

## Student 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](mailto:accommodation@warwick.ac.uk)  
[www2.warwick.ac.uk/services/accommodation](http://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](mailto:aa.accommodation@hotmail.co.uk)  
W: <http://www.leafingtonstudentlets.co.uk/>

##### **Alison Lloyd Properties**

Tel: 01386793335  
Mob: 07774773666  
[alisonlloydproperties@live.co.uk](mailto:alisonlloydproperties@live.co.uk)  
[www.alisonlloydproperties.co.uk](http://www.alisonlloydproperties.co.uk)

##### **Cannon Park**

**Accommodation** Ann & Ian  
Chattaway  
Tel: 01676 540 478  
Mobile: 07890171407 or 07792728376  
[chattaways@aol.com](mailto:chattaways@aol.com)

##### **Mr. Harminder Bilkhu**

Tel: 07980658063 / 07772461225  
[hsbproperty@gmail.com](mailto:hsbproperty@gmail.com)  
[www.hsbstudentaccommodation.co.uk](http://www.hsbstudentaccommodation.co.uk)

##### **Earlsdon Student Homes**

Cat Greenway  
Tel: 02475.77507  
[EarlsdonStudentHomes@gmail.com](mailto:EarlsdonStudentHomes@gmail.com)  
[www.EarlsdonStudentHomes.co.uk](http://www.EarlsdonStudentHomes.co.uk)

##### **Mr Gill**

Tel: 01926 739 050  
Mobile: 07902611968  
[bdgill57@gmail.com](mailto:bdgill57@gmail.com)

##### **Ian & Tina Haddon**

Tel: 02476412941 / 07775712372  
[tinahaddon@gmail.com](mailto:tinahaddon@gmail.com)  
Facebook:  
[facebook.com/simplystudenthousing](https://facebook.com/simplystudenthousing)  
[simplystudenthousing.co.uk/](http://simplystudenthousing.co.uk/)

##### **JGM Properties**

Jonathan Beeston  
Mobile: 07913388674  
[jbcompliance@hotmail.com](mailto:jbcompliance@hotmail.com)

##### **Joan Goodwin**

Tel: 01926881486  
Mob: 07730308787  
[ian.joan.goodwin@icloud.com](mailto:ian.joan.goodwin@icloud.com)

##### **Langley Student Accommodation**

Wendy & Paul Langley  
Tel: 07734405472  
[Paul.langley@blueyonder.co.uk](mailto:Paul.langley@blueyonder.co.uk)  
[www.langleystudentaccommodation.com](http://www.langleystudentaccommodation.com)

##### **SNS Housing**

Tel: 01676 542 873  
Mobile: 07946467629  
[snshousing@aol.com](mailto:snshousing@aol.com)  
[www.snshousing.co.uk](http://www.snshousing.co.uk)

##### **Mohammed Yasar Tel:**

07912214874  
[mohammedyasar@hotmail.com](mailto:mohammedyasar@hotmail.com)

#### **Coventry Agents**

##### **Golden Key**

Yuvraj Chohan  
Tel: 01926885204  
[info@goldenkeystates.co.uk](mailto:info@goldenkeystates.co.uk)  
[www.studentkeystates.co.uk](http://www.studentkeystates.co.uk)

## **Leamington Spa Private Landlords**

### **A & A**

#### **Accommodation**

Jenny Armstrong

Daytime Tel: 07977778883

Evening Tel: 01926613611

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

### **Mr. Harminder Bilku**

Tel: 07980658063 / 07772461225

[www.hsbproperty.co.uk](http://www.hsbproperty.co.uk)

[www.hsbstudentaccommodation.co.uk](http://www.hsbstudentaccommodation.co.uk)

### **Spa Letting**

Terry and Maggie Samuel

Tel: 01769 580819

Mobile: 077 867 35253

[mandtsamuel@btinternet.com](mailto:mandtsamuel@btinternet.com)

[www.spaletting.moonfruit.com](http://www.spaletting.moonfruit.com)

## **Leamington Spa Agents**

### **Central Housing**

50 Bath Street Leamington  
Spa CV31 3AE

Tel: 01926 339 781

[info@centralhousing.co.uk](mailto:info@centralhousing.co.uk)

[www.centralhousing.co.uk](http://www.centralhousing.co.uk)

### **Dhesi Estates**

25 High Street Leamington  
Spa CV31 1LN Tel: 01926  
470022

[studentinfo@dhesiestates.com](mailto:studentinfo@dhesiestates.com)

[www.dhesiestates.com](http://www.dhesiestates.com)

### **Golden Key**

Yuvraj Chohan

Golden Key

3 Clemens Street  
Leamington Spa CV31 2DW

Tel: 01926885204

[info@goldenkeyestates.co.uk](mailto:info@goldenkeyestates.co.uk)

[www.studentkeyestates.co.uk](http://www.studentkeyestates.co.uk)

### **Sandhu Estates**

18 Victoria Terrace

Leamington Spa CV31 3AB

Tel: 01926 423 986

[info@sandhuestates.co.uk](mailto:info@sandhuestates.co.uk)

[www.sandhuestates.co.uk](http://www.sandhuestates.co.uk)

### **Spa Estates**

Mrs Mann

2 Clemens Street  
Leamington Spa CV31 2DL

Tel: 01926 425 774

Mobile: 07515 287294

[spaestates@gmail.com](mailto:spaestates@gmail.com)

[www.spa-estates.co.uk](http://www.spa-estates.co.uk)

### **Tara & Co**

#### **Student Homes**

21 Clemens Street

Leamington Spa CV31 2DW

Tel: 01926 422 077

<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 dependant 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](mailto: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?