



Student Union Advice Centre

Estate Agents and Landlords details

We do not recommend any particular private housing provider. The following housing providers are for information only.

Warwick University

Warwick Accommodation, Senate House, University of Warwick

Tel: 02476 523772

Fax: 02476524887

accommodation@warwick.ac.uk

www2.warwick.ac.uk/services/accommodation

Coventry Private Landlords

A & A Accommodation

Jenny Armstrong

Daytime Tel: 07977778883

Evening Tel: 01926613611

E: aa.accommodation@hotmail.co.uk

W:<http://www.lemingtonstudentlets.co.uk/>

Alison Lloyd Properties

Tel: 01386793335

Mob: 07774773666

alisonlloydproperties@live.co.uk

www.alisonlloydproperties.co.uk

Axo Student Living

Enquiries: info@axostudent.co.uk broadlane@axo.co.uk

Tel: 0203 4684861 / 0203 4684862

www.axostudent.co.uk

Coventry Area Manager: Numan Civil: n.civil@axostudent.co.uk

Cannon Park Accommodation

Ann & Ian Chattaway

Tel: 01676 540 478

Mobile: 07890171407 or 07792728376

chattaways@aol.com

Earlsdon Student Homes

Cat Greenway

Tel: 02475.77507

EarlsdonStudentHomes@gmail.com

www.EarlsdonStudentHomes.co.uk

Mr Gill

Tel: 01926 739 050

Mobile: 07902611968

bdgill57@gmail.com

Ian & Tina Haddon

Tel: 02476412941 / 07775712372

tinahaddon@gmail.com

Facebook: [facebook.com/simplystudenthousing](https://www.facebook.com/simplystudenthousing)

simplystudenthousing.co.uk/

JGM Properties

Jonathan Beeston

Mobile 07913388674

jbcompliance@hotmail.com

Joan Goodwin

Tel: 01926881486

Mob: 07730308787

ian.joan.goodwin@icloud.com

Langley Student Accommodation

Wendy & Paul Langley

Tel: 07734405472 Paul.langley@blueyonder.co.uk

www.langleystudentaccommodation.com

SNS Housing

Tel: 01676 542 873 Mobile: 07946467629

snshousing@aol.com www.snshousing.co.uk

Mohammed Yasar Tel: 07912214874

mohammedyasar@hotmail.com

Coventry Agents**Golden Key**

Yuvraj Chohan

Tel: 01926885204

info@goldenkeystates.co.uk

www.studentkeystates.co.uk

Hybrid Homes

James Williams

Tel: 02476 635066 Mobile: 07828602505

myhybridhome@gmail.com

<http://hybrid-homes.co.uk>



Leamington Spa Private Landlords

A & A Accommodation Jenny Armstrong

Daytime Tel: 07977778883 Evening Tel: 01926613611

E: aa.accommodation@hotmail.co.uk

<http://leamingtonstudentlets.co.uk/>

Proper Properties

Mr S. Gangar

Tel: 07768 44 7878

proper.properties45@gmail.com

<https://properproperties45.wixsite.com/website>

Spa Letting

Terry and Maggie Samuel

Tel: 01769 580819 Mobile: 077 867 35253

mandtsamuel@btinternet.com

www.spaletting.moonfruit.com

Leamington Spa Agents

Central Housing

50 Bath Street Leamington Spa CV31 3AE
Tel: 01926 339 781 info@centralhousing.co.uk
www.centralhousing.co.uk

Dhesi Estates

25 High Street Leamington Spa CV31 1LN
Tel: 01926 470022
studentinfo@dhesiestates.com
www.dhesiestates.com

Golden Key Yuvraj Chohan

3 Clemens Street Leamington Spa CV31 2DW
Tel: 01926885204
info@goldenkeystates.co.uk
www.studentkeystates.co.uk

Sandhu Estates

18 Victoria Terrace
Leamington Spa CV31 3AB Tel: 01926 423 986
info@sandhuestates.co.uk
www.sandhuestates.co.uk

Spa Estates

Mrs Mann
2 Clemens Street Leamington Spa CV31 2DL
Tel: 01926 425 774 Mobile: 07515 287294 or
07725 130318
spaestates@gmail.com
www.spa-estates.co.uk

Tara & Co Student Homes 21 Clemens Street

Leamington Spa CV31 2DW Tel: 01926 422 077
leamington@studenthomes.net
<https://www.studenthomes.net/index.html>

Student Friendly Housing Providers

The Students' Union expects housing providers to offer accommodation in a student friendly and customer focussed way – Ideally we expect to see housing providers meeting the following requirements:

- Contracts should normally be for 10 months unless the students specifically want longer. (Some students may require a longer period to fit in with their course.)
- ✓ Arrangement fees and setting up costs. These should be modest and only cover actual costs incurred rather than be an additional source of income. Fees in excess of £80 per student will be regarded as excessive.
- ✓ Use of guarantors. The Students' Union always advises its members not to enter into agreements where their parents or other individuals are obliged to act as guarantors.
- ✓ Water charges should be included in the rent – we expect these types of charges to be inclusive and not the responsibility of the students.
- Contracts should be written in plain English and avoid jargon or complicated language. They should also be printed in a font size that is easy to read.
- Contracts should not contain unfair or unenforceable terms e.g. a prohibition on overnight guests.
- Buildings with 3 or more floors and accommodating 5 or more unrelated people must have a HMO licence. This ensures that certain conditions and safety requirements are met.
- Deposits should be protected with a Tenancy Deposit Protection Scheme and full details of the scheme provided to the students. Return of deposits should not be dependent on unnecessary and unenforceable requirements such as requiring proof of payment of utility bills.
- Rent payments should be collected in student friendly manner that allows individual tenants to make separate payments if they wish, and makes allowances if income from grants or loans is delayed.
- ✓ Equal Opportunities – we expected all students to be treated fairly and with respect and dignity.

Unsure about anything to do with the process? Then contact us, we are here to help you make good decisions.

**Student Advice Centre
Warwick SU
Level 2
Union Building**

Telephone: 02476 572 824 Email: advice@warwicksu.com

Check List for Inspecting a Property

Use this check list when you go to look at a house - it should help you decide: which is the right house for you. (You can photocopy the check list and use a new one for each house you look at).

Exterior of the house

- Does the roof look sound and in good repair?
- Are the drains and gutters clear or do they have plants growing out of them?
- How does the woodwork look? Any sign of rot?

Security

- Does the house seem to be secure?
- Is there a burglar alarm?
- Are the locks on the external doors adequate – 5 lever mortise locks?
- Are the external doors solid and secure? Would it be difficult to break in?
- Do all the ground floor windows have security locks?
- Are the window frames strong and in good repair?
- Are the windows double glazed? This is important as it will affect heating costs.
- Are the ground floor curtains lined or thick enough to stop people seeing in?

Heating and Plumbing

- Does the house have central heating?
- Does the heating system work efficiently?
- How much does it cost to run the heating system?
- Do any taps, pipes or toilets leak and how effective is the shower?

Gas Safety

- Is there a current Gas Safety Certificate for the house? Look for the Gas Safe mark.
- Is a carbon monoxide detector fitted?

Fire safety

- In the event of a fire could you escape easily?
- Are smoke detectors fitted?

Electrical Safety

- Does the electrical wiring and fuse box look modern and well maintained?
- Is there a recent Electrical Inspection Certificate for the property?
- Are there enough power points in each room?

Furniture

- Has the house got enough furniture for everyone?
- Are there enough beds, chairs, tables, desks etc?
- Is the kitchen big enough to store and prepare food?
- What items of furniture belong to the current tenants?

Money

- How much is the rent and how does it compare with other properties? What is the total amount you will pay?
- Who pays the water charges?
- How much is any deposit - is it protected in a Tenancy Deposit Protection Scheme?
- Is there an Agents Fee? How much?
- Are there any other charges?

Licensed HMO – basic rule: 3 floors 5+ people

- Does the property need a licence? If yes, does it have a licence?
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