



SU Housing Day FAQ's

These Frequently Asked Questions (FAQ's) were compiled following a review of the full transcripts of our three virtual Housing Day Q&A Sessions held on 26th January 2021.

We recommend that you watch the presentations delivered at this years' virtual housing day before looking for the answers to any questions you may have in this document.

Students' Union Advice Centre Presentation: [Successful House-Hunting](#)

[Warwick Accommodation Presentation](#)

If neither the presentations nor these FAQs compiled below answer your question or you want to discuss something specific/personal to you, please do not hesitate to get in touch with us directly.

Can you recommend any agencies that are more reliable than others?

Neither Warwick Accommodation, nor the SU Advice Centre can recommend any particular agencies or landlords, but we suggest students check if agencies are registered with the property ombudsman as it shows they have a commitment to meet standards (although not guaranteed) www.tpos.co.uk. Your first port of call would be to do a google search for properties to rent in Coventry/Leamington etc. you will find the first few options that come up are the most well used and well known on the internet, then you can ring around any local agents to see what they have advertised. If you come across anything you are unsure about, please do not hesitate to get in touch via [our enquiry form](#) and we will be able to assist you.

There is not necessarily a best approach to your housing search, do what is best for you, Rightmove generally is estate agents, and you would need to contact them directly to discuss details and possible viewings. It would not hurt to let them know what you are looking for and see if they can find other options for you. If you have any problems, contact us [via our enquiry form](#) and we will help you through the process.

Warwick SU no longer provide a list of 'recommended' landlords/agents. However, Warwick Accommodation's Presentation [SU Housing Day 2021 Final Edit](#) will provide details of their digital advertising scheme.

There are a number of websites such as Zoopla and Rightmove that students use, however past students use openrent and spareroom as they tend to cater to students more. You can also house hunt on the Housemates wanted forum www.warwicksu.com/forums/topiclist/630.

Are there any red flags/things to look out for when dealing with landlords/agents?

Please see www.warwicksu.com/help-support/housing as there are a number of things to look out for.

We would advise not to sign anything or exchange any money if you are unsure about **anything**. If a landlord or agent is pushing for this get in touch with us with the detail and we will be happy to help.

What are the options for postgraduate students with children?

There are a number of options available, Warwick Accommodation may be able to help. Their presentation <https://m.youtube.com/watch?v=O-HnZWJa5Ek&feature=youtu.be> may answer some queries. Additionally, there are a number of off campus accommodations that may accommodate families. Sites such as Zoopla, Rightmove and open rent are particularly useful for students.

Any advice on spotting any unforeseen charges besides rent and utilities?

The main costs you need to consider are rental and utilities, but we recommend students think about other necessary expenditure such as food, travel and social activities, it all depends upon the things you enjoy for example, some students pay for gym membership.

Note: As a student you are exempt from paying Council Tax – your landlord or agent should not charge you. If in doubt, please contact www.warwicksu.com/help-support/contact

Please share the link to the house hunting forum page.

www.warwicksu.com/forums/topiclist/630/ if you have any problems do not hesitate to contact us at www.warwicksu.com/help-support/contact

If we can't see properties in person due to COVID, what do you recommend?

The recommendation in this case, as outlined by government too, is where possible to carry out virtual viewings – it would be an idea to ask if this would be doable. We would always advise against signing any contracts for properties you have not seen.

The estate agent told us that the tenancy date ends quite a while before the end of term, can I get this changed?

We would advise you contact the agent in case there has been a typing error. If the tenancy date stated is correct then you may wish to negotiate with the agent as most agents are aware of term dates. If they are not willing to budge, you may need to explore other options.

Any advice on house hunting for an individual (just me, no group)?

There are lots of options. It all depends on whether you are seeking a one bedroom property or a shared property. Here is a link to rooms being advertised, www.warwicksu.com/forums/topiclist/630/ this would be a good starting point to see if you are interested.

Which part(s) of Leamington/Coventry are better for students i.e. North or South Leamington?

We don't really make recommendations on which areas are better. This is something you'll have to decide on depending on your requirements, the property, and costs, how accessible the University is etc.

In terms of safety we recommend looking at www.checkmystreet.co.uk which can provide you with some useful information on the areas you might be considering.

What are the pros and cons to staying in places like station/union house? Is it safer/more ex than living in a house?

Places like these are purpose built student accommodation. They often have staff available if there are any issues etc. However, I cannot say whether they are more beneficial to students than living in a shared house as with shared accommodation you get to choose who you live with and share a smaller space, it depends on what is best for you! Mostly the contracts are assured shorthold tenancies, and if you ever need any advice with your contract, please feel free to send it over to us directly.

Would you recommend searching for housing if you are not on campus but hope to be soon?

We would recommend that you do searches online as it is not possible to do searches or viewings physically. We would also recommend that you do not sign a contract until you have had a chance to physically view the property once you are able to do so. There are certain checks you can do to ensure the property/ agent and landlord are legitimate, and we would also make you aware that there are a lot of digital scams going on.

How can I rent a house from outside the UK? And, if a landlord needs a reference who can be our reference?

You should still be able to rent a property internationally by contacting the agency/landlord about the property you are interested in. They will be able to send information over to you via email. I would recommend having a virtual viewing of any property you're interested in before signing any contracts. In regard to references, if you do not have anyone in the UK to do this for you, they make take a higher deposit from you to guarantee the property, or request for rent to be paid in higher instalments.

~~Last year there I think there was a page on the Warwick website which posted new houses, is this happening this year, and if so, how do I find it?~~

There have been changes to Warwick Accommodation this year which are detailed in [their presentation](#), They have around 100 rooms available this year on their fully managed scheme and a new platform is due to launch in the Spring of this year.

When will the new accommodation page go live?

The page is now live at: www.warwick.ac.uk/services/accommodation/studentaccommodation/apply. Please bear in mind this is for current students for the 2021/2022 academic year.

I am looking for on campus accommodation for term 3, will it be possible to get a contract?

We currently do have some availability; I would suggest waiting until closer to your expected arrival before booking. Please visit our website www.warwick.ac.uk/services/accommodation/studentaccommodation/apply for more information.

I cannot go home over the summer and am currently on campus as a first year, is there any way to negotiate with Warwick Accommodation to extend my contract?

The best thing you can do is email us at accommodation@warwick.ac.uk and a member of our team will be able to explain your options.

If I am not going to be in the final year of my course next year but I have a medical condition that Wellbeing Support Services know about will I be eligible for on campus accommodation?

To be eligible to apply for on campus accommodation you will need to be a student in your final year of an undergraduate course, a part-year undergraduate student on the Venice programme, or an undergraduate student supported through the specific accommodation requirements process for 2021/22. This link explains exactly what to do www.warwick.ac.uk/services/accommodation/studentaccommodation/apply.

Can you please share the link to the eligibility page?

www.warwick.ac.uk/services/accommodation/studentaccommodation/apply

I have no one to share with. Are there properties that allow me to rent without having to know people?

The Warwick SU's Housemates Wanted forum www.warwicksu.com/forums/topiclist/630 is where students are free to advertise empty rooms where you might be able to join a group. Or, there are purpose built student hall options where you would have your own room but may have to share kitchen facilities with others.

How do you know if a landlord is legit or not?

There are a number of ways to do this, ask for references, and/or check that the Landlords name matches that on the title deeds (at a cost of around £3) www.gov.uk/search-property-information-land-registry

Can you explain what a tenancy deposit and refundable holding deposit are? They were in the slides but not explained.

The holding deposit is a portion of the rent you put down to hold the property for you. If you decide to go ahead with the contract this will either be refunded or deducted from the first rental payment. If you do not go ahead the agency is likely to keep that money. If the landlord rejects your application for the property then this will be refunded.

A tenancy deposit is a larger sum of money which is paid when you agree to go ahead with the signing, usually one months' rent which is held in a protection scheme until the end of the contract and is there should the landlord need to deduct any monies for damages done to the property. More information can be found at:

https://england.shelter.org.uk/housing_advice/tenancy_deposits
https://england.shelter.org.uk/housing_advice/tenancy_deposits/holding_deposits

Can you make a decision on a virtual viewing only (because of COVID restrictions)?

You can make a decision on a virtual viewing; however, we advise that you ensure that the property and landlord are legitimate. We always advise, where possible that you have a physical viewing, that way you have done all necessary checks before you sign. Whilst this is not possible given the restrictions, we advise that you try to negotiate this in the terms before you sign subject to a physical viewing. You can check with the Land Registry if the landlords name matches that on the title deeds at an approximate cost of £3. This will confirm who the property belongs to www.gov.uk/search-property-information-land-registry.

How late is too late to get accommodation sorted for next academic year?

It is never too late! There are more houses available than there are students. You can take your time to ensure you find a decent accommodation

With typical student rental agencies, is it worth trying to negotiate aspects of a contract e.g. tenancy contract length?

It is worth trying to negotiate your contract, however, bear in mind that agencies do not have to agree to this and please make sure you are happy with everything before you sign the contract.

What are the best ways of finding additional housemates atm?

The SU's Housemates Wanted forum is a good place to start <https://www.warwicksu.com/forums/topiclist/630/>. Other places that we are aware students look are National websites such as spareroom.co.uk where you can filter through student properties or advertise your own room.

How do you put a deposit in, do you contact the person?

You have to provide a deposit when you rent a property and it is the landlord's responsibility to ensure your deposit is protected. This should be outlined in the contract before you sign. If you are in any doubt please contact the advice centre www.warwicksu.com/help-support/contact.

If we were to rent by ourselves, would it be significantly more expensive than sharing a house?

This would depend on many factors, such as, are you looking to rent a one-bedroom flat, or in purpose built student accommodation, what location is it in, what is provided etc. If you are looking to rent by yourself it is probable this would be more expensive as you are not sharing certain household responsibilities, however, it is not exact and I would suggest to keep browsing local areas as it seems Coventry is less expensive than areas in Leamington etc.

What is the approximate rent of a property in XXX?

Properties in Leamington are on average a bit more expensive than other areas closer to the University. The expected rental price depends on the size of the property, what is included etc. I would suggest browsing around using national websites such as Rightmove and others to look into this further. If you need further advice from us please contact us via our enquiry form: www.warwicksu.com/help-support/contact

Is the University still doing off campus managed accommodation?

Yes, there will be some off campus managed accommodation, watch the presentation 'Warwick Accommodation' <https://m.youtube.com/watch?v=O-HnZWJa5Ek&feature=youtu.be>

The options available for this year can now be viewed here:

<https://warwick.ac.uk/services/accommodation/studentaccommodation/apply/21/current>

I'm unsure who I want to live with, what do I do?

Whether this be because you have not yet had a chance to visit campus due to COVID-19 or other factors there are a number of people in your situation, and we would direct you to the SU Housemates wanted forum: www.warwicksu.com/forums/topiclist/630.

How do you find the students that lived in the property before you?

At present, this is difficult to do, unless the landlord provides you with details of the previous tenant(s), you may struggle to find a reference. A good landlord would be happy to provide information if previous tenants give their permission.

Which COVID measures will be taken to allow students to live on campus?

Please see details here, the pages are regularly updated: www.warwick.ac.uk/coronavirus/safety/oncampus

I don't have any relatives living in the UK. In terms of a guarantor is it required? Could I instead pay it all upfront?

It depends on who you rent with and whether they require a guarantor or not. They may wish to consider renting an off campus room with Warwick Accommodation as we do not ask for a deposit or guarantor. More information can be found here: www.warwick.ac.uk/services/accommodation/studentaccommodation/apply

I am a 3rd year doing a 4 year integrated masters and I will be applying to live on campus next year. What are my chances of getting accepted, is there anything I can do to improve my chances, and when will I know if my application has been accepted or not as I will have to look elsewhere for accommodation if not?

If you do not fall into any of the groups who are guaranteed accommodation and you are registered on a full time undergraduate course (excluding MBChB and degree apprenticeships) which will end in 2022, you are

eligible to apply for a ballot for campus accommodation. Please note that students doing a 4 year integrated undergraduate degree will need to be entering their 4th and last year of their degree in 2021/22. Any remaining current undergraduate rooms not allocated to part year or students supported by the relevant Wellbeing Support Services Team for specific accommodation requirements will be allocated to non-guaranteed students by way of a random ballot, not on a first come first served basis. Please be aware that ballot places for non-guaranteed students are usually limited and therefore it is unlikely that all students will be successful. All applications will go into the ballot as individuals, not as groups. Your student record needs to state 2022 as your end date by 5 February 2021 for you to be entered into the ballot. You will be informed if you have secured a place on campus by 12/02/21.

How do we apply for campus accommodation and when can we do this?

You can apply for campus accommodation if you are a student in our final year of an undergraduate course, a part-year student on the Venice programme, or an undergraduate student supported through the specific accommodation requirements process for 2021/22. Applications opened on 27/01/21 with a deadline of 08/02/21 to apply. You will be informed if you have secured a place on campus by 12/02/21. Full details on how to apply are here: www.warwick.ac.uk/services/accommodation/studentaccommodation/apply

In case of any problems in living, the Warwick Accommodation team help?

Yes! As well as the SU Advice Centre we are here to support you. On campus we have the Residential Life Team www.warwick.ac.uk/services/residentiallife and, with our off campus managed properties you have a dedicated Property Manager.

Where can we find more information about Hampton Hall?

More information and full adverts for the rooms within Hampton Hall and Wells Terrace, Warwick Accommodation's fully managed housing options for 2021/22 are now available here along with a guide to help you apply: <https://warwick.ac.uk/services/accommodation/studentaccommodation/apply/21/current>

Does being in a group or on your own increase your chances of getting accommodation, or does it not matter?

With University Managed Off-Campus properties it depends upon what is available at the time and rooms are offered on a first come first served basis.

Where should I look for houses, are there specific sites? Am I too late?

It is definitely not too late. There is more housing than there are students so you shouldn't have any trouble finding accommodation. There are many websites you can look on, a quick google search for student accommodation in Coventry/Leamington will give you many options. Unfortunately we cannot recommend any specifically but can check anything you are unsure of, so before you sign, or pay any money feel free to contact us www.warwicksu/help-support/contact and we'll go through it with you.

What housing does the University of Warwick offer?

[Warwick Accommodation's presentation](#) talks through the options available this year.

What time of the year do most students secure their accommodation for next year?

This varies across the board. Some students like to secure their accommodation as early as November for the next academic year, some secure it later. This depends on your circumstances. We always advise not to rush, take your time to make sure the property, location and cost suits your budget. You may feel pressure from other students, landlords and agents alike but don't panic, there's plenty of accommodation available.

Where should I look for a single bedroom studio flat?

We (Warwick Accommodation) do not have any property recommendations at the moment but there are a variety of options in the local areas. Some students use websites such as [rightmove.co.uk](#) and we would advise you check that agents are registered with the Property Ombudsman – they don't have to be but it demonstrates a commitment to provide certain levels of housing (not a guarantee) [www.tpos.co.uk](#)

Agents haven't been replying to send pictures/videos of houses – what can we do about that?

A good agent should offer pictures online and some even offer virtual viewings. We always recommend that you take a look around any property you are interested in. There are plenty of properties you will be able to view images of.

By when do you recommend to start house hunting for next academic year?

This is totally up to you! All we can say is there is absolutely no need to rush and always seek advice from us if you have any questions about renting or contracts before you sign or exchange any money. Lots of students search very early – at the beginning of the academic year and if that works for you then great but take your time and always get advice first.

What happens if we are unable to secure any housing at all?

Try not to worry about this, in the rare event that this were to happen please get in touch with us. Just make sure you are using all of the search methods available to you including our housemates wanted forum [www.warwicksu.com/forums/topiclist/630](#).

If we've found a house we like but not enough people to fill the places can we reserve it and then find another person to join?

You can, but we wouldn't recommend it in most instances as, if you do not find someone to fill the place you will collectively be liable for the rental payments for that room. We would always advise that you find a suitable tenant before you sign a contract. Some agents and landlords may not allow you to reserve – check the contract and if in any doubt contact us [www.warwicksu.com/help-support/contact](#)

Please elaborate on negotiation techniques of getting a break clause in a tenancy contract

There are discretionary measures that can be used such as negotiations with the landlord; please see a link about ending fixed tenancies early:

https://england.shelter.org.uk/housing_advice/private_renting/how_to_end_a_fixed_term_tenancy_early/ and also the SU's template on negotiations: <https://www.warwicksu.com/help-support> however, we would advise you to contact us with a copy of your contract to be able to best advise on your individual circumstances.

Are there examples of contracts available, what they should (not) include?

There are template contracts available online however if you send any contract over to us at the SU advice centre we will go through it with you on a case by case basis.

Would it be a good idea to buy a property rather than rent?

This would very much depend upon your personal circumstances. Most students rent a property for a period of 10-12 months as they have no long term intention of staying in the property and it is solely for use while they are studying. Buying is expensive and takes time to process.

What would be the normal starting date for the contract and can we negotiate?

Most landlords/agents start their contracts around the start of term however you can discuss this with your landlord/agent to work out what is best for you.

What date do you anticipate the new accommodation platform going live?

Our aim will be later in the spring and you will be notified via the student newsletter.

What is the link to the rate my landlord website?

This should be available in the coming months and the SU Advice Team will be available to provide you with a link as soon as it is available.

Waiting for Warwick Accommodation's new platform to launch in spring seems like a bit of a risk?

We are in the process of building the system and hope to get it live as soon as possible. There are other agents and providers you can use should you wish to book accommodation earlier but I would advise that you follow advice from The SU Advice Centre www.warwicksu.com/help-support/housing. From previous experience and monitoring the local market for student housing we anticipate there will be a large number of properties available for students so try not to worry. Arranging this in spring time should be absolutely fine :-).

What locations/styles of accommodation will there be for students to choose from on the new platform?

We hope to have a variety of properties available on the new platform and you will be able to search by number of bedrooms, location etc. We cannot make any guarantees at this time as it all depends on which landlords choose to advertise with us when we go live but we would hope to have an array of options and locations for students to choose from.

Who is eligible to apply for on campus accommodation in 2021/22?

To be eligible to apply for campus accommodation you need to be in the final year of an undergraduate degree, a part-year undergraduate student on the Venice programme or an undergraduate student supported through the specific accommodation requirements process for 2021/22.

When will on campus accommodation be available to book?

On campus accommodation applications went live on 27th January. Full details and updates can be found here: www.warwick.ac.uk/services/accommodation/studentaccommodation/apply - to be eligible you will need to be a student in your final year of an undergraduate course, a part-year undergraduate student on the Venice programme or an undergraduate supported by the specific accommodation requirements process for 2021/2022. The closing date for applications is 08/02/21.

Can applicants for campus accommodation (3rd year) apply as a duo?

To be eligible to apply for campus accommodation each applicant needs to meet the criteria; in the final year of an undergraduate degree, a part-year undergraduate student on the Venice programme or an undergraduate student supported through the specific accommodation requirements process for 2021/22. You can contact us at accommodation@warwick.ac.uk if you have specific queries about living with/next to someone else. You will need to apply separately and then email us to see if you can be placed together.

How can we apply for accommodations such as Hampton Hall?

You can view all of the details and book viewings on our website here:
www.warwick.ac.uk/services/accommodation/studentaccommodation/apply.

Campus accommodation will be allocated via a ballot right, so it won't matter when I make my application as long as it is between 27/01-08/02?

Yes, that is correct, providing you meet the eligibility criteria and are successful via the ballot there is no rush to apply just as long as it is before the deadline.

What is the Venice programme?

This is a particular course of study that offers a placement abroad
www.warwick.ac.uk/fac/arts/history/students/international/veniceprogramme

If I need a studio flat I need to find accommodation elsewhere as on and off campus don't offer as such?

Unfortunately we do not have a studio flat available off campus for the 2021/22 academic year. You may wish to contact the SU Advice Centre may be able to help you further with this query. You may find this webpage useful www.warwicksu.com/help-support/housing/landlordchoice.

Do final years allocated campus accommodation live together?

Yes, in most cases all finalists live together in specific area