

# Housing Forum 2018

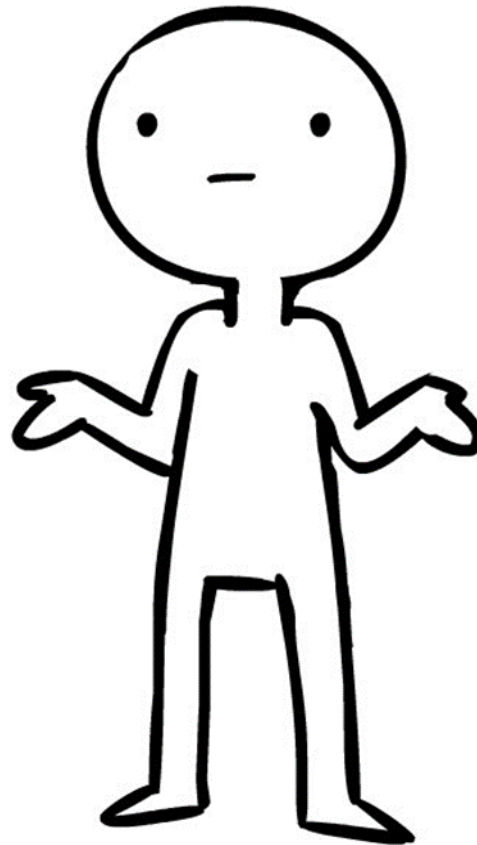
## Finding Private Sector Accommodation



# Finding Private Accommodation

- When, Where and How to find accommodation?
- Housemates – who to live with
- Alternative options
- Viewings
- Upfront costs – deposit and fees
- Contract
- Bills and Utilities
- Repairs
- Damp and Mold
- Community - Be a Good Neighbour
- Safety
- Getting Help and Advice

# Where, When and How

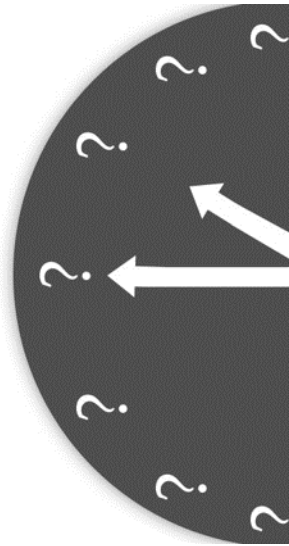


# When?

**November** – Agencies will start advertising properties. Start researching and thinking about housing and who you want to live with

**3<sup>rd</sup> December** – Studentpad Launch

**March** – Noticeable decline in availability



# Who? Choosing Housemates



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## Budget

Average rent ranges between £90 to £120 per week (not including bills)

## Lifestyle and Compatibility

## Finding housemates

Students Union Housemate Events

Studentpad Message Board

Housemate finder Facebook group

<https://www.facebook.com/groups/376042215916674/>



# Looking for housemates?

Don't panic. Meet fellow students in the same position & enjoy free donuts at our housing event.

Open to all undergraduates & postgraduates.

**27 November 2018**

**14:30 - 16:00**

**The Tub**

In association with Hall Reps



f @thesubath

[thesubath.com/advice](https://thesubath.com/advice)



# Where?

Combe Down, City Centre, Newbridge Road, Oldfield Park, Southdown, Odd Down, Twerton or Widcombe.



<https://scpbath.org.uk/get-support/living-in-your-neighbourhood/>



# How?

- Studentpad (<http://www.bathstudentpad.co.uk/Accommodation>)
- Rightmove, Zoopla, On the Market (<http://www.bath.ac.uk/guides/finding-private-sector-accommodation/>)
- Bath Chronicle
- Gumtree, Spare Room
- Agencies

Studentpad Launch date – 3<sup>rd</sup> December



# What to Look for



- Is it a student property?
- The rent, the number of bedrooms, location.
- Is the property furnished (Part/Fully)?
- White goods (Fridge, freezer, washing machine)?
- How long is the contract (12months, 11 months, ½ rent in the summer)?

# Alternatives

## Purpose Built Student Accommodation

Similar to Halls, privately managed. Generally high-end and longer contracts than university accommodation - therefore expensive.

- Hello Student
- Student Castle
- Unite
- Fresh
- Student Roost
- IQ



## Homestay/Lodgings

Generally a more homely environment, living with landlord, more affordable

# Viewings



# Viewings – Manage your expectations



# Viewings – Preparing and arriving

- Arrange a time everyone can attend
- Bring a phone/camera
- Think safety
- Be on time (preferably early!)
- Take a look at the surrounding area and location
- Look at the roof, walls, garden, doors and window

# Viewings – Inside the property

- Is the property warm?
- Condensation, damp or mould
- What furniture is included?
- Smoke and CO detectors?
- Bedroom sizes?
- Ask lots of questions

**Do you like the property?**

# Viewings – What's next?

Don't rush!

- Check with everyone in your group
- Get any promised fixes in writing
- You don't have to take the first property you see!

<http://www.savesthestudent.org/accommodation/guide-viewing-student-accommodation.html#1>

[http://www.thestudentroom.co.uk/wiki/Viewing\\_a\\_Rented\\_Property](http://www.thestudentroom.co.uk/wiki/Viewing_a_Rented_Property)



# Any Questions?



# Upfront Costs



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**Holding Fee = £100 - £200 NON REFUNDABLE**

**Agency Fee = £50 - £300 NON REFUNDABLE**

**Admin Fee = £25 - £150 NON REFUNDABLE**

**First Months Rent = Variable (£350-£500)**

**Deposit = Usually a month's rent (£350-£500)**

# Upfront Costs - Deposit

## Deposit protection Schemes

- Deposit Protection Service - <https://www.depositprotection.com/>
- MyDeposits - <https://www.mydeposits.co.uk/>
- Tenancy Deposit Scheme - <https://www.tenancydepositscheme.com/>

[https://england.shelter.org.uk/housing\\_advice/tenancy\\_deposits/check\\_if\\_your\\_tenancy\\_deposit\\_is\\_protected](https://england.shelter.org.uk/housing_advice/tenancy_deposits/check_if_your_tenancy_deposit_is_protected)

**Complete Your Inventory as soon as you move in!**

# The Contract

## Why does your contract matter?

- Legally binding
- Informs you of your obligations
- Your Landlord's obligations



## AST (Assured Shorthold Tenancy)

When you are renting a property, individually or with a group.

## Licence Agreement

When you are Renting a room. Examples include lodgings and purpose built student accommodation. Deposit does not require protection!

# The Contract



## Joint and Several (Most Student ASTs)

Everyone is equally responsible for the entire rent.

## Head/Lead Tenant

First point of contact for Landlord

## Guarantors (UK Based)

Family member or friend who can guarantee your rent.

# Guarantor Scheme



<http://yourguarantor.com/university-of-bath/>

**There is a charge...**

3.5% International Students

5% UK Students

<https://www.housinghand.co.uk/>

<https://ukguarantor.com/>

# Quiz!

1. Who's responsibility is...
  - a. Looking after the garden? Usually tenants (occasionally offered by landlord)
  - b. Getting contents insurance? More often than not, tenants (sometimes included)
  - c. Paying bills and utilities? Usually tenants (sometimes included)
2. How are rent installments paid? Varies (monthly or termly? Specified in the contract)
3. Can the contract be ended early? Usually no. Break clause? Fee? Specified in the contract

Read and understand your contract!

Free Contract Reading Service (provided by both the SU and Student Accommodation)



# Bills and Utilities

Share the responsibility

- Each tenant takes on either gas, electricity, broadband, water, insurance, TV license or a combination.
- Make sure everyone's name is included on every bill if possible.

<https://www.splittable.co/>

<http://www.savethestudent.org/accommodation/guide-to-student-energy-bills.html>

# Repairs

- Understand your responsibilities

[https://england.shelter.org.uk/housing\\_advice/repairs/landlord\\_and\\_tenant\\_responsibilities\\_for\\_repairs](https://england.shelter.org.uk/housing_advice/repairs/landlord_and_tenant_responsibilities_for_repairs)

- Read the contract!
- Report repairs as soon as possible (in writing)
- Give your landlord a reasonable amount of time to respond
- Chase them if it is taking a long time



[http://england.shelter.org.uk/get\\_advice/repairs\\_and\\_bad\\_conditions/responsibility\\_for\\_repairs/repairs\\_in\\_rented\\_homes\\_-\\_whos\\_responsible\\_for\\_what](http://england.shelter.org.uk/get_advice/repairs_and_bad_conditions/responsibility_for_repairs/repairs_in_rented_homes_-_whos_responsible_for_what)

# Damp and Mould



# Damp and Mould

- Ventilate the property
- Heat the property regularly (especially during the holidays)
- Do not dry your clothes in the house
- Wipe down any condensation
- Report any damp or mould problems to your landlord

<http://www.bathnes.gov.uk/services/housing/improvements-and-repairs/problems-damp-and-cold-homes>

<https://www.citizensadvice.org.uk/housing/repairs-in-rented-housing/disrepair-common-problems/disrepair-condensation-dampness/>

# Community – Be a Good Neighbour

neighb**our**hood



# Community – Be a good neighbour

- Get to know your neighbours
- Be aware of the noise you're making
- Avoid bringing a car (BA1 or BA2)
- Look after your environment



OUR SHARED CITY  
Student Community Partnership

<https://scpbath.org.uk/>

<http://www.bathnes.gov.uk/services/bins-rubbish-and-recycling>

<http://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/order-container>

# Safety



- Lock doors and windows when you leave
- Contents insurance
- Clean regularly (have a Rota if necessary)
- Keep the property well heated
  
- Be aware of safety when out and about
- Avoid travelling home on your own
- Nightline (term time only)
- University Security (even off campus) - 01225 383999

# Fire Safety



- Check your detectors regularly (weekly)
- Have a fire escape plan
- Avoid using candles (prohibited in many rentals)
- Dispose of cigarettes carefully
- Do not leave cooking unattended and do not cook under influence of drink/drugs
- Supplementary heating – Oil filled radiators preferable (check with your landlord)
- Safety certificate – Gas and Electrical Safety

<https://www.electricalsafetyfirst.org.uk/guides-and-advice/for-tenants/>

<https://www.gassaferegister.co.uk/help-and-advice/renting-a-property/information-for-tenants/>



# Help and Advice

## University of Bath Accommodation Team

[Accommodation-private@bath.ac.uk](mailto:Accommodation-private@bath.ac.uk)

01225 38 6503

West Accommodation Centre

## Advice and Support Centre

[suadvice@bath.ac.uk](mailto:suadvice@bath.ac.uk)

01225 38 6906

The SU Level 2



# Help and Advice

## Citizen's Advice

<http://www.citizensadvicebanes.org.uk/>

0344 848 7919



## Shelter

[http://england.shelter.org.uk/get\\_advice/private\\_renting](http://england.shelter.org.uk/get_advice/private_renting)

0808 800 4444

# Shelter

# Have Fun!

