

WSU Housing Day 2021

# **Successful House-Hunting**



Bianca Vauls 26 January 2021

#### 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 Learnington 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 Governments '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

This record can be used to documen	D/HOMEOWNER GAS SAFETY RECORD	The Housing (Management of Houses in Multiple Occupation) Regulations 1990
Details of Registered Business Gas Safe Register No Registered Engineer's Name Gas Safe Register Licence Number Business Address	One sub-its application from 4x for 00 and using cole larges           Appliance Details           Location of         Type         Mandacturer         Model         Ownerity instead         Type instead         Type instead           1	The Owner of this house is: And can be contacted by telephone on:
Postcode Contact No Details of Site Name (Mr/Mrs/Miss/Me)	Inspection Details           Operating pressure imbar and/ or inkel mod/ and/of statisticity         Visual condition and statisticity         Films operation and statisticity         Combustion and statisticity         Combustion services         CO Alism fested (filmsd)         CO Alism fested (filmsd)         CO Alism fested (filmsd)         SARE TO USE           1         Hes/Fai/NA         Yes/Fai/NA         Pass/Fai/NA         Pass/Fai/NA         Yes/Fai/NA         Yes/Fai/NA <td>The Manager of this house is:</td>	The Manager of this house is:
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Outcome of gas supply pipework visual inspection? Pa Is the Emergency Control Valve access satisfactory?		Notice displayed in a prominent position in the common parts detailing the name, address and any conta telephone number for the manager of the property. Any more than 5 tenants will need to be licenced
	Construction of the second secon	Gas and electrical
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# Things to look for when you view a shared property





Fire blanket in kitchen.

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

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

# 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



