

WSU Housing Day 2021

Successful House-Hunting



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What makes house-hunting successful?

- In the right location,
- With people you want to share with, and
- Affordable



Don't Panic

- Take your time to make the right decision
- There is plenty of accommodation to choose from



Planning is Vital

- Who with and how many in the group?
- Location?
- Type of property?
- What is your budget?



Look for the best value

- Our research indicates that larger properties work out more expensive per person than smaller properties.
- There are more 4, 5 & 6 bedroom properties than larger properties.
- E.G. An 8 bedroomed property in Leamington costs around 12% more per person per week than a 4 bedroom property.
- Some larger properties are expensive and not of a good standard, you could consider splitting the group and getting 2 properties.



Choosing a Private Landlord/agent

- Variety of providers to choose from
- A wide range of conditions and styles to choose from
- Find one that suits you

ADVICE CENTRE HELP & SUPPORT WEB PAGES

<https://www.warwicksu.com/help-support/housing/>

Found a property- first steps

Make sure you:

- Read all the information about the property
- Verify the landlords/agent details
- Check affordability
- Look at the Energy Performance Certificate
- Arrange a viewing (where possible)
- Who will be managing the property?
- Do you need a Guarantor?



Costs

Understand the cost before you pay anything!

The only legitimate fees agents can charge are:

- Rent in advance
- Tenancy Deposit
- Refundable Holding Deposit



The Contract – Tenancy Agreement

- Read and understand your contract,
- Legally binding
- Fixed term
- No break clause – not permitted to leave the contract early if you do – replacement tenant



If you're in doubt, contact the Advice Centre.

What happens after signing?

You should receive:

- The Government's 'How to Rent' Guide
- Energy Performance Certificate
- Deposit Protection Certificate (30 days after paying the deposit)
- Gas Safety Certificate
- Check the property before moving in day



Things to look for when you view a shared property



Final exit doors and doors to bedrooms should have thumb turn locks – not keys!

Smoke detectors at least in the hall and landing and a heat detector in the kitchen...bigger properties may need more

Fire blanket in kitchen.

Problems after signing/moving in?

Photographs

Disputes

Breach of contract

Disrepair

Deposit no return

Contact the Advice Centre or go to the website for more info

COVID - What you need to consider

- Impossible to predict future
- Signing a tenancy contract = paying the rent
- No break clause = no right to surrender, discretionary option to negotiate
- Your options in the event of another national lockdown

**Housemates Wanted forums*

Good Luck - House-hunting!

We will now move to a live Q&A. the advice team will take questions on the following topics:

1. House hunting
2. Contracts
3. Problems after signing
4. Lockdown implications

