

# Internal regulations for hall of residence

## **PREAMBLE**

These rules apply to all occupants, regardless of their legal status. They may be supplemented, if necessary, by special conditions appended to these regulations.

These internal regulations are attached to and form part of the admission decision setting out the terms and conditions for occupying accommodation in a hall of residence.

## **Article 1      The need for a decision**

A beneficiary may not occupy accommodation in a university residence unless an express decision of admission, renewal or readmission has first been taken by the Director General of Crous. This right of occupation is also precarious and revocable.

## **Article 2      Occupier without right or title**

Any occupant who does not have an express decision of admission or renewal, or who loses his right of occupation during the year, becomes an occupant without right or title. If the occupier remains illegally on the premises, eviction proceedings will be initiated, without prejudice to the recovery of any occupancy charges owed. Any occupant without right or title is liable to pay an occupancy indemnity, the amount of which is set by the Crous Board of Directors, without prejudice to any eviction proceedings that may be brought against them.

## **Article 3      Peaceful nature of the occupation, in keeping with its intended purpose**

Accommodation must be occupied peacefully and in a manner that does not breach public order. Residents are required to avoid noisy activities during the day and especially after 10pm in order to respect the work of other residents and Crous staff assigned to or housed in the residence, as well as any person or service provider working in the residence.

The consumption of illegal substances is prohibited. The consumption of alcoholic beverages is prohibited in communal areas.

## **Article 4      Visiting rights**

All residents are free to receive visitors. Visiting rights do not imply any right to accommodation. Residents are responsible for visitors to whom they have authorised access and for any incidents that

they may cause in their accommodation or in the communal areas of the residence. Authorised visiting rights must be exercised in the presence of the owner of the accommodation.

## **Article 5            Subletting or third-party accommodation**

Sub-letting (whereby a resident makes the occupied university accommodation available to a third party, with or without payment of a consideration, usually financial) is strictly prohibited.

The right of occupancy is strictly personal and non-transferable and prohibits subletting, which constitutes an offence that may give rise to penalties. If the Crous observes breaches that indicate subletting or accommodation by a third party (presence of extra mattresses, presence of other occupants unknown to the Crous, publication of an advertisement on the website of an organisation responsible for offering accommodation in return for payment, etc.), the resident may be summoned.

This interview, during which the student will be able to make his or her observations, will potentially allow the suspicions raised to be confirmed or invalidated. In the event of proven subletting or hosting by a third party, a decision will be taken to impose a penalty, leading to immediate exclusion.

## **Article 6            Compliance with safety rules**

Residents must not in any way endanger the safety of other residents or staff, particularly by obstructing access or damaging safety equipment. Residents must not disconnect or obstruct the smoke detectors and autonomous smoke alarms (DAAF) installed in their accommodation.

For safety reasons, apart from the appliances provided by Crous, residents undertake not to use gas appliances, heaters, hotplates or cooking appliances (except microwaves) in the accommodation or communal areas, and not to possess any object or appliance likely to compromise the safety of property or persons.

Similarly, the use of multiple connections or too many electrical appliances is prohibited. The storage of dangerous or flammable products is strictly prohibited.

Mechanical ventilation must not be obstructed. It is forbidden to store any personal equipment or objects (crates, trunks, bicycles, etc.) in communal areas.

It is forbidden to place or hang objects on windowsills, corridors, staircases and communal rooms. No lock other than the existing one may be deliberately installed by the resident. Residents are responsible for the loss of their means of access, which they must under no circumstances entrust to another person. In the event of loss, they must inform the residence, pay the replacement costs and the lock will be changed by Crous if necessary.

The Crous declines all responsibility for any theft to which the resident may fall victim in his/her accommodation or on the university residence premises. Residents are responsible at their own expense for any damage caused.

Any malfunction, damage or incident must be reported as soon as possible to the management of the hall of residence. It is forbidden for residents to interfere with the water, electricity, gas, internet, or heating networks.

## **Article 7            Compliance with hygiene and maintenance rules**

The common areas are cleaned by Crous. Nevertheless, residents must help to keep the premises clean by behaving appropriately, particularly in communal areas. Residents are responsible for the hygiene and cleanliness of their accommodation and for ensuring that it is regularly maintained.

If residents notice the presence of pests (bedbugs, cockroaches, etc.), they must inform the residence immediately. The costs (cost of the protocol, company intervention) are incurred by the Crous but may be billed to the resident if the infestation is not reported or if the disinsectisation protocol is not followed.

Pets are not allowed in university halls of residence, unless you can prove that you have been granted disabled status by the CDAPH and produce the relevant permit.

Any malfunction, damage or incident must be reported as soon as possible to the management of the hall of residence.

The CROUS reserves the right to visit accommodation to check its condition, provided that students are given at least 48 hours' notice. This period may be reduced in cases of force majeure.

## **Article 8      Respecting the integrity of the home**

Residents must not alter the layout of the accommodation provided. Except with the written agreement of the residence manager, the furniture in the accommodation may not be changed or removed. The furniture remains the property of Crous. In the event of non-compliance with these rules, Crous may require the resident either to restore the premises to their original state, or to have this done at the resident's expense.

## **Article 9      Compliance with health regulations**

In the specific context of the student residence, which includes numerous communal living areas, it is requested that in the event of a suspected contagious disease, accident or serious illness, a declaration be made as soon as possible to the manager of the student residence or to the duty officer. Residents must undergo the medical checks in force.

In the case of a serious or contagious illness requiring special care or recourse to a specialised facility, a medical certificate stating that there are no contraindications to living in the community must be produced before the student can return to the hall of residence. If this proves impossible, the Crous may assist the student in finding suitable accommodation that takes account of his or her medical needs.

In the event of a health crisis, as a precaution against any risk of contagion, residents must ensure that they comply with all the residence's health rules.

## **Article 10      Right of access to housing**

Residents may not prevent access to their accommodation when this is necessary for the safety of persons and property, the maintenance of the premises or to check that these rules are being applied.

Unless it is an emergency (for example, if there is a risk of harm to property or personal injury), the resident will be informed in writing before the visit.

A visit may be made in the absence of the resident if a request for assistance has been made by the resident and a discharge has been signed.

## **Article 11      Residents' rights**

All residents admitted to a hall of residence are entitled to freedom of expression and freedom of cultural, political, trade union and religious information, as well as freedom of assembly and association. These freedoms are exercised with respect for the individual freedoms of other residents and in accordance with the principles of secularism and neutrality.

Any demonstration of a proselytising nature is prohibited.

## **Article 12      Respect for the rules of community life and citizenship**

The exercise of individual freedoms by residents must be reconciled with the following principles:

- Respect for staff at the hall of residence and Crous central services.
- Respect for premises and equipment.
- Respect for other residents, in particular by ensuring their peace and quiet.

Furthermore, in accordance with article L141-6 of the Education Code and article 6 bis of law no. 83-634 of 13 July 1983 concerning respect for others and for all staff, which is binding on everyone: "the residence is a human community where everyone must demonstrate a tolerant attitude that respects the personality and beliefs of others. The use of physical and sexual violence, verbal aggression and any form of harassment, including harassment via the Internet, intimidation or discrimination, and any racist, anti-Semitic, xenophobic, sexist or homophobic comments or behaviour, or behaviour that reduces others to a physical appearance or a disability, are unacceptable in terms of everyone's right to live in a climate of safety and tolerance".

Finally, residents adhere to the values of citizenship, respect for the environment and sustainable development that the Crous promotes as a responsible administration. Compliance with these rules implies an obligation to report any anomaly likely to result in wastage of water or electricity in both the communal and private areas of the residences. The principle of good water and energy management applies to all residents. Residents are also required to sort their personal waste and make proper use of the containers and collection methods provided by the public authorities.

## **Article 13      Associations and community activities**

No company may have its head office in a university residence. No association may have its head office in a university residence without having obtained written authorisation from the Director General of Crous. Any association wishing to establish its administrative headquarters in the residence must declare to the Director General of Crous its constitution, its aims, the means envisaged and the names of its officers; this declaration does not exempt it from fulfilling the formalities provided for by law.

Dedicated display areas are available to residents in the halls of residence. All information must be sent to the residence in writing beforehand. No posting is authorised outside the dedicated areas. All information posted in these areas must be translated into French. Authorisation from the manager of the hall of residence must be sought at least eight days in advance for any group activity of any kind organised by the residents or an association.

## **Article 14      Tobacco**

In accordance with the provisions of decree no. 2006-1386 of 15 November 2006, which lays down the conditions for banning smoking in places designated for collective use, i.e., closed and covered places open to the public or which are workplaces, smoking is prohibited in lobbies, corridors, common areas and spaces.

The same prohibitions apply to the practice known as "vapotage" (decree no. 2017-633 of 25 April 2017).

## **Article 15      Video protection**

The communal areas, corridors and accesses to the residences may be placed under video protection. Occupants are informed of this when they are admitted and can exercise their right of access with the residence manager under the conditions set out in the General Data Protection Regulation (GDPR).

## **Article 16      Internet access**

The residence may be connected by an operator. If this is the case, residents will be able to access the internet from their home. Activation of the service is subject to acceptance of its general conditions of use. Under no circumstances is it permitted to intervene and/or modify the existing technical installations of the residence's operator.

## **Article 17      Consequences of non-compliance**

Any breach of these internal rules may result in the following graduated sanctions, depending on the seriousness of the breach and/or its repetition:

- Written warning from the residence manager
- Written warning from Crous General Management
- Automatic transfer to another residence
- Exclusion after a specific warning from General Management with no effect
- Exclusion without prior warning from Crous

A serious breach of the rules of life or an attack on the integrity of a member of staff or any other person may result in exclusion without prior warning from Crous.

## **Article 18      Respect for the adversarial principle**

Penalties imposed in accordance with Article 17 shall be in writing and substantiated. In accordance with the adversarial principle, exclusion sanctions are preceded by an interview with the Director General of Crous, or his/her representative, during which the occupant may be assisted by any defender of his/her choice. The contacts of its student representatives on the Board of Directors are communicated to the occupant as soon as they are elected.

## **Article 19      Consequences of remaining in the premises**

Article 19.1      In the event of non-renewal at the end of the initial period of occupancy

The occupant receives a reasoned decision of non-renewal or non-readmission for the next academic year. Occupants who have not taken all the necessary steps to be readmitted or renewed in accordance with the conditions defined by the Crous in application of the rental management circular, or whose application for readmission or renewal has been refused by a reasoned decision from the Crous, may not remain in the premises beyond the end date of occupancy. If the resident remains in the premises beyond the expiry date of the initial decision, he/she becomes without right or title. They are then given formal notice to vacate the premises. The resident has fifteen days from the date of notification to leave the premises. Occupation beyond this deadline will be subject to compensation in accordance with the rates adopted by the Crous Board of Directors.

If this is not done, Crous will submit a request for eviction to the interim relief judge of the local administrative court.

#### Article 19.2      In the event of exclusion during occupancy

In the event of exclusion as provided for in Article 17 of these regulations, a decision to revoke the membership will be sent as a sanction.

If the resident remains in the premises, he or she is deemed to be without right or title. They are then served with a formal notice to vacate the premises. The resident has fifteen days from the date of notification to leave the premises. Occupancy will be subject to compensation in accordance with the rates adopted by the Crous Board of Directors.

Failing this, Crous will apply to the interim relief judge of the administrative court with territorial jurisdiction for eviction.

#### Article 19.3      Other cases

In the event of loss or failure to prove entitlement, regular non-payment of the fee or failure to produce the documents referred to in article 4.1 of the admission decision, a revocation decision will be sent.

If the resident remains in the premises, he or she is deemed to be without right or title. They are then served with a formal notice to vacate the premises. The resident has fifteen days from the date of notification to leave the premises. Occupancy will be subject to compensation in accordance with the rates adopted by the Crous Board of Directors.

Failing this, Crous will apply to the interim relief judge of the administrative court with territorial jurisdiction for eviction.

**These internal regulations will take effect from 1er September 2023.**