



## Housing Talk Live Q&A

### **What happens if I don't find anyone to live with?**

You can post an advert on 'housemates wanted' using the link below. Housemates often post on this page and you can respond to any of the ads posted on this page if any of them catch your interest.

<https://www.warwicksu.com/forums/topiclist/630/>

### **Do they ask for guarantors?**

The vast majority of landlords/agents do ask for guarantors to mitigate the risk of non-payment of rent. To get round this some landlords ask for half or a full years rent in advance if you are unable to provide a guarantor. There are student rental guarantor companies online that can assist you with this, however this will be at a cost. If you decide to use a student rental guarantor company, we would recommend that you do your research in advance of agreeing to use any third party company that offers this service.

### **When do you recommend we start looking for housing for next year?**

We advise that you take your time, not rush or panic as many private landlords apply pressure on students to sign contracts early. If you feel you are ready and have time to start looking, there's nothing stopping you. You may wish to browse and look around. If you find a property you like and are unsure whether to sign, come and talk to one of our advisors, they can help you check your contract, before you make a decision.

### **Is it possible to move in with a friend who could be a year below/above if they permit it? What if that friend is not currently at Warwick but is coming next year?**

You can live with anyone you choose to live with. If they're currently not studying at Warwick this academic year, you would want to make sure they are definitely going to enroll, as anything could happen between now and the next academic year. If your friend signs a shared contract with you, you both would also be liable for the rent, you may find yourself looking for a replacement tenant if your friend decides later they do not wish to study at Warwick.



### **Will we be able to access the recording of this session?**

Yes, we will share a recording of the presentation on our website, in our Help and Support Pages – Housing-Housing Talks.

### **I want to do an intercalated year abroad (second and third term Monash University in Australia) So where should I live for the first term? Are there any houses that allow students to only rent for a term?**

There are few landlords that allow students to rent for the term as most 'Shorthold Tenancy Agreements' are typically minimum of 6 months. You may wish to explore Airbnb or BnB's in the area to see if they offer short term lets.

### **Do you have a list of vetted Agents?**

We do not provide a list of vetted agents. Warwick Accommodation will be sharing a short presentation on their new digital platform 'Student Pad' which will help you find a suitable property.

### **How quickly do you say the better quality apartments go?**

It's difficult to say, as this can depend on varying factors, like budget, size of the property, location, the number of students you may wish or don't wish to share with, how eager and keen you are to sign a contract and how far you're willing to travel. There is a wide range of properties and accommodation available in the local area, we advise that you look around and see what is suitable for you and your circumstances.

### **Do many people decide to live alone if there is no one obvious to live with or is it too expensive?**

Some students do decide to live alone if it suits their circumstances and if there are one bedroom properties available. There might be slight variations in cost, but this will depend on size of property, location, local amenities. Typically, there are more shared occupancy properties available on the market than there is single occupancy properties, we would advise you to do an online search and compare the properties on the market and assess whether this is an option for you.

### **If you struggle to find people to live with, you can look or post for housemates on '*housemates wanted forum*' using the link below:**

<https://www.warwicksu.com/forums/topiclist/630/>

### **On average how many people would live together?**

This can vary from 2 people sharing, up to 8 or 9 people sharing. Generally the average tends to be 4-5 people sharing. This all depends on the size of the property being let and the number of you wanting to live together



## **If most of the learning is going to be online then we would prefer to stay at home – when will we know this about year 2?**

It's difficult to say as decisions to move to an online learning only will be determined by government guidelines if we go into another lockdown or if further restrictions are place upon us. The university is currently taking a blended approach to learning which means some learning will be delivered online and some will be delivered on site, this may apply to some courses but not others. We would advise you contact your department to get a clearer picture if all teaching will be delivered online in year 2 before making any decisions.

## **Concerning University Accommodation, are we allowed to live in a studio with our partner?**

You will need to contact Warwick Accommodation to see if they permit this, however in the private market, you have the liberty of living with anyone you wish to live with. If you are thinking of sharing a room with your partner, you will need to let your landlord/agent know as most tenancy contracts permit one person per room and you may be in breach of your contract if another person shares the room with you without declaration as costs may apply.

## **When would you recommend putting a deposit down.**

Before you put a deposit down, we advise that:

- you and your housemates are happy with the property
- that you have viewed the property, taken pictures and are happy with it
- have reviewed the inventory – before signing to make sure the property matches with the inventory,
- outline and share any concerns you have in an email to your landlord and agent as a record/evidence that concerns were raised early
- that you have reviewed the contract in advance of signing
- that you and your housemates can afford to make the rental payments
- you discuss with you housemates, that you understand your responsibilities and how you will collectively manage the unfortunate event of a housemate not able to meet their obligations (as you'll be collectively liable for the rental payments as will your guarantors).
- That you know that the deposit will be protected in a government approved scheme



## **Where do we find reliable housing agents – is it compulsory to find an agents or can you talk to the landlord directly, what do you suggest?**

There's never a guarantee that you'll find a reliable housing agent, as tenants can often experience problems they did not anticipate. However, there are certain check landlords and agents must meet before they can advertise their property. Warwick Accommodation have launched Student Pad a digital platform that can help you find a property/landlord where basic checks are done to ensure a landlord is legally compliant. Here's a link for your perusal <https://www.warwickstudentpad.co.uk/Accommodation>

It's not compulsory to find an agent, and many landlords provide housing without an agent. You can speak to a landlord directly if you wish to, that's entirely your choice. Whatever you decide, please read the last question to ensure you do the necessary checks before signing a contract.

## **Some landlords ask for a holding deposit to secure the property?**

A holding deposit is payed to the landlord or agent to reserve the property and this should be equivalent of 1 weeks rent. The landlord/agent would be required to take the property off the market and not permit any further viewings. The security deposits give's the landlord security for any financial loss. Only pay a holding deposit if you are serious about renting the property. If the landlord/agent decides not to rent to you this holding deposit you should get a refund.

## **What's the range for rent in Leamington for a house with 4-5 people?**

Prices can vary, depending on the property, size and location and there are varying properties on the market in varying conditions. We would advise that you do some research first. Go to Student Pad <https://www.warwickstudentpad.co.uk/Accommodation> or other digital platforms to compare prices.

## **What area is the best place to stay and get housing?**

This would depend on your budget, and preferences, how far you wish to travel (walking distance from the University/bus ride etc). Go to Student Pad <https://www.warwickstudentpad.co.uk/Accommodation> and do some research using their search function.

## **Some students stay at the same house for the rest of their course, not just their second year?**

This is entirely your choice, if you're happy and wish to stay and the landlord is happy to extend the contract, there's no reason why you can't.

## **If someone from your groups falls through can an agent keep your holding deposit?**

This will depend on whether you still want to rent the property if you decide to pull out, then you lose the right to the holding deposit. If you still wish to rent the property you may need to find a replacement tenant. If you have signed a shared contract you will collectively be liable for the rental payments.

## **What if they ask you to sign terms that states the holding deposit are non-refundable, should we sign the terms?**



Do not sign if there are terms stating the holding deposit is not refunding, we advise that you speak to an advisor before signing. Contact us using our online enquiry form in the link provided

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

**When there is mould in the property during the winter and my child is coughing because of it, is it the landlords responsibility to deal with it?**

It will usually be the landlords responsibility to fix the problem. Shelter, England's leading charity provides advice and information about damp and mould problems in rental properties and what you can do about it. Please use the link:

[https://england.shelter.org.uk/housing\\_advice/repairs/damp\\_and\\_mould\\_in\\_rented\\_homes](https://england.shelter.org.uk/housing_advice/repairs/damp_and_mould_in_rented_homes)

**When do properties come available?**

Properties come available throughout the year and you can start seeking for properties now. Warwick Accommodation have launched Student Pad a digital platform that can help you find a property/landlord where basic checks are done to ensure a landlord is legally compliant. Here's a link for your perusal

<https://www.warwickstudentpad.co.uk/Accommodation>

