

UoB Guide to Housing 2021

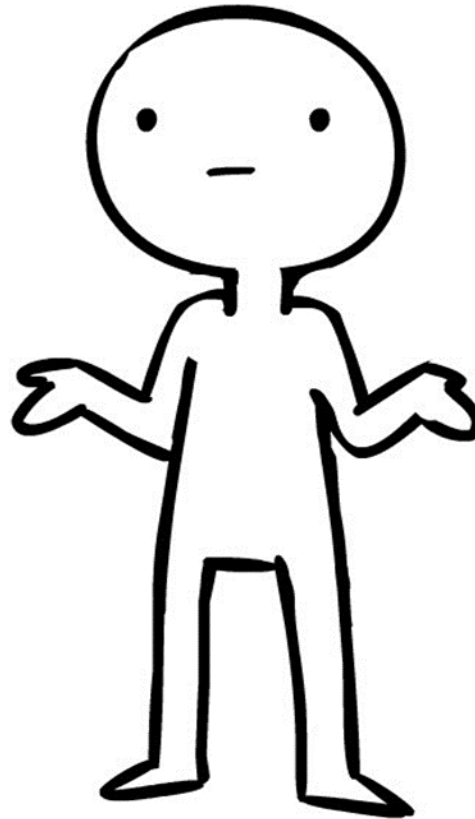
Finding Private Sector Accommodation



Finding Private Accommodation – Overview

- What the options are and where to find them
- Viewings, staying safe and securing the property
- How much it'll cost - Fees and the deposit
- The contract
- Bills and utilities
- Maintenance/repairs (damp and mould)
- Community - Being a Good Neighbour
- Where to find help and advice

Where, When and How



When – Our recommended timeline

November 2021 – January 2022:

- Agents will start advertising properties.
- Research where you'd like to live and the type of property you'd like to have and can afford.
- Find and agree your housemate group.

December 1st 2021: [StudentPad](#) launches which features 100s of properties. Start looking for properties that suit your needs.

April – June: While there is a good supply of accommodation, we do suggest you aim to have your property secured by April/June 2022.



Types of accommodation

Shared student home

What the majority tend to do. Sharing a house with your peers can be fun, but takes some organisation.

Purpose Built Student Accommodation

Similar to halls, but privately managed. Generally high-end. 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 and flexible.

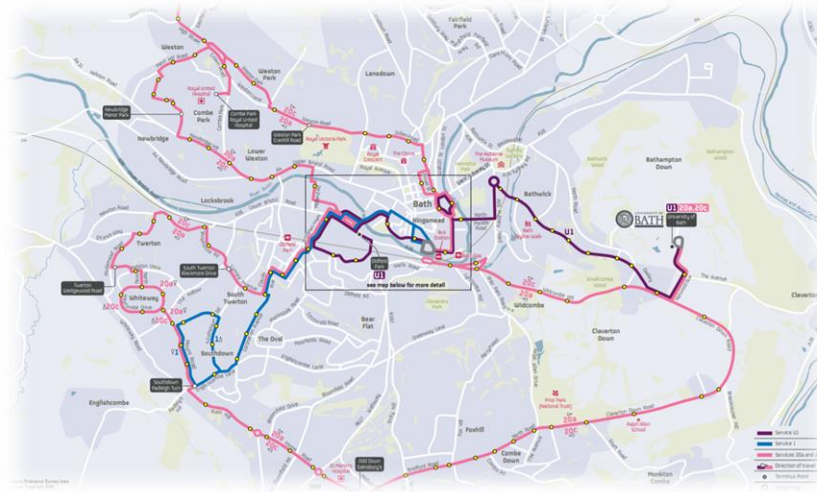
Places accommodation is advertised

- [Studentpad](#) launches 01/12/2021 and hosts properties from lots of different agencies and landlords.
- Websites include: [Rightmove](#), [Zoopla](#), [Spare Room](#), [OnTheMarket](#)
- Letting Agents websites directly (various in Bath)



Where to look

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



[Student Community Partnership](#) - Details about the different neighbourhoods above including amenities and bus routes.

Who: Choosing Housemates

Budget

Average rent is around £500 to £550 per month (not including bills)

Lifestyle and Compatibility

Finding housemates

[Housemate Finder Event](#) – 1st December

[Studentpad Message Board](#)

[Housemate finder Facebook group](#)

Student Houses in Bath are most commonly 4/5 bedroom



What to Look for

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



Avoiding Scams

Before paying any fees...

- View the property and meet the landlord
- Know that the person you are dealing with is genuine
- Don't be forced/pressured into anything
- Contact us for advice if you're unsure of anything
- Check review sites like [Marks Out of Tenancy](#)
- Avoid anyone who asks for an upfront payment using:



Viewings



Viewings – Coronavirus, keeping yourselves and the community safe

- Consider live virtual viewings where possible. Agents/landlords should be able to help you with this.
- Landlords/agents may limit the number of people allowed in the property at any one time
- Wear a suitable face covering as appropriate
- Viewings should be arranged by appointment only and ‘open house’ viewings should not take place
- When viewing properties in person, you should avoid touching surfaces wherever possible, wash your hands regularly and/or use hand sanitiser
- Do not attend if you have symptoms

Viewings – Manage your expectations



Viewings – Preparing and arriving

- Bring a phone/camera
- Be on time
- 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! But do be decisive

Check with everyone in your group

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

[Uni Homes Viewings Guide](#)

[Save the Student Viewings Guide](#)

A quick break...

For general house hunting tips, see the [Living Support Finding Private Accommodation website](#)

Any questions??

Upfront Costs and Fees

Holding fee/deposit = No more than 1 weeks rent

Deposit = No more than 5 weeks rent

First Month's Rent

Tenant Fees Act 2019

Restrictions on what fees landlords and agents can charge.

Check with us or if you're presented with a fee you're unsure of. [Trading standards](#) are responsible for enforcing the Tenant Fees Act.

Upfront Costs - Deposit

Deposit protection Schemes

- [Deposit Protection Service](#)
- [MyDeposits](#)
- [Tenancy Deposit Scheme](#)

[Shelter Advice – Deposit Protection](#)

Complete your Inventory as soon as you move in!

The Contract

Why does your contract matter?

- Legally binding
- Informs you of your obligations
- Shows 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, for examples in a lodging with a resident landlord. Deposit does not require protection!

The Contract

Joint and Several (most 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



[Your Guarantor](#)

There is a charge...

3.5% of your rent amount for International Students and 5% for UK Students

Alternatives

[Housing Hand](#)

[Rent Guarantor](#)



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.

Useful guides and tools:

[Save the Student guide to energy bills](#)

[NUS save energy in rented accommodation](#)

Repairs and Maintenance

- Understand your responsibilities

[Shelter Advice – Repair Responsibilities](#)

- 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
- The [local authority](#) can help if a landlord is refusing to do a repair



Damp and Mould



Damp and Mould

- Ventilate the property
- Heat the property regularly (especially during the winter months)
- Avoid drying your clothes in the house
- Wipe down any condensation
- Report any damp or mould problems to your landlord

[BANES – Help with damp and cold homes](#)

[NUS – Househunting advice](#)

Community – Be a Good Neighbour



Community – Be a good neighbour

- Get to know your neighbours
- Be aware of how far noise travels and limit late night noise
- Avoid bringing a car (BA1 or BA2)
- Look after your environment

[Student Community Partnership](#)

[BANES rubbish and recycling](#)



OUR SHARED CITY
Student Community Partnership

Safety

- Lock doors and windows when you leave
 - Clean regularly (have a Rota if necessary)
 - Keep the property well heated
 - Regularly check your smoke/heat detectors
 - Keep hallways and entrances clear of clutter
 - Do not leave cooking unattended and do not cook under influence
 - Get household contents insurance
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- Be aware of safety when out and about
 - Avoid travelling home on your own – particularly by the river
 - [Nightline](#) (term time only)
 - [University Security](#) (even off campus) - 01225 383999



Help and Advice

Student Living – Private Sector Accommodation Advice

Accommodation-private@bath.ac.uk

01225 38 6503

Book an appointment via [UniHub](#)

SU Advice and Support Centre

suadvice@bath.ac.uk

01225 38 6906

The SU Level 3



Help and Advice

Citizen's Advice

0344 848 7919



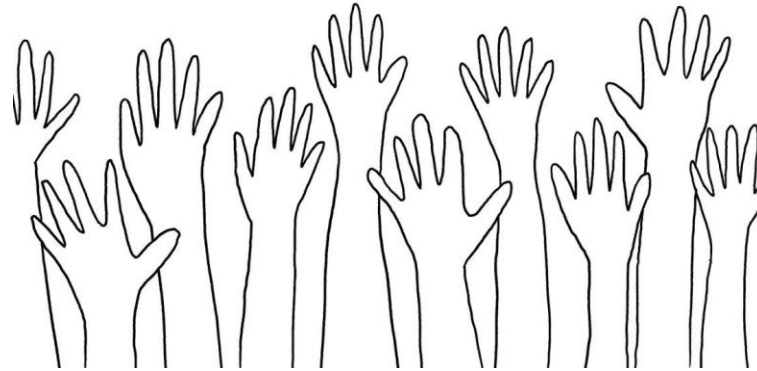
Shelter

0808 800 4444

Shelter



QUESTIONS?



Thank you for your time!

