

Accommodation Guide

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Accommodation Types

University Student Halls (Newcastle Campus only)

- Accommodation is provided in a Northumbria owned or Northumbria Partnered site
- Range of contract lengths, including single semester, 39 weeks, 43 weeks or 51 weeks
- Utility bills included (gas, electricity, water, WiFi)
- Facilities vary by accommodation – laundry, social spaces, gym (Trinity Square)
- For Northumbria University Students only (not suitable for dependants)
- No guarantor required for Northumbria owned accommodation
- Low deposit



Accommodation Types

Private Student Halls

- Similar to University Student Halls but managed privately (several providers to choose from)
- Range of contract lengths – check with the individual provider what they offer
- Utility bills usually included (gas, electricity, water, WiFi)
- Facilities vary by accommodation – gyms, cinema rooms, games rooms
- Available to all students so you might be placed with students from other Universities (not suitable for dependants)
- Check whether you need a UK guarantor
- Deposits vary



Accommodation Types

Private Rentals

- You can rent a shared house/flat
- Or your own individual property (ideal for students with dependants)
- Managed by private landlords
- If bills not included you will be responsible for paying for utilities (gas, electricity, water and broadband)!
- Check that the property is furnished!
- Available to students and non-students – choose who you want to share with
- Often require a UK based guarantor
- Usually need a deposit and advance rent payment



Budgeting

Set a budget and find accommodation you can afford!

- Calculate your income for the year – maintenance requirement for student visa, wages, money from family
- Deduct costs you may already know – phone bill, food, any other necessary costs
- Equals your accommodation budget (prices range from under £100 per person per week to over £300 per person per week so go with what you can afford)



Budgeting

Additional costs

- If bills inclusive – is there a fair usage policy?
- If not bills inclusive – how much can you expect to pay for bills on top of rent?
- Can you change utilities supplier or is there a clause in the contract that prevents this?
- Where is the accommodation – will you need to pay for travel to University?
- Laundry – is there a washing machine you can use or will you have to pay extra to use laundry facilities?

Budgeting

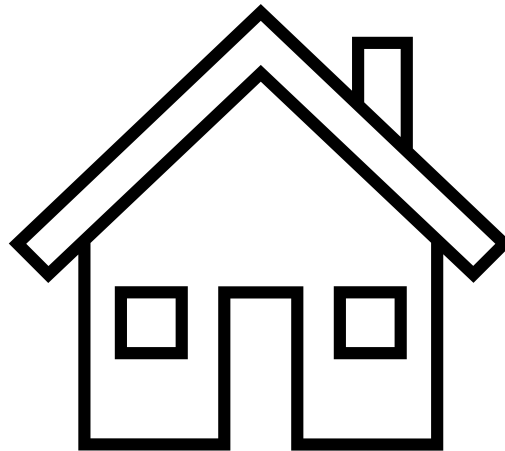
Additional costs

- Check whether you need a TV Licence
- Will you need contents insurance to cover your personal possessions? (some student accommodations insure contents in the property)
- Council Tax - you can get a discount or exemption if some or all occupants of the property are full-time students
- How much is the deposit and any other advance rent payments? (It's illegal for your landlord to force you to pay a deposit of more than 5 weeks' rent (or 6 weeks' rent if your annual rent is more than £50,000))
- How long is the contract? (Why pay for a full year if you plan to go home during summer vacation periods)



Tenancy Agreements

A tenancy agreement is a contract between you and a landlord. It lets you live in a property as long as you pay rent and follow the rules. It also sets out the legal terms and conditions of your tenancy.

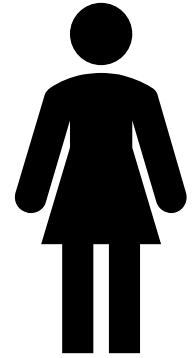


**Northumbria
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Tenancy Agreements

Individual Tenancy

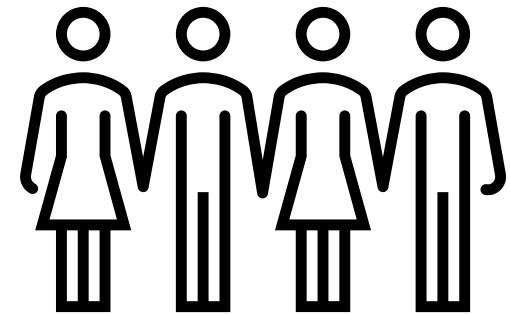
- Each person who lives there has their own tenancy agreement with the landlord.
- They have exclusive possession of one specific room while sharing other facilities.
- Each tenant is only responsible for their own rent.
- Other tenants can leave or be evicted without it affecting your individual tenancy.



Tenancy Agreements

Joint Tenancy

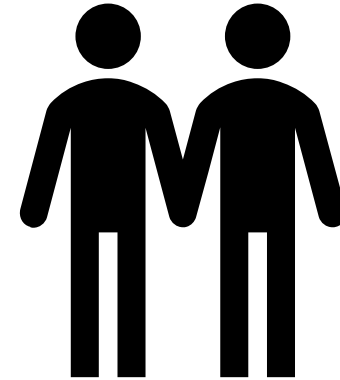
- All tenants are on the same tenancy agreement.
- All tenants are equally responsible for the rent and keeping to the terms of the agreement.
- The property's facilities are shared so you don't have exclusive possession of any part, although in practice you might agree to occupy a particular bedroom.
- Your landlord can ask you to pay another joint tenant's share of the rent if they do not pay.



Tenancy Agreements

Tenancy in another person's name

- You may not have tenancy rights if someone else has a tenancy agreement with the landlord but you do not.
- For example, if you move in with a friend or partner and your agreement is with them, not directly with the landlord.



Tenancy Agreements

Guarantors

- A guarantor is someone who agrees to pay your rent if you don't pay it, for example a parent or close relative.
- Some private accommodations will require you to have a UK based guarantor.
- If you don't have anyone who can act as a guarantor, there are a number of companies who can do this for a fee such as:
 - Your Guarantor
 - Housing Hand
 - Rent Guarantor



Top Tips

1. Make sure you get a **TENANCY AGREEMENT** and understand what you are signing up to
2. **DO NOT** pay anything up front until you have viewed the property and are happy with it
3. Use a reputable landlord/letting agency – Northumbria Students' Union can help check if your landlord has a licence if you live in a HMO with 3 or more occupants
4. Beware of accommodation scams on social media sites
5. Ensure that your landlord puts your deposit in a GOVERNMENT APPROVED TENANCY DEPOSIT SCHEME
6. KNOW YOUR RIGHTS as a tenant
7. And **YOUR RESPONSIBILITIES** (if you look after the property you are more likely to get your full deposit back)



Useful resources

- [UKCISA Planning your Housing](#)
- [UKCISA Looking for Housing](#)
- Get guidance on all things accommodation at [Save the Student](#)
- Calculate your budget using the [Blackbullion budget calculator](#)
- Northumbria Students' Union offer free, independent housing advice all year round. For further information please see their [website](#). They are available to answer any of your housing questions, including tenancy agreement checks.
- Search for accommodation at:
 - [Northumbria University Newcastle Accommodation](#)
 - [Student Accommodation in London](#)
 - [Student Accommodation UK](#)
 - [Unihomes](#)
 - [Student-cribs.com](#)
 - [Open Rent](#)
 - [Rightmove](#)
 - [Newcastle Private Rented Service](#)

