



**Unit 1-3 Ladybarn House
Moseley Road
Fallowfield
Manchester
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www.manchesterstudenthomes.com

Who we are

- We are owned and managed by the University of Manchester and Manchester Metropolitan University
- Non-profit
- Housing advice to students
- A Landlord Accreditation Scheme
 - Landlords commit to a Code of Standards
 - Complaints process
 - Mediate in disputes
 - Withdraw services and accreditation when code is seriously or continuously breached

Our Homes

We advertise all our properties at
www.mancehsterstudenthomes.com

- Range of properties from rooms in private halls to 9 and 10 bed houses
- Rent from £40 to £100 per week
 - depends on location and quality
 - Sometime utilities included
- In all major student areas and elsewhere
- Advertising for 2011/12
- Search by type, area, size and price
- Deal directly with the landlord to arrange viewings and to sign up
- No agency fees, accredited property and landlord, extra help if something does wrong



House Hunting Tips

- **Get your whole group together for each viewing**
- **Get a number of viewings in one ago**
- **Where is the property? How do you get there? How long does it take to get from one place to another?**
- **Be very observant**
- **“Buyer Beware” in most cases**
- **Find out as much as you can**
- **Once you sign up its too late**
- **No shortage of 3,4 & 5 bedroom houses**
- **Don’t be afraid to negotiate**
- **Later in the year you may strike a better deal**
- **Explore the city!**

Manchester: Area by Area

1 Fallowfield

- Traditional heart of student life
- Tend to pay more for less
- Victorian terraces
- Some larger town houses

2. Victoria Park

- Close to uni and the city centre
- Large three storey town houses
- Big rooms and loads of space
- Good value for money
- The Rampant Lion's monopoly
- Sometimes it's actually Ardwick or Longsight

3 Withington

- A little way down the road from Fallowfield
- Mixture of Victorian townhouses and 1930s semis
- Less "studentified" than Fallowfield
- Local high street
- Some good deals available

4 Rusholme

- One of the most culturally mixed areas of Manchester
- Curry capital of the Northwest
- Plenty of shops, takeaways, bars and restaurants.
- Within close walking distance of the Universities.

5 West Didsbury

- More upmarket
- Nice bars and restaurants
- Young professionals and families
- Large town houses
- More expensive due to location

6 East Didsbury

- Upmarket suburb
- Bottom end of the main bus route
- Busy highstreet
- Mixture of town houses and 1930s semis
- Takes longer to get into uni and the city centre

7 Hulme

- Just west of the uni campus and south of the city centre
- Regeneration area
- Very diverse
- Modern accommodation
- Very good value for money

8 Chorlton

- Great suburb away from traditional student stretch
- Lots of young professionals and families
- A little bit bohemian
- Lots of services, bars and local shops
- Great place to live
- Brilliant transport links to uni and city centre

9 City Centre

- Becoming more of an option
- Lots of apartments went up in the boom
- Prices coming down
- Very different kind of student experience

Tenancy Agreements

- 99% of contracts are Fixed-Term Assured Shorthold Tenancies
- Property address
- Rent amount
- Period of tenancy
- When rent is due
- All contracts will vary in the terms included
- Many things are the law regardless of what terms are written in the agreement
- A lot of legislation defining the rights and obligations of tenants and landlords
- **Legally Binding Contract**
- **No Easy Exit**
- **Don't Rush In!!**

Joint & Several Liability

- Joint & Several Liability for tenancy
 - Each of you liable for whole tenancy
 - All liable together
 - One person's liability is the liability of all
- Liability for rent, damages and behaviour
- The group owes the rent not the individual
- Guarantors are held similarly liable
- Know and trust your housemates
- Act responsibly

Quiet Enjoyment

- Quiet Enjoyment of home
- A legal right for all tenants
- “Exclusive Possession”
- Quite = Undisturbed or Unimpeded
- Enjoyment = Use
- Landlord must respect your privacy
- 24 hours notice required for visits

What Quiet Enjoyment Does Not Mean

- You can't do whatever you like
- Landlord can stipulate things like no smoking
 - These are pretty much accepted as legitimate terms
- Noise Nuisance and Anti-Social Behaviour caused by students
 - A big deal politically in Manchester
 - A backlash from the local community
 - The Police, the City Council and the Universities are now getting tough on repeat offenders
- You can be evicted for anti-social behaviour and nuisance
- Be careful not to upset your neighbours
- Occasional parties are expected and should be fine

Deposits

- By law all deposits must be placed in a Deposit Protection Scheme
- Provide details of scheme used within 14 days
- Deposits returned within 28 days
- Deductions should be detailed and justified
- If you dispute deductions the scheme will offer their resolution service
- If that is not taken up by both parties court is the only answer

Moving In

- Work usually done on property over the summer
 - What does the landlord have planned and when?
- Not unreasonable to have some access in the summer
- Store your belongings in house
 - Will work done damage them?
 - What does your insurance policy say?
- Inventory – very important!
- Tell the landlord about any faults right away
- Get the landlord to tell you about the heating system, the alarms, bin days and so on

Housing Health & Safety

- If you have a gas boiler or heating system make sure you get a copy of the Gas Safety Certificate (expires annually)
- Only let GasSafe registered engineers work on gas appliances
- If you think there is a gas leak call the Gas National Grid right away and leave the house
- Make sure there are fire extinguishers
- A house should have food storage, preparation and cooking facilities at a ratio of 4:1, so one cooker to four tenants
- A house should have the same ratio for bathroom and toilet facilities
- Larger houses come under special regulations
 - Check on the City Council website to see if your home is under license conditions
- If you are concerned about safety the City Council can do a risk assessment

Rent

- Usually to paid a month in advance
- More and more landlords using Standing Orders
- Paying rent is your main obligation as a tenant
 - Interest charged on late rent
 - Penalty charges applied
 - Eviction proceedings after two months of arrears
- In a Joint and Several tenancy the amount owed for eviction proceedings to start is two months **for the whole group**
- **Never** withhold rent in a dispute with a landlord

Repairs

- The main cause of disputes
- The landlord has obligations to keep in repair
 - The structure
 - The external fittings
 - The plumbing
 - Appliances provided for cooking washing and heating
- The tenants are responsible for
 - Cleaning and tidying
 - Unblocking internal pipes
 - Minor repairs to fixtures and fittings
- Do not** attempt to make repairs to plumbing, heating or appliances