

## Terms and Conditions of applying for a place in halls accommodation 26/27

All applicants should read these terms before applying for accommodation in halls at Reading. Offers of accommodation are made subject to availability and the University's Accommodation and Allocation Policy. These documents can be found on the [Accommodation Important Information webpage](#).

Applications should be made online. If you have a disability that prevents you from using the internet, please contact the Accommodation Office ([accommodationonline@reading.ac.uk](mailto:accommodationonline@reading.ac.uk)) or call 0118 200 5011.

### 1. Eligibility to apply to live in halls

- 1.1. To be considered for a place, applicants must be on a full-time programme of study during the period they intend to live in halls.
- 1.2. New students may apply for a room in halls once they hold a firm unconditional or conditional academic offer of a full-time programme of study at the University of Reading.
- 1.3. Current students may apply for a room in halls, but only a limited number of places are available for returning students. Returning students will not be considered for a place in halls if they have outstanding halls-related debt, do not have a course valid for the full length of the accommodation contract or have been subject to a halls-related disciplinary sanction.
- 1.4. The University's [Returning to Halls webpage](#) gives full information regarding eligibility for returners and how to apply.
- 1.5. Subject to any restrictions listed in these terms and conditions, the University guarantees single occupancy accommodation in halls to:
  - 1.5.1. New full-time undergraduates who hold Reading as a Firm UCAS choice and apply for accommodation by 1 August 2026 and satisfy the conditions of their academic offer by 3 September 2026; or
  - 1.5.2. New full-time postgraduates who hold an unconditional or conditional academic offer and apply for accommodation by 1 August 2026 and satisfy the conditions of their academic offer by 3 September 2026.

- 1.6. The University reserves the right to offer guaranteed accommodation to other

cohorts including clearing and insurance students.

Further information is given in the University's Accommodation and Allocation policy. **These documents can be found on the [Accommodation Important Information webpage](#).**

## **2. Applicants aged Under 18**

- 2.1. Students who are aged under 18 may be placed in shared flats with students who are aged 18 or over.

## **3. Room choice and contract lengths**

- 3.1. The University will try to take preferences into consideration but there is no guarantee that a student will be offered their first choice or preference. Students should check their accommodation offer very carefully and make sure that the offer meets their needs before they accept.
- 3.2. The standard contract length is for 40 or 51 weeks. After accepting an offer of accommodation, students are liable to pay the license fee for the entire contract period, whether they occupy the room throughout that time or not. Students on 40-week contracts may apply to extend their stay at the end of the standard contract length. Extensions are subject to availability and may not be for the same room.

## **4. Academic Exchanges**

- 4.1. As students are liable to pay for their entire contract period, standard contract lengths may not be suitable for students who will be taking an academic exchange (i.e., Study Aboard and Global Partnership Programmes). Please see the [Study Abroad accommodation webpage](#) for more details. If you require further information, please contact [accommodationonline@reading.ac.uk](mailto:accommodationonline@reading.ac.uk).

## **5. Refusal of applications, refusal of offers and withdrawal of offers**

- 5.1. The University may reject a student's application for halls, refuse or withdraw (via cancellation) an offer of accommodation at any time if:
- 5.1.1. the applicant has an outstanding accommodation-related debt to the University;
  - 5.1.2. the applicant has been subject to University disciplinary sanctions relating to behaviour in halls;
  - 5.1.3. The application is made outside of the advertised application deadlines;
  - 5.1.4. it is discovered that the applicant gave false or misleading information relating to their application;
  - 5.1.5. an offer of accommodation is not accepted by the deadline specified in

- the offer (in such instances the offer will lapse and the University will have no obligation to issue further offers to the applicant); or
- 5.1.6. an applicant's status changes to suspended (the offer of accommodation will be withdrawn if the applicant's status is not shown as 'current' on the University of Reading student system, RISIS by 3 September 2026).

## **6. The Offer of Accommodation**

- 6.1. Offers of accommodation are usually only valid for a maximum of 5 working days, starting from the date of the offer. However, this period can be reduced at various times during the year, therefore it is your responsibility to check the deadline stated in the offer. If an offer is not accepted by the deadline stated in the offer, it will lapse and a reapplication will be required. Any subsequent reapplication will only be covered by the terms of the accommodation guarantee applicable at the time of reapplication.
- 6.2. Students should check offers carefully before accepting. The offer will not necessarily meet the student's stated room preferences.
- 6.3. To accept an offer of accommodation, students must:
- 6.3.1. enter into the Student Residence Agreement; and
  - 6.3.2. pay the University a security deposit of £250.
- 6.4. The Student Residence Agreement is a legally binding contract. It is in the student's own interest to read this contract before agreeing to comply with it. Students will also be bound by the University's Regulations for Student Conduct, the most up to date copy of which can be found linked to via the Essentials Page.
- 6.5. If a student is aged under 18 at the time of entering into the Student Residence Agreement, the parent or guardian of the student should ensure that they review and understand the offer and the Student Residence Agreement.

## **7. Cancellations**

- 7.1. Before accepting an offer of accommodation, students can withdraw their application by contacting the University's accommodation office. Students may be asked to confirm their withdrawal in writing.
- 7.2. After accepting an offer students will be held to the terms and conditions of the Student Residence Agreement and cancellations may only be made in accordance with its terms. Except in exceptional circumstances (more explicitly described in the Student Residence Agreement) students will only

be released from their Student Residence Agreement if a suitable replacement student (in the view of the Accommodation Office) takes over responsibility for the room. Charges may apply in certain instances - for more information please see the University's [Accommodation Cancellation webpage](#).

- 7.3. Academic Conditional offer holders will have their offer of accommodation withdrawn without notice if the applicant does not meet their academic conditions by the date stated at Clause 1.5 above.

## **8. Data Protection Notice**

- 8.1. By applying for a room in halls, the University will collect, hold and process personal data relating to a student in order to meet its obligations to the student under these terms and conditions and the Student Residence Agreement and for the purposes stated in its Fair Processing Notice which can be found on the [Data Protection webpage](#).

8.2. In particular, the University may share a student's personal data with the University's third party accommodation provider and their agents (UPP) and UPP may also share personal data with the University. Further details can be found at:

<http://www.reading.ac.uk/internal/imps/DataProtection/DataProtectionGuidelines/imps-d-p-studentsUPP.aspx>

- 8.3. The University's [Data Protection Policy](#) and Data Protection Guidelines set out guidance for University staff, students and others who process personal data on behalf of the University to ensure they understand their rights and responsibilities when processing any personal data (including where students are processing personal data as part of their studies).
- 8.4. If a student cannot use / access the internet, all the linked webpages provided in this document are available in a readable format via request to the Accommodation Office. Please either email [accommodationonline@reading.ac.uk](mailto:accommodationonline@reading.ac.uk) or call 0118 200 5011.