Pay your £150 security deposit
- ▶ Sign your Assured Shorthold Tenancy through our online system
- ▶ Complete your online induction
- ▶ Read this Student Handbook

ON MOVE IN DAY PLEASE ENSURE YOU BRING:

- ▶ An original form of photo ID – (Passport, Driving Licence, or Identity Card)

THE ACCOMMODATION TEAM WILL PROVIDE YOU WITH THE FOLLOWING:

- ▶ Building, room, and gym access fob
- ▶ An Inventory Form will be available via your online account. Please complete this within 72 hours of moving in

*An inventory is a list of everything in your room. You will need to check that all items are present, clean and in good condition.

If it is not, please note this on the form and report the fault or discrepancy to the accommodation team within 72 hours of your arrival.

We will compare your move-in inventory with your check-out report. So, if you find anything wrong with your bedroom or flat when you move in, please make sure it is recorded.

ARRIVING EARLY

For early arrivals please contact the accommodation reception on 0114 303 4270 or email theelementssheffield@abodusstudents.com for information on availability and prices.

REBOOKING FOR NEXT YEAR

Please contact the accommodation reception to find out about prices and availability for accommodation next year in your current home or one of our other new buildings. Otherwise, you will be contacted in October 2022 with more information!

UNITY THE COMMUNITY THE CO

One of the great things about staying at The Elements is that you become a member of Sheffield's friendliest student community. There are many opportunities to make friends, plenty of things to see and places to go. Check out our list below!

Eating, Drinking & Music Venues

- › Forum
- › Leopold Square
- › Kelham Island
- › Revolucion de Cuba
- › Ecclesall Road
- › Carver Street
- › The Botanist
- › The Leadmill
- › Mr Wilson's
- › The Great Gatsby

Cultural Attractions & Entertainment

- › Botanical Gardens
- › Kelham Island Museum
- › Centertainment
- › Meadowhall
- › Weston Park Museum
- › Graves Art Gallery & Millennium Gallery

Local Services

- › Bike Rehab
- › Pure Gym
- › The Real Computer Shop

SOCIAL MEDIA

Our communities are as much online as they are face-to-face. Please visit and follow the Abodus pages on Facebook and Instagram to get updates.



@Abodusstudents



@Abodus_student_living



@the.elements.sheffield

STUDENT EXPERIENCE

At The Elements, we have a team of people who are here to make sure your experience living with us is the best!

We're committed to organising a diverse range of student events, providing advice, tips or directions, and being on hand for a chat when you pass reception. We also work with your university on matters relating to both residential and academic life.

05

ABODUS
STUDENT LIVING ●●●

POST POST POST POST POST POST

All post and parcels are delivered and stored in the main reception. You will be notified by email of the delivery of parcels. You will not be notified for letters, you will be required to check for these at reception. Please collect your mail regularly and bring your ID along for collection.

Please note that the Landlord or Abodus Student Living are not responsible for the security of items signed for and held at reception.

The correct postal address for mail and deliveries is:

- ▶ Your Name
- ▶ Block, Flat & Room Number

Followed by your building address:

- ▶ The Elements,
90 Bramall Lane,
Sheffield
S2 4FQ



Please note that if you do not collect your parcel within 5 days of it arriving at reception, we will return it to sender.



LAUNDRY

The site laundries are open 24 hours daily. To operate the machine, you will need to obtain a card from the laundry room or download the Circuit app. You can then credit your account online.

Any faulty machines should be reported to Circuit Laundry - 01422 820360.

Please quote the laundry reference which can be found in the Laundry Room.

The laundries are located in:

- ▶ A Block lift lobby (for A block residents)
- ▶ Main Courtyard next to B Block (for B-E block residents)

INTERNET

ASK4 is our internet service provider. You will find a user guide in your room. Alternatively, you can contact ASK4 on 0114 303 3232.

BIKE STORAGE

Secure bike storage is available on site. You will find the bike store between the 2 buildings and you can gain access by contacting your reception team. Please ensure your bike is secured, we recommend a D-Lock and independent insurance.

SMOKING AREAS

All flats, bedrooms, communal areas and courtyards are strictly non-smoking (E-cigarettes are also not allowed). A cleaning charge will be applied to anyone caught smoking in unauthorised areas. There are designated smoking areas outside of The Elements. Please dispose of used cigarettes safely in an ashtray or waste receptacle.

PARKING

There is no parking on site for residents as The Elements is a car free building. All surrounding roads offer pay and display parking with the majority being a maximum of 2 hours parking. All vehicles and property are left at the owner's risk. We are a green site and are unable to allocate permanent parking for residents.

CILITIES SITE FACILITIES SITE FA

THE SOCIAL

At The Elements, we believe you should love where you live and have space to relax, and socialise, without leaving the site.

Our main communal space at The Elements is the common room which is located in the courtyard. This is a large, versatile space open to all residents. We have TV's, gaming, air hockey, table football and a pool table. Within the common room we also have a cinema room where you can connect your laptop to the large screen or watch films.

We also have a study room where you can work alone or as part of a group at our spacious tables.

If you fancy some outside time we have a large courtyard area, with seating, relaxation pyramids and table tennis.

SOCIAL CALENDAR

We pride ourselves on providing a vibrant social calendar to give our residents the added extra during their tenancy. Every month we promote a 'What's On at The Elements' line-up of events and entertainment, events include: quiz nights,

live music, free food events, parties, cocktail evenings, pamper days and much more.

Keep an eye out for the posters around the site, or for updates on our residents Facebook page.

FITNESS SUITE

For the exclusive use of The Elements residents, the Fitness Suite is located at the entrance to the courtyard. All The Elements residents have access to the Suite included in your fob.

Open Monday - Friday, 6am-10pm & Saturday - Sunday, 6am - 6pm

DO:

- Complete a disclaimer to gain access to the Suite
- Be respectful of other users: wipe down machines after use and don't over-use equipment if it's in demand
- Put equipment away after use

DON'T:

- Bring visitors into the Suite or allow tailgaters to follow you in
- Leave your belongings unattended. The Elements is not responsible for damage, loss, or theft of any items



ES YOUR RESPONSIBILITIES YOU

REQUEST FOR MAINTENANCE

All maintenance issues, damages and breakages must be reported via your online account, to the on-site team in person at the reception or by calling us at 0114 303 4270. Our Facilities Team will endeavour to investigate any issues as quickly as possible depending on the priority of the repair. Some issues may take longer to resolve if a third party contractor or a new part is required.

When you report a fault, we assume that you are happy for us to enter your accommodation to rectify the issue as soon as possible. Should that not be the case, let us know and we will arrange a time that is convenient for both of us.

Failure to report any maintenance issues or damage to your room or flat could result in damage charges being applied to your account.

Please also note that you are responsible for the cost of repairs for damage caused by you or your guest(s). Repair costs for damages shall be borne by the resident responsible. If no resident takes responsibility, the cost will be split equally among all residents of the flat.

ROUTINE MAINTENANCE

Please be aware of the following:

- ▶ It is necessary for staff to visit your accommodation on several occasions during your stay, either to address maintenance issues, carry out servicing, safety checks, property condition inspections, or in the event of an emergency. We endeavour to give you reasonable notice, whenever possible.



ES YOUR RESPONSIBILITIES YOU

CONDENSATION

Condensation is caused when excess moisture in the air meets a cold surface (i.e. a window) or a surface that gets little air (i.e. behind a wardrobe).

You can prevent the build-up of condensation and mould by following these simple steps:

- ▶ Cover pans when boiling
- ▶ Use the extractor fan in the kitchen area
- ▶ Regularly ventilate your room/flat by opening the window

If you think you may have mould in your flat/room please contact the on site maintenance team as soon as possible, who can advise you further.

CLEANING

All residents are responsible for keeping their rooms and shared areas clean. This includes emptying kitchen and room bins, placing rubbish in the correct bins in the refuse store, cleaning surface areas, kitchen utensils, dishes and equipment, vacuuming

and mopping floors and any other facility after use, such as the oven, hob, microwave, bathroom, and toilet.

Failure to keep your accommodation clean will result in cleaning charges being applied to your account.

Our cleaning staff will keep all stairwells, hallways, and communal areas outside your flat clean.

TERMLY INSPECTIONS

We will carry out termly inspections to ensure the condition of your room is being maintained. These will usually take place in November and February; we will send out notifications giving you dates and times 7 days prior to the inspections.

Please ensure your room/flat is left clean, tidy and you have removed all rubbish. Any damage or cleanliness issues that are identified at the inspections could result in a charge being added to your account.

Inspections of the kitchen/communal areas will be held monthly.

ES YOUR RESPONSIBILITIES YOU



DISPLAYS

- ▶ Please do not build up any items or place them on display in your flat window
- ▶ Please do not hang items out of the windows, display signs or posters on them.

WALLS & FLOORING

Please do not put posters or decorations (including led or fairy lights) on your walls; a noticeboard has been provided for you to put up personal pictures and photographs.

Please ensure any spillages or stains are treated as soon as they happen. Marks found on walls and flooring which are not considered fair wear and tear will be charged to your account.

REFUSE & RECYCLING

There is one bin store located in the courtyard and one between the 2 buildings. Each resident is responsible for the removal of waste and recycling of unwanted materials. Please dispose of them correctly by using the designated bins – General, Glass or Paper.

TV LICENCE

Each shared kitchen is supplied with a TV, it is the responsibility of the residents in the flat to obtain a TV licence. Please visit www.tvlicensing.co.uk for further information. You will be responsible for any charges or penalties incurred as a result of not possessing a licence.



SECURE SAFE & SECURE SAFE &

24/7 STAFFING

We operate a fully manned site 24 hours a day, 7 days a week. If you have any security concerns day or night, you can contact a member of the team on 07816 495 326.

CCTV

CCTV is operating on site for security reasons. It is strategically located in public places throughout the site.

ACCESS CONTROL

A door entry system is fitted within our buildings to control and monitor access and security.

VISITORS OR UNAUTHORISED PERSONS

You will be responsible for the actions of any visitors or unauthorised persons that you allow to access the premises.

TO BE SAFE

- ▶ Do not give your fobs to anyone else, even just for a few minutes. Ensure fobs are not labelled with your accommodation address. Please note if you lose your keys, replacement keys charges will apply
- ▶ Do not permit tailgating of persons unknown to you. Each permitted person has their own fob
- ▶ Redirect any unknown person(s) to the entry system or reception
- ▶ Report any suspicious persons or activity to the on-site team
- ▶ Ensure windows are securely closed when you are not in your room
- ▶ Keep main doors to your block, flat and room locked and closed at all times. Do not prop open doors which may allow unauthorised access or cause a fire risk

12

SECURE SAFE & SECURE SAFE &

WHEN YOU'RE AWAY

It is really important that you inform reception when you will be away for more than 10 days. We need an accurate account of all residents or summer students who are on site in case there is an emergency. Remember to turn off the lights and heating and lock your doors and windows when you are away.

CRIME

In the unlikely event that you are a victim of crime:

- ▶ Report the incident to the police. It is important that you obtain a crime reference number (required for insurance claims)
- ▶ Contact the on-site team

DATA PROTECTION

Your personal data is important to us and we respect the confidentiality of information and the privacy of individuals. Our full Data Protection Policy, which outlines how we manage the personal data we hold in compliance with the GDPR (General Data Protection Regulations) is available on request. Alternatively you can visit our website www.abodusstudents.com



SMOKE ALARMS, DETECTORS, FIRE DOORS AND EQUIPMENT

The following has been installed for your safety:

- ▶ Smoke and heat detectors
- ▶ Fire extinguishers (for staff use only)
- ▶ Fire blankets
- ▶ Fire safety signage
- ▶ Emergency lighting
- ▶ Door closers/fire doors
- ▶ Alarm sounding devices
- ▶ Automatic opening vents

YOUR GUIDE TO KEEPING SAFE OR AVOIDING FALSE ALARMS

- ▶ Do not cover or disable smoke alarms or detectors (this will send the alarm into fault)
- ▶ Do not tamper or misuse fire safety equipment – this is a criminal offence

and could lead to prosecution by the appropriate authority

- ▶ Do not smoke in ANY part of the building
- ▶ Do not use candles anywhere on site
- ▶ Do not cover electric room heaters
- ▶ Keep all fire doors closed and unobstructed. **DO NOT PROP THEM OPEN or OBSTRUCT THEM** as they stop the spread of smoke and fire
- ▶ When cooking, use the extractor fan and open a window if needed. Never keep the kitchen door open, as this may set off a full building Fire Alarm Evacuation
- ▶ Avoid using aerosols, hairdryers, or hair straighteners directly beneath detectors as they may activate the alarm
- ▶ Report any evident faults to the on-site team i.e. equipment, detectors, emergency lighting



EMERGENCY ROUTES & EXITS

Fire Action notices have been placed on the back of bedroom and flat doors. Please familiarise yourself with fire evacuation procedures, escape routes, exits and assembly points.

IF YOU HEAR A FIRE ALARM

- ▶ Leave the residence immediately by the nearest exit. Keep calm, and do not run
- ▶ Do not use the lifts
- ▶ Where possible, close windows and doors behind you
- ▶ Go to the assembly point. Please refer to the fire action notice on the back of your bedroom and flat door

FIRE ALARM TESTING

The fire alarm will be sounded and tested each week at the same time, please check the notice board in your building for details of when this will be. If, at any other time, the alarm is activated for a prolonged period then you must follow the evacuation procedure.

HEALTH & SAFETY

ELECTRICAL EQUIPMENT

Your guide to using electrical equipment:

- ▶ Only use electrical equipment purchased in the UK
- ▶ Do not allow wires to trail across the floor
- ▶ Do not overload sockets
- ▶ Do not leave chargeable electricals unattended (mobile phones, tablets, and e-cigarettes)
- ▶ Do not use any kitchen electrical equipment in your bedroom
- ▶ Do not tamper with the smoke alarm. Any tampering with the smoke alarm will be charged in accordance with our AST

Our equipment is Portable Appliance Tested to ensure that it is safe to use. It is your responsibility to ensure that your personal electrical equipment is safe and free from defects. For your safety we will remove any unsafe equipment that does not comply with the above.

Do not use any appliances with:

- ▶ Broken plugs
- ▶ Frayed or exposed cables
- ▶ Signs of overheating
- ▶ Dangerous or loose connections



OUR STAY YOUR STAY YOUR STAY

BEING A GOOD NEIGHBOUR

We endeavour to create a safe, secure, and friendly living environment for The Elements residents.

Here are a few tips on shared living:

- ▶ Be considerate and respectful towards others
- ▶ Don't be abusive, threatening or violent towards another person
- ▶ Don't damage any part of the building, flat or room – you will be liable for repair costs
- ▶ Don't slam doors
- ▶ Keep noise levels within a reasonable volume especially between the hours of 11pm and 8am

GETTING TO KNOW YOUR FLATMATES

Coming to university is all about meeting new people and embracing new opportunities; be patient with your new flatmates and understand that they're also living away from home, often

for the first time. It can sometimes be difficult to find common ground; if you feel unhappy living in your flat come and talk to us at reception. We can advise you on your options and provide support with resolving conflicts.

THE LOCAL AREA

Be considerate and respectful towards the local community, whether you are waiting for a taxi or you are walking through a housing estate. Excessive noise and litter dropping are an offence.

GUESTS

Students are allowed a maximum of two guests to stay on no more than two nights in week.

House rules:

- ▶ Visitors are only allowed access when you are present, and you must accompany your visitors at all times
- ▶ You are responsible for your visitors while on site. You will be liable for any damage or disruption they may cause



OUR STAY YOUR STAY YOUR STAY

GO GREEN

It's important to look after the environment. You can help by:

- ▶ Reducing or recycling your waste
- ▶ Turning the lights off when not in use
- ▶ Controlling your room temperature – by turning your heating down by 1 degree you will save 5% on energy costs
- ▶ Unplugging chargers and using energy saving settings on your electrical equipment, this saves energy and reduces carbon dioxide emissions
- ▶ Use the stairs rather than the lifts, especially when accessing the lower floors
- ▶ Not wasting water – washing a full sink load of dishes or don't leave the tap running when brushing your teeth

MENTAL HEALTH

Some students may experience loneliness, stress, or depression. The on site team is

available to help you and connect you with counselling services and university support.

MEDICAL CARE

It's important when you settle into your accommodation that you register with a local GP surgery and a dental practice. Otherwise, if you become ill during your stay, it won't be possible for a doctor to conduct home visits and you will struggle to receive any treatment without a lot of hassle at a walk-in centre.



STUDENT AMBASSADORS

WHAT IS A STUDENT AMBASSADOR?

At The Elements, we want our residents to be part of the journey with us and get involved in promoting the site in the local community and city wide. A Student Ambassador is someone who enjoys meeting new people, encourages others to get involved and is happy to help answer any questions someone may have. They have a positive outlook and can promote The Elements within the student community. They are always eager to help.

ROLES & RESPONSIBILITIES

- ▶ Welcome students and parents on check-in weekend and help new arrivals feel at home. Assist the team on reception with enquiries and parcel management
- ▶ Support with hosting and organising social events and encourage students to get involved
- ▶ Represent The Elements students and help answer questions at Accommodation Fairs and Open Days
- ▶ Promote tours, activities, and events on social media channels
- ▶ Distribute marketing material in the local community
- ▶ Write posts for The Elements blog

All student ambassadors will be paid for their time at a competitive hourly rate.

GETTING INVOLVED

If you'd like to become a student ambassador, we'd love to hear from you! Speak to the team at reception or email theelementssheffield@abodusstudents.com expressing your interest.



POLICIES OUR POLICIES OUR POL

SMOKING

All flats, bedrooms, internal communal areas and courtyard areas are strictly non-smoking (this includes E-cigarettes). Charges will apply to anyone caught smoking in these areas. There are designated smoking areas outside of The Elements.

Please be mindful not to smoke too close to entrances and windows so as not to cause a nuisance.

ANTI-SOCIAL BEHAVIOUR

Under the terms of your Tenancy Agreement, you have agreed to make sure that your own behaviour and the behaviour of any invited guest(s) doesn't cause damage to the property, nuisance, or inconvenience to Abodus Student Living, our staff or to your fellow residents.

SUBSTANCES/DRUGS

Where we suspect or find evidence of substance/drug abuse, manufacture, dealing or handling of drugs, we will notify the police with immediate effect.

If we determine that illegal activity has taken place, we reserve the right to terminate the tenancy.

ALCOHOL

Inappropriate behaviour or damage caused as a result of excess consumption of alcohol will not be tolerated.

DISCRIMINATION

We do not treat any person or group of persons applying for accommodation less favourably because of their race, colour, ethnic or national origin, gender, disability, appearance, age, marital status, sexual orientation, or social status. We run an active anti-discrimination policy and do not discriminate against any person or group of persons for any reason.

FAIR WEAR & TEAR

In all events, fair wear and tear will be taken into consideration before any charges are raised. These are available at reception on request.

20

MATTERS MONEY MATTERS MONEY

MONEY MATTERS

RENT PAYMENTS

You must pay your rent by the dates outlined in your tenancy agreement. Your rent can be paid via your online account, we do not accept cash or cheques.

Regardless of how you are being funded, loan or parental funding, it is your responsibility to ensure your rent is paid on time. Charges will be applied for late payment in accordance with our AST.

DEBT RECOVERY

If you fail to pay your rent or other charges on time, your account will fall into 'Arrears' and we may implement our debt recovery process to recover this amount. Debts not resolved within a reasonable time frame may lead to more formal legal proceedings. Your guarantor will be notified of any arrears and will be held jointly responsible for the debt.

TENANCY DEPOSIT SCHEME

Before you move into your accommodation you'll be asked to pay a £150 deposit, this will

be held in a government-approved deposit protection scheme. The deposit will be held until the end of the tenancy, deductions may be made for ant unpaid rent, or to pay for any damages caused to the property, fixtures or fittings during the course of their stay.

All deposits are protected by the Deposit Protection Scheme (DPS) and will be returned 28 days after end of tenancy, or on receipt of correct bank details less any charges agreed on site. Further details about this will be provided with your AST and can be found on our website at

www.abodusstudents.com/basics/faqs

CONTENTS INSURANCE

Contents insurance is provided though Sheffield Hallam University. You will have received email confirmation of this. If you need any further information please contact Sheffield Hallam University Accommodation Office.

NANCY YOUR TENANCY YOUR T



YOUR ASSURED SHORTHOLD TENANCY

By signing the Assured Shorthold Tenancy agreement (AST), you are making a legal commitment to pay rent over a fixed length of time. When the lease expires, you will be expected to hand back your accommodation in the condition that you received it.

Fixed-term tenancy (AST only)

Please note that your tenancy is for a fixed term. If you wish to move out of the accommodation, please talk to us. In certain

circumstances, we may be able to release you from your AST (for example, if you find a suitable replacement, have paid any rent that you owe, and the replacement signs a new AST), although we don't have a duty to do so.

If you fail to pay your rent or any applied charges, we may make a claim or bring a county court judgement (CCJ) against you and your Guarantor. Having a CCJ can seriously damage your credit score and could make it difficult to get car financing, a job, or a mortgage.

Please note we are not obliged to release you early from your AST, even if you leave the university.

MOVING ROOMS

If you swap or move rooms during your tenancy your rent account must be up to date and there will be a £50 administration fee; this must be paid prior to your move/ swap. Also, if you wish to end your tenancy during the fixed term period and have found a suitable replacement, there will be a fee relating to this. Please contact the on-site team for more information.

22

MOVING OUT MOVING OUT MOVING OUT

At the end of your tenancy, an inspection will be carried out by our facilities team, which will be cross referenced with the Inventory Form you filled out at the start of your tenancy. After this has taken place, we'll let you know what, if any, work needs to be done to put the room or flat back to the standard we expect. You will receive your deposit back within 28 days of the end date of the Tenancy Agreement, with a statement listing any deductions that we have made in line with the charge back list.

We will withhold some or all of your deposit if you:

- ▶ Are responsible for damage to the room or flat (whether deliberate or caused by negligence)
- ▶ Fail to remove your possessions or any rubbish from your room or flat
- ▶ Owe any rent or owe any other money under the terms of your Tenancy Agreement

The communal area of the flat is everyone's responsibility so please work out an arrangement with your flatmates as to who will clean and clear which areas. The communal areas must be left cleaned and cleared by the tenancy end date. It's also essential that you report any damage that has occurred to us immediately; the on site team will investigate and any necessary charges will be applied to resident/s who caused the damage. This can only be done if we obtain agreement from each flat mate.

S FEEDBACK & COMPLAINTS FE

While we aim to provide you with the highest standard of accommodation and service, we are aware that sometimes there is room for improvement. Please feel free to relay your suggestions and ideas to the on-site team. We also love to hear your feedback via reviews; please speak to the reception team to find us directly on Google or Student Crowd.

For complaints, we would encourage you to contact the on site team at reception in the first instance. They will discuss this with you and endeavour to resolve any issues. If you have not received a satisfactory response, please contact the Operations Manager:

theelementssheffield@abodusstudents.com
0114 303 4270



24

ABODUS
STUDENT LIVING ●●●