

Housemate Finder

Housing Advice & Information



Overview

- Discuss the methods to consider the right housemate for you
- Methods of keeping a happy house for all
- Advice and guidance on finding the correct house your rights involved in the process
- Introduce yourselves and your ideal living situation next year

- Please raise your hands if you have any questions, remain muted for the presentation unless you have a question/contribution
- The chat is live for you to use if you do not feel comfortable talking



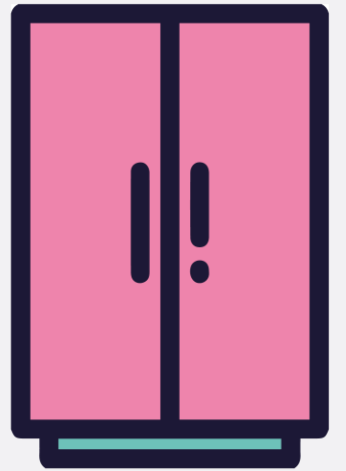
Choosing a Housemate

- Think of the characteristics you would like in a housemate and whether they are compatible with you
- Do you prefer quiet, private housemates?
- Would you prefer a housemate who is the life and soul of parties?
- Do you want to share food costs?
- Would you prefer the biggest room in a shared house?
- Are you happy for other students to come round regularly?
- Are you keen to keep monthly outgoings down to a minimum and happy to avoid additional costs such as sky, BT etc?



Shared Space & Responsibilities

- Agree on the best way to use the fridge, freezer, cupboard spaces
- If you share the costs of communal food, be respectful and share the consumption
- Ensure you seek permission to use/consume anything that isn't yours
- Ensure you all communicate with each other, if you know you are going to be late in paying for something, make the housemates aware ASAP



Noise

- Consider loud noise and how late it might be (especially during week days)
- How frequent are you having other friends round, is this causing issues with your own housemates?
- Plan and discuss party arrangements as a collective (If you feel the need to throw one)
- Consider your neighbours when arranging a party and whilst a party is going.
Remember, it may be intimidating for neighbours



Support each other

- Avoid hogging the bathroom (especially in the morning)
- Be considerate of the fact that people may need to get to lectures, labs, seminars or work
- Work out and agree weekly routines between yourselves
- Think about each others space and privacy



Support each other

- The stress of university, homesickness or maybe even relationship problems can all take their strain, but everyone is different
- Once you get to know your housemates well, be sure to offer friendship when appropriate but also respect their privacy when the time is right
- Be kind, friendly, fair and respectful to all



Our Top Tips

- View properties together – more than once if you can
- Don't proceed before you have consensus. Consider payment of rent and how it will be shared fairly
- Collectively agree on bills/communal goods and how they will be paid, set up direct debits immediately to avoid chasing money from housemates
- Create cleaning, shopping rotas
- Fortnightly house meetings
- Communicate with each other and respect each other



Your Landlord/Agency should provide the following:

1. A copy of all of their advertised fees/ deposits and where they are advertised.
2. Copies of the tenancy agreements and other documents regarding fees/ deposits and holding fees.
3. The stages at which a student is expected to pay any of the above.
4. Maintenance and property repairs response policy/ document.



Your Landlord/Agency should provide the following:

5. Energy Performance Certificate

6. Gas safety certificate

7. A copy of the latest government guide: How to rent - for an assured shorthold tenancy that started or was renewed on or after 1 October 2015.



Your Landlord/Agency should provide the following:

8. Which of the following self-regulating trade bodies they belong to

- a) Association of Residential Letting Agents (ARLA)
- b) Royal Institution of Chartered Surveyors (RICS)
- c) National Association of Estate Agents (NAEA)
- d) UK Association of Letting Agents (UKALA)

9. Which of the two Ombudsman schemes they are part of:

- a) Property Ombudsman
- b) Property redress scheme



Your Landlord/Agency should provide the following:

10. Which of the three **Tenancy Deposit Protection schemes** (TDP), students' deposits will be protected in?

- a) Deposit Protection Service
- b) My Deposits
- c) Tenancy Deposit Scheme

11. Your landlord should be able to provide you with a copy of their complaints procedure and money protection arrangements/schemes.



Your Landlord/Agency should provide the following:

10. Does the landlord provide information about Guarantor Schemes for International students and other students without guarantors? What are the rent payment arrangements for those students?





Questions



Our Top Tips

1. Don't rush to seek accommodation in the first semester!
2. Ensure you get Proof of the Deposit Scheme used by the landlord
3. Make sure you view the property at least twice – during the day and evening
4. Do not sign any agreement or contract until you have read it thoroughly and waited at least 24 hours to ensure it answers all your questions



Our Top Tips

5. Check with your letting agent/landlords about any maintenance/repair work that is pending
6. If you have any queries about your contract contact the university Pro Bono Free Legal Advice Clinic prior to signing it
7. If you are looking for accommodation/ housemates, a great place to find information is the Advice Service Housemate Finder Facebook group



Our Top Tips

8. Take photos of the property/rooms/carpets/windows/furniture etc as soon as you move in
9. Request to see the inventory list before moving in
10. Do not pay any money to your agent or landlord without fully understanding what you are paying for and unless you have it in writing
11. Report any issues with the house in writing to your landlord/ agency.
For complaints feel free to contact the Advice Service



Introduce yourselves

- Name
- Course
- Ideal living situation (house? Flat? Max 5 people? Party house? Quiet house? Communal food arrangements?)
- 3 things you would value in your housemates



Next Steps

- Communicate with each other on our Housemate finder facebook page
- Provide the advice team with your details and if somebody would like to discuss the possibility of sharing a house/flat with you, we can provide them with your details

