

STUDENT HOUSING:

YOUR PRACTICAL GUIDE TO
FINDING YOUR NEXT HOME



Housing made easy

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BOOK HOME PARK

“I have lived in Home Park since 2023, and honestly these have been the best two years of my life.”

Why not stay in Home Park through our AUB Rebookers Programme.

AUB is offering an exclusive **rent freeze** to undergraduates in the second and/or third year of your undergraduate course

- ✱ Access to all of the amenities
- ✱ No Maintenance worries
- ✱ All bills included* - including CONTENTS INSURANCE!
- ✱ Access to AUBResLife Programme

Contact us now! accommodation@aub.ac.uk

*excludes TV licence



***your dream uni
house is
loading...***



1...2...3 STEPS TO FINDING A HOUSE

☐ Find people you want to live with. We recommend you aim for 4-5 people total as this is average size of student houses in Bournemouth.

☐ Agree on priorities such as large kitchen, equal size rooms, large lounge, location, etc. This streamlines the viewing process!

☐ Check out [AUB STUDENTPAD](#) for available properties...then view as many properties as possible, keep an eye out for things on the 'look for during viewings' list later in this booklet.

☐ Once you all agree on the house put down a 'holding deposit' which will secure the house. (more info, on deposits later in this booklet)

Finding (and sticking with) housemates

There are loads of ways to find housemates: via course mates, societies, etc... Once you have a few people in mind its best to ask a few questions like:

- * Do you usually opt for nights out or in?
- * Are you working or do you work late?
- * Do you cook and do you like to do it alone or with friends?
- * Do you have friends or partners over all the time?
- * Do you prefer cleaning as a group or your own individual areas?
- * Do you have a budget for rent and bills?



Once you all move in communication and boundaries will be key to a happy home!

Once you have sorted this, then onwards to viewings - and thinking about...

Location, location, location!

WINTON

- * Where most students live
- * ~15-20 minutes from campus
- * ~40 minutes from town



- * Close to Winton but a bit cheaper
- * ~30-35 minutes from campus
- * ~30-40 minutes from town



CHARMINSER

- * Very close to uni and more residential
- * ~5 minutes from campus
- * ~40-50 minutes from town



WALLISDOWN

- * Where most halls are
- * ~45 minutes from campus
- * ~5-10 minutes from town



TOWN

LETTING AGENCY

A company that acts as the 'middle man' between the landlord and tenant. They usually deal with the admin and repairs-- but this can sometimes be done by the landlord. Quality of service can range greatly between each letting agency so make sure to google reviews!

PROS

- * They list loads of student properties which makes it easier to find somewhere. Because of this you will have lots of choice (but this doesn't mean they will all be great).
- * You can look at reviews.

CONS

- * International students need to have a guarantor based in the UK, pay the money upfront, or pay a service for one.
- * You may get a "late charge" for key returns, rent, etc...
- * Will usually only offer fixed term contracts for 11/12 months.
- * Can be slow to get problems fixed because they manage so much.
- * You not speak to the same person each time you ring or email.

LANDLORD

A person who rents out their property directly and deals with all of the maintenance, admin, and other tasks to do with tenants with little to no external support.

- ✱ You will deal with the landlord directly.
- ✱ You may have the ability to negotiate tenancy lengths.
- ✱ You may be able to have repairs done quicker as they manage fewer properties.

- ✱ If they are on holiday they may not be able to help you.
- ✱ It can be tricky to find private landlords as they typically opt to use letting agencies do the work.
- ✱ You may not be able to look at reviews to see what level of service they give.
- ✱ International students will have the same issues with guarantors as letting agencies.

PROS

CONS

SO YOU'RE LOOKING AT HOUSES

It's time to think about:



*Speak to the current
tenants to learn
more about their
perspective!*

✱ Damp and mould: you can see and smell it (gross!). Make sure you check walls, ceilings, and around windows as this is where it usually lives.

✱ Pests: look around bins, windows, kitchen cupboards and counters, as this is where they usually live.

✱ Location: proximity to uni, groceries, and activities along with transport links to get around.

✱ Inventory: what do you get with the house (furniture, whitegoods, kitchen appliances) and is it good quality?

✱ Insulation: is the house warm or cold when you visit. This will be a good indication of what living there will be like and if it is well insulated you can save £££ on bills.

✱ Facilities: test the shower pressure and toilet flushing for very high or low pressure.

CHARGES FOR WHAT?



Landlords and letting agents can't charge additional fees to potential tenants beyond a 'holding fee' which has to be refundable and not exceed one weeks rent.

MAKING IT OFFICAL

Here's what you should expect to pay when you sign the paperwork:

- ✱ A deposit~ one months rent typically. This will be held safely and returned to you (-) any charges the landlord/agent feel are fit to cover damages at the end.
- ✱ First months rent (-) the holding fee. *A holding fee ensures that the property is off the market until you sign all of the paperwork making your tenancy official. It does not mean that you are the tenant and should be completely refundable.*

DEPOSITS

It's the law that landlords and letting agents have to hold your deposit safe within a 'deposit protection scheme' until the end of your tenancy.

Deposits provide security for the landlord to cover any damages you may have caused to the property. The best way to avoid larger charges is to take loads of photos when you just move in, leave the house sparkling clean when you leave, and to make sure you don't leave any damages to the property.

SIGN HERE...

YOUR CONTRACT

You will most likely have an 'assured shorthold tenancy' which means that you and your guarantor are only liable for your portion of the rent.

If you don't have an assured shorthold tenancy you may be in a 'joint and several' tenancy agreement which means that everyone is responsible for the rent if one person doesn't pay their portion.

We are more than happy to look over your tenancy agreement if you are concerned or just want another pair of eyes to check it!



Tip: don't let your landlord or agent panic you into signing!



***For more information
check out the right to rent
checklist on the gov.uk
website***

WHAT SHOULD COME WITH IT?

☐

How To rent: The checklist for renting in England (see [gov.uk](https://www.gov.uk)).

☐

Inventory outlining everything you will get + its condition.

☐

Gas safety certificate.

☐

Energy performance paperwork.

☐

A report showing condition of of properties electrical installations.

☐

Deposit paperwork to prove that they've put your deposit away securely and properly. It should be under a deposit protection scheme.

TENANT RIGHTS + RESPONSIBILITIES

Your rights

- ✱ To live in a property that is in good repair.
- ✱ To live in a safe property that adheres to all fire safety regulations.
- ✱ To see an energy performance certificate
- ✱ To see a gas safety certificate
- ✱ To have your deposit protected.
- ✱ To be protected from unfair eviction and rent.
- ✱ To know who your landlord is.
- ✱ To have a quiet enjoyment of your property.
- ✱ To challenge excessively high charges.

Your responsibilities

- ✱ To take good care of the property.
- ✱ To pay the agreed rent, even if repairs are needed, or you're in dispute with your landlord.
- ✱ To pay for or repair any damage caused by you, your family, or friends.
- ✱ To only sub-let if your your tenancy agreement or landlord allows it.

A (SAFE) HOME SWEET HOME

You have the right to live in a safe and suitable house. Don't feel like yours is liveable? The council may be able to help. It is within your right to call them and request that they carry out an assessment to see if there are any hazards that could affect your health.

If they do find that the property needs repairs to meet health standards the council can take action against your landlord or carry out the repairs themselves and charge your landlord later.

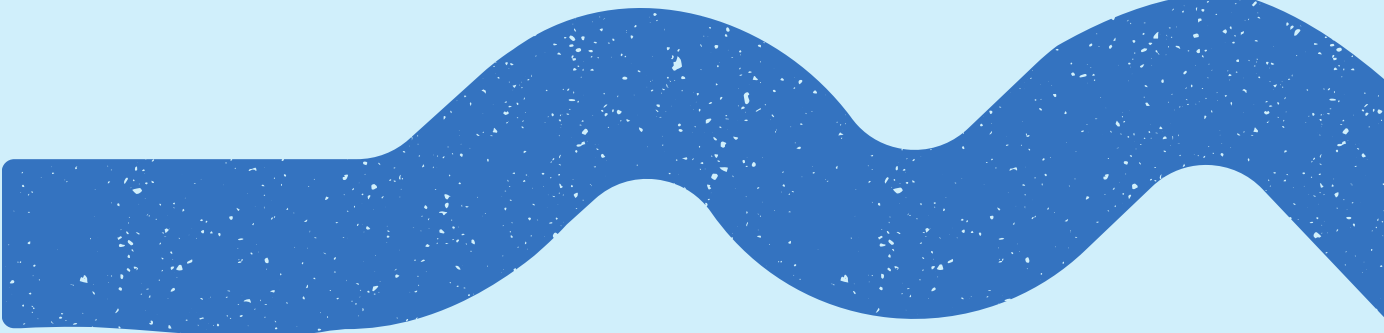
health

- * Damp and mould
- * Excessive cold
- * Overcrowding

safety

- * Faulty gas boiler
- * Fire risks
- * Dangerous electrics

advice



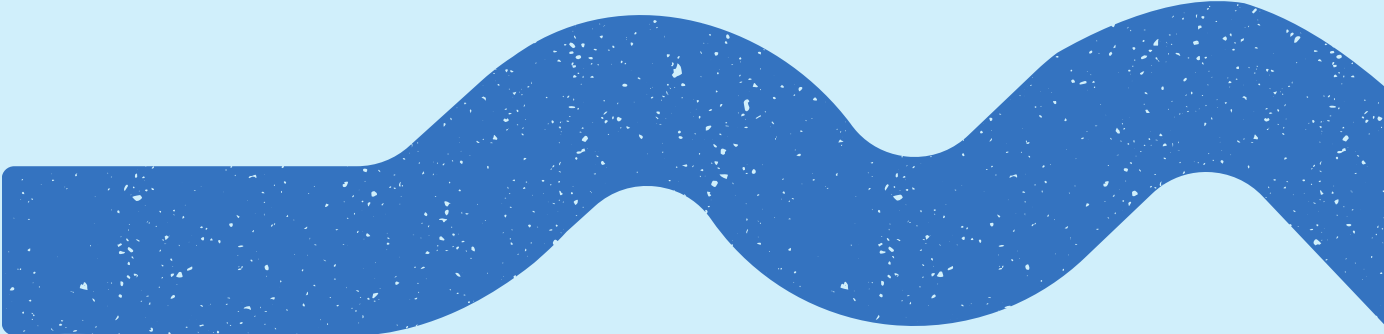
Citizens Advice- www.citizensadvice.org.uk

Shelter- <https://england.shelter.org.uk/>

Save the Student-

<https://www.savethestudent.org/accommodation>

mentioned



How to rent checklist-

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1188064/DLUHC_How_to_rent_Oct2023.pdf

AUB student pad-

www.aubstudentpad.co.uk/Accommodation

Rent Calculator- www.savethestudent.org/rent-calculator