



# Private Accommodation

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Student Homes



[www.manchesterstudenthomes.com](http://www.manchesterstudenthomes.com)

# Options

- Private rental sector offers a very broad range of housing options
- Individual rooms in private halls and shared houses, small houses and flats, huge 8 + bedroom houses
- Rents from as little as £55 pppw through to £150+ pppw
- Inclusive of bills, or exclusive of bills
- In a variety of areas each with own pros and cons

# Priorities

- Important to consider what your priorities are for housing...
- Close to university?
- A quiet place to study?
- Living with as many of your friends as possible?
- Quality of decoration?
- Value for money?

# Group Chemistry



- Make sure that the people in your group share at least some of your priorities
- Entering into a legally binding contract with them
- Not easy to get out of a contract if you realise you've made a mistake
- Trust and reliability are important

# Individual Contracts

- Exclusive use of a room in a shared house / hall
- All other facilities are shared
- Who will you share with?
- Contract provided with only your name on it
- Better to look for a bills inclusive deal

# Rents

- Rents vary greatly, but the main factors are
  - Quality
  - Supply
  - Location
- Average rents are highest for 1 and 2 bedroom flats; £90 - £150 + pppw (short supply)
- Average rents are lowest for 3, 4 and 5 bedroom properties; £72 - £85 pppw (over-supply)
- Average rents rise again for larger houses; £75-£95 pppw (short supply)

# Bills Inclusive Deals

Manchester  
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Accommodation

- These are becoming more common
- Sometimes the landlord will simply add £10-£20 to the pppw market rental price
- Will sometimes have a 'fair usage' limit
- For fixed costs like TV License, Water and Internet it is transparent
- For usage-driven costs like Gas and Electricity it is not good value for money

# Fallowfield



- Most popular student area and where most properties are located
- 'Studentified'
- Short bus ride to university
- Tend to pay a 'Fallowfield premium' in rent; get a bit less for your money than in other areas
- Average rent is £88 pppw

# Victoria Park



- Walking distance of university
- A bit quieter, feels more residential
- Tend to get a bit more for your money than you do in Fallowfield
- Average rent is £85 pppw

# Withington



- Suburban area a little further along the bus route from Fallowfield
- More a mixture of students and locals
- More space, bigger gardens, better value for money
- Average rent is £83 pppw

# Rusholme



- Walking distance of university
- Dense blocks of small terrace houses
- On average the most affordable area – can get good quality for very affordable prices
- Average rent is £76 pppw

# Viewings

- Try and take in as much as possible – not always easy
- Take notes so its easier to remember later on
- Try and speak to the current tenants
- Look out for obvious things like damp, mould, broken furniture
- Ask about the Energy Performance Rating – gives you some indication as to how warm the house will be in winter

# Viewings

- Is there enough space for the number of occupants?
- Are there enough cookers, fridges, freezers etc?
- Are there enough bathrooms and toilets?
- If the landlord promises any improvements get this in writing!

# Sign-Up



- Get a written tenancy agreement – make sure you read through it and understand it before you sign
- Most likely be asked to nominate guarantors
- Most likely be given a short deadline to get forms etc back to the landlord in order to secure the house
- If you are asked to pay some money to hold the property whilst you sign-up make sure you get a 'Holding Payment Agreement' which tells you what you've paid, for what purpose, and the conditions under which it can be returned or retained

# International Friendly Standard



International  
Friendly Standard

- Guarantors do not have to be UK-based
- No requirement for your rent to be paid upfront for the year
- Simplified and fair booking procedures for students to access from overseas
- Fair and easy to understand contracts
- Provide information about the area to assist your orientation at check-in

# Deposits

- Most landlords take a deposit - usually equal to 1 month or 5 weeks rent
- Don't pay deposits until contracts are signed and exchanged!
- Your deposits should be lodged with a 'protection scheme'
- Should get a certificate confirming this within 30 days of the deposit being paid
- If the landlord makes deductions at the end of the tenancy you don't agree with you can lodge a dispute with the protection scheme

# Contracts

- Assured Shorthold Tenancy – standard form of rental contract
- Automatically gives you and your landlord rights and obligations – defined by law
- Groups will be ‘Jointly and Severally Liable’
- Legally binding for the whole of the ‘fixed term’ – no mechanism for getting out or ending early

# Help During the Tenancy



- Manchester Student Homes is a free advice service for all students
- If your landlord is accredited we can intervene on your behalf
- The City Council has legal powers to make sure rental properties are safe and secure