



Renting Private Accommodation

All first year students must live in College Managed homestay accommodation. In the second year, we recommend that all students continue to live in College Managed homestay accommodation and it remains compulsory for those who are aged under 18. Please note that students aged 18 or over who choose to live independently, do so against our advice.

If you intend to continue and live independently, please consider the following points:

- **Remember** - renting a furnished house or a flat in the UK is likely to be expensive, especially in the city centre. Good quality and reasonably priced rented property is not easy to find.
- **Remember** - sharing with friends may make renting more affordable but it is important to agree beforehand on how you will share rental costs to avoid problems in the future.
- **Remember** - that if you rent a property, you will have to do your own shopping, cooking and cleaning. You will no longer have anyone looking after you and you must take responsibility for your own lifestyle & actions. You will need to act responsibly, plan your time and budget carefully.
- **Remember** - you must continue to attend all your lessons at College and submit quality coursework on time. **There is a lot of work to do in the second year of your A Level programme and you will be preparing for your final exams.**
- **Remember** - when you rent privately, you may need to provide your own bedding, towels and cooking equipment. Make sure that you ask about these things & budget for the expense.
- **Remember** - if you decide to share with friends to discuss any 'house rules' before you move in to avoid disagreements in the future.
- **Remember** - you must keep your payments up to date or you could risk the property owner or letting agency terminating your tenancy agreement and evicting you. Make sure you discuss the rent and consider carefully before making any commitments.
- **Remember** - to ask for a tenancy agreement if you decide to move into a property that both you and the property owner or letting agency should sign. This will set out the agreement between you. Do not sign any accommodation contract you do not understand, as contracts are legally binding. If you are unsure then take advice before signing.

- **Remember** – you are making a financial commitment. You will probably be asked to pay a deposit before you can move in which could be equivalent to one month's rent or more. When you vacate the property this will be returned to you provided all the bills have been paid and there is no damage to the property or its contents.
- **Remember, you are responsible for keeping the property in the same condition as when you arrived. At the end of your tenancy agreement if there is any damage or the property is not clean and tidy, the property owner may refuse to return your deposit.**
- **Remember** - to get a receipt for any money paid to the property owner or letting agency as a deposit so you have proof of your payment. If you rent from the property owner or a letting agency, your deposit is protected in a government-authorized scheme

You can get further guidance at the websites below:

<https://www.gov.uk/tenancy-deposit-protection>

<https://www.gov.uk/private-renting>

<https://www.gov.uk/private-renting-tenancy-agreements>

- **Remember** – to ask for a receipt for all the rents payments that you make or a rent book in which your payments are recorded. It may be better to pay monthly by direct debit because your bank statement will act as proof of payment.
- **Remember** - if you share the house or flat with others then make sure you agree beforehand on how you will share the costs for all household utility bills (electricity, gas, Council Tax, water charges, internet, TV licence, cable TV, insurance etc). **Living independently is expensive so please look into all the costs involved and make sure you can afford to pay your monthly bills.**
- **Most importantly remember that if you get into financial difficulties please speak to your parents and ask for help.** In the UK you can also contact:

The Citizens Advice Bureau: www.citizensadvice.org.uk

Money Advice Service <https://www.moneyadviceservice.org.uk/en>

- **Remember - the International Office is not able to provide advice or assistance on renting privately, letting agencies, tenancy agreements, tenancy disputes or anything related to the maintenance of your independent accommodation. We are also unable to inspect and assess the suitability of independent dwellings. We advise you research carefully & seek independent local advice if possible.**