



Guidelines for Noise Students Living in the Private Sector

Moving into private accommodation for the first time is an exciting experience as it provides a great deal of freedom and independence. Unfortunately, poor behaviour such as loud music late at night, or loud noise from inside or outside the property when returning from an evening out can seriously disturb your neighbours. This can lead to complaints to the University which may result in disciplinary proceedings.

You will have an obligation under your tenancy agreement not to do, or allow to be done, anything which may become a nuisance or annoyance to the landlord or any occupiers of adjoining or neighbouring properties.

Below are a few tips to follow to ensure you can have fun whilst living in the private sector without causing noise problems for other residents who may have to get up early for work, have young children or be elderly. They may even be students who have assignments that need handing in or have exams the next day.

The following steps should be taken to avoid any possible noise issues:



Monday to Thursday – 7am to 11pm

Some transfer of noise from a room will be inevitable, however, this should not be of an intrusive nature to a neighbouring property. Shouting, banging and the medium to high volume of TVs/radio/stereo/musical equipment will be clearly heard and serious and/or repeated incidents will constitute a breach of contract. The use of headphones for stereo equipment, and the placing of dense material (such as felt or foam) beneath stereo speakers will assist in reducing the transference of noise.



Sunday to Thursday – 11pm to 7am

Silence is expected from the occupants of a neighbouring room, flat or house.



Weekends

It is reasonable to expect greater activity and some noise in a house or flat on Friday and Saturday evenings, but please show due consideration for your neighbour(s).

The prolonged level of loud noise throughout most weekends would be regarded as unacceptable, and any noise after 12am (midnight) on Friday and Saturday is likely to cause offence to neighbouring residents and result in complaints.

You should talk to your neighbours in advance of a planned event which might give rise to greater or later noise levels than usual. Make arrangements with them about possible noise issues and provide them with a mobile phone number so they can easily

contact you if they are disturbed. Notifying your neighbours doesn't mean you don't have to respond to complaints and you will be expected to respond politely to any complaints from neighbours and turn the noise levels down if you are causing a disturbance.

Visitors



Please remember that you will be contractually responsible for the conduct of any of your visitors.



Conduct Outside the Premises

Please be considerate of your neighbours whilst leaving or returning home to your accommodation. This is especially important in the late evening/early hours of the morning when neighbouring residents will be particularly sensitive to any noise.

Using the outside area/garden of your property for barbecues and other events, especially late at night, can also be a source of disturbance to neighbours from music and other people's voices.

Sanctions

Local residents are encouraged to call The University Security Services, who operate a 24/7 service, if they are being disturbed by students in the local community.

If you are being noisy and Security Services visit your property, you will be expected to be polite, co-operate and turn the noise levels down.

Substantiated complaints to the University of Sheffield may result in the matter being referred to the Student Conduct and Appeals Office with a view to disciplinary action being taken.

Sheffield City Council also takes noise problems very seriously and they use a number of legal sanctions and evidence gathering methods which include:



Use of visits and high quality sound level recording devices left in complainants houses to record noise problems.



Service of abatement notices to prevent further noise problems (up to £5,000 fine for breaches).



Warrants to enter premises to seize and retain all equipment used to cause noise nuisance (including TVs, stereos, radios, iPods linked to speakers etc).



Mini CCTV.

Please note that convictions for noise offences are criminal offences which may need to be declared on job applications.