

UNIVERSITY OF
BIRMINGHAM



ACCOMMODATION SERVICES
LIVING

Diana O'Toole

Accommodation Services @ **LIVING** - International & Non- UK EU Students

- ❑ Guarantee Scheme
- ❑ Apply online at: -
[www.birmingham.ac.uk/students/accommodation/
apply.aspx](http://www.birmingham.ac.uk/students/accommodation/apply.aspx)
- ❑ Apply by 31 July (of the year of entry)



Accommodation Services @ LIVING - Home-UK students

- ❑ Offers Guidance and Advice on Private Sector Accommodation
- ❑ Tenancy Agreement Checks
- ❑ Web site offering 24/7 access to Accredited Landlords advertising properties specifically for students
- ❑ Studio Apartments @ Metchley Hall



Tenancy Agreement

- ❑ A contract between you and your landlord.
- ❑ Made up of :
 - ‘express terms’. What is in the written tenancy agreement
 - ‘implied terms’. These are rights given by law
- ❑ Tenant must abide by the Terms and Conditions
- ❑ Once signed it is legally binding



Rights & Responsibilities of Tenants / Landlord

- Inventory
- Repairs
- Utility Bills – Meter Readings
- Landlord/Agent access
- Council Tax
- Security



www.birminghamstudentpad.co.uk

- Accredited Landlords
- Comply by our safety standards
 - Gas Safe Register Safety Certificate
 - Electrical Safety Inspection Report
 - HMO Licence – House in Multiple Occupation
 - Self-closing ½ hr fire doors in kitchen
 - Suitable fire detection and alarm system
 - Fire Resistant Furnishings / Upholstery
 - Tenancy Deposit Scheme
 - EPC - Energy Performance Certificate
- Search Engine
- Message Board



Midland Landlord Accreditation

- ❑ Updates on legislation and regulations
- ❑ Improve relationship between landlord and tenant
- ❑ Joint venture between :

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WEST MIDLANDS FIRE SERVICE
ACCOMMODATION SERVICES
LIVING

UNIVERSITY OF
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HMO – House in Multiple Occupation

- **HMO Legislation – all multi-occupation properties have to comply by legislation**
- **HMO Licence – 3 or more storey's & 5 or more bedrooms**
 - **Self-closing ½ hr fire doors in kitchen**
 - **Suitable fire detection and alarm system**
 - **Fire Resistant Furnishings / Upholstery**
 - **Ratio of bathrooms/cooking facilities per student**



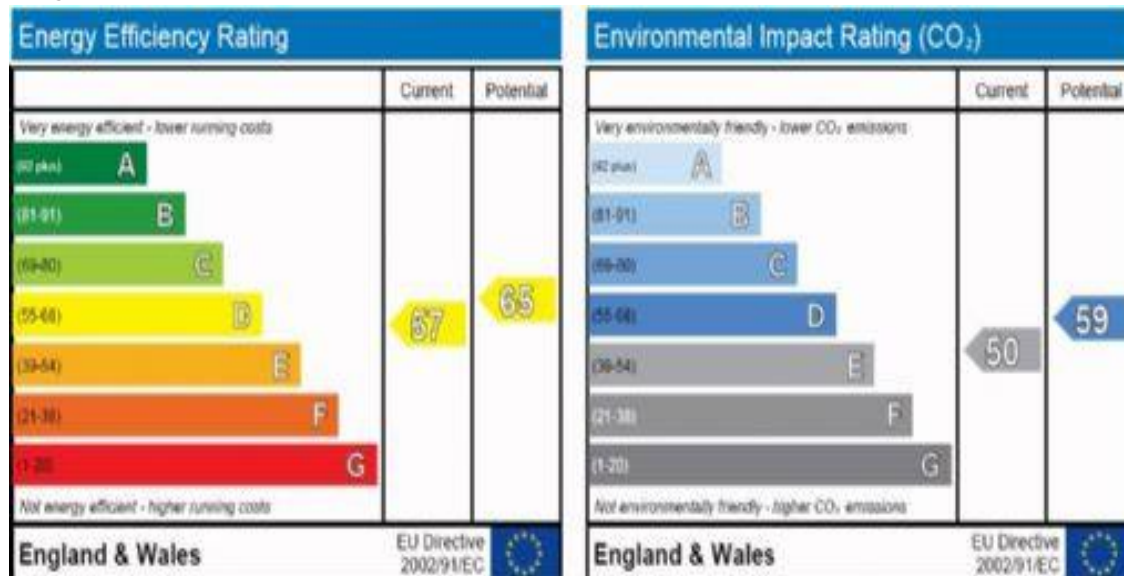
Tenancy Deposit Schemes

- ❑ **custodial scheme** – landlord or agent pays the deposit to the scheme, which is kept until the end of the tenancy
- ❑ **insurance scheme** – landlord agent keeps deposit but pays insurance premium which means the deposit is secured in the event of a dispute
- ❑ The landlord/letting agent must provide information to you about the scheme used within 14 days of the day you paid the deposit



EPC - Energy Performance Certificate

□ The following should be displayed in the property



Costs

- Rent
- Deposit
- Utility Bills
- Water
- Contents Insurance
- Internet Access
- Letting Agent Fees
- TV Licence



University Owned Housing

- ❑ 3-5 bedroom shared houses in Selly Oak area owned by the University.
- ❑ University of Birmingham 50 week contracts
- ❑ Rooms are limited
- ❑ Contact Lorraine Bartram
- ❑ unimangedaccom@contacts.bham.ac.uk



Living In The Community

- Improving relationship with local community.
 - Noise to a reasonable level
 - Refuse and Recycling
 - Get to know your neighbour
 - Respect your neighbours property



Who Do I Contact If I Have Any Problems?

❑ Your landlord or letting agency

❑ Accommodation Services

9.00am to 5.00pm

LIVING – Ground Floor University Centre

0121 414 8000

birminghamstudentpad@contacts.bham.ac.uk

❑ Advice and Representation Centre (ARC)

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❑ Birmingham City Council

Private Tenancy Unit

0121 303 5070

