

Finding and Living in Private Accommodation

A pocket-sized guide

A customised version of the Orientation
Programme presentation

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.manchesterstudenthomes.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 goes wrong

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

House Hunting Tips

- Get a number of viewings in one go
- 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
- Don’t be afraid to negotiate
- Explore the city!

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!! REMEMBER – MSH Will check your contract!**



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So enjoy your time in Manchester and for more information on a range of subjects, check out the [Crucial Guide](#)