

CHECKLIST

When looking for Student Housing

DO:

- ✓ **DO** check if the tenancy contract is approved by the organisations below
- ✓ **DO** check if the property has a valid House in Multiple Occupation licence from Northampton Borough Council
- ✓ **DO** ask if the house is accredited (DASH Landlord Accreditation)
- ✓ **DO** ask if the landlord is a member of the Northampton Student Landlord Network (NSLN)
- ✓ **DO** ask if the rent includes your bills
- ✓ **DO** check the amount of the deposit
- ✓ **DO** check if there is work being done and, if there is, confirm it in writing and agree a completion date
- ✓ **DO** check the local area, to ensure that it is right for you, with safe, adequate bus links etc.
- ✓ **DO** ensure that the landlord puts your money into a 'Deposit Protection Scheme' – it's the law
- ✓ **DO** speak to the current tenants, to see how well the house is managed

DON'T:

- X **DON'T** take the first house you find - compare the market
- X **DON'T** forget that this will be your home for a year – do your research
- X **DON'T** sign the tenancy contract until you are sure the house is safe and habitable and that, if it needs a House in Multiple Occupation (HMO) licence, the landlord has one and is displaying it in the house
- X **DON'T** forget to obtain an out of hours number for emergencies
- X **DON'T** move in without an inventory
- X **DON'T** forget to check if there is a 'non-refundable admin fee' and, if there is, how much it will be
- X **DON'T** forget to ensure that, if bills are included, there is a 'fair usage cap' (limit) on utilities and you know how much it will be

For advice and information, please contact a member of the University's Multi Agency Student Housing Hub

THE UNIVERSITY'S MULTI AGENCY STUDENT HOUSING HUB



WORKING TOGETHER TO IMPROVE STUDENTS' HOUSING

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**NORTHAMPTON
BOROUGH COUNCIL**

**Northampton Borough Council
Housing Enforcement Team**

**Tel: (01604) 838585
E-mail: pshs@northampton.gov.uk**

If you are having any disrepair problems with your accommodation, concerns about the condition of your gas or electricity supply or worries that you do not have adequate fire precautions, please do not hesitate to contact the Housing Enforcement Team for confidential advice and help. Your home may need to be licensed and you have a right to live in a well-managed safe home and not be subject to harassment by your managing agent/landlord.



DASH Landlord Accreditation

**Website: www.dashservices.org.uk
Tel: (01332) 641111
E-mail: dash@derby.gov.uk**

DASH Services works with local authorities and private landlords to improve housing conditions and housing management in the private rented sector. It does this through its accreditation scheme and by providing training, advice and support.



Students' Union

**Website: www.northamptonunion.com
Tel: (01604) 892818
E-mail: enquiries@northamptonunion.com**

Finding a home in a town that is not familiar to you can be difficult and stressful, especially if you have never had to do this before and don't know where to start. Please contact the Students' Union for advice and support.



Northampton Student Landlord Network

E-mail: NptonSLN@gmail.com

As well as helping students to find good quality, well managed housing with accredited landlords, the Network encourages good practice, provides a voice for landlords and offers advice on contracts, deposits and fees.

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