



UNIVERSITY OF
BIRMINGHAM

Student
Living

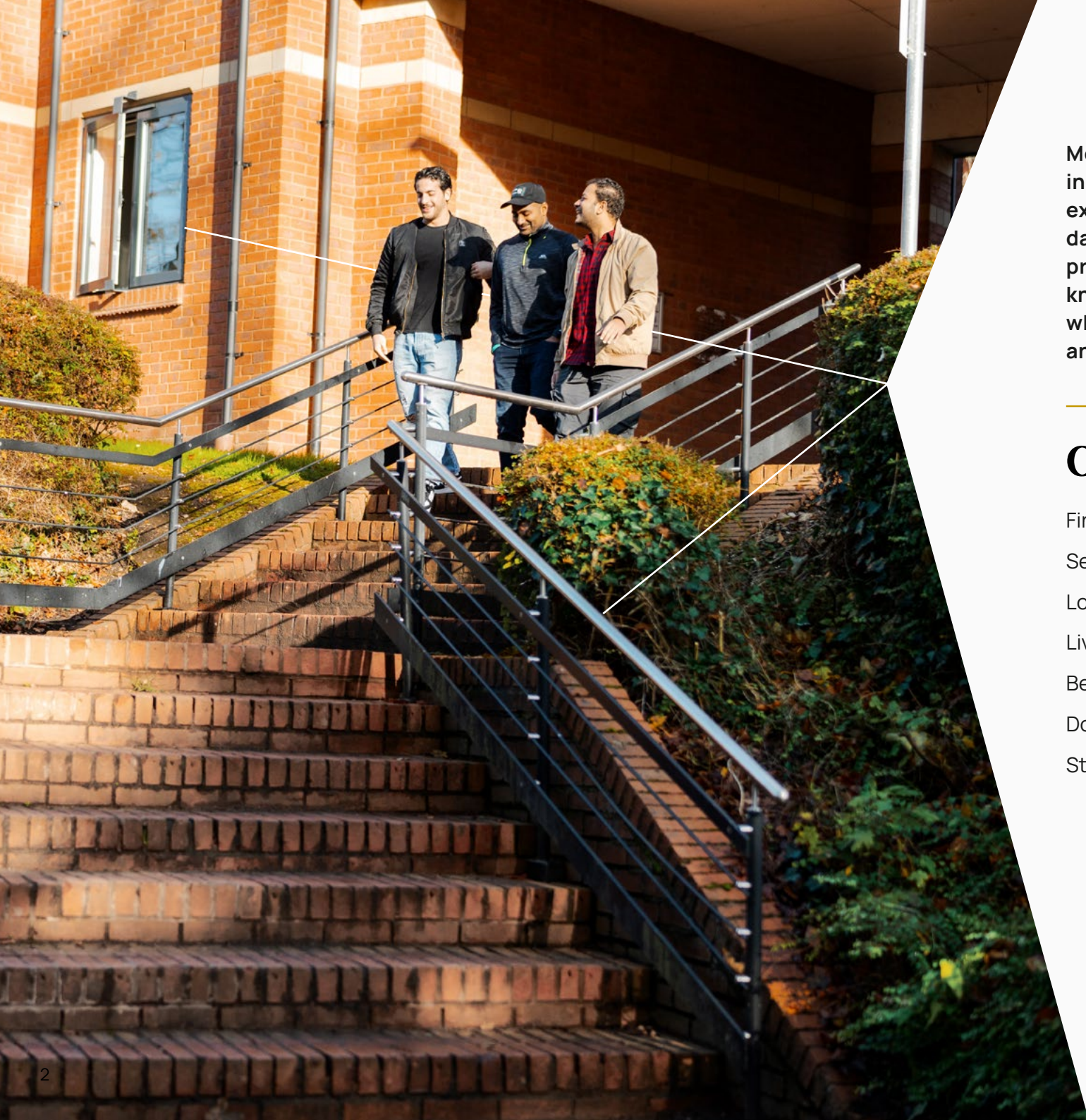
Living in the community



We support
We activate
birmingham.ac.uk

 **Guild of
Students**





Moving into private housing after living in student accommodation is a big and exciting step, but it can often feel a little daunting too. That's why we're here to help, providing you with everything you need to know about finding the right home for you, what to expect as you settle in, living safely and everything in between.

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Finding your student home

It's now easier than ever to search for a student home online, via Housr, your one-stop platform that helps you quickly find houses, flats and rooms to rent – and identify landlords in the UoB Approved: Landlord Membership Scheme.

Rent with confidence with:



Verified listings

only see adverts from trusted landlords and letting agents.



Easy access

browse property listings and connect with landlords, all in one place.



Connect with others

find potential housemates and replacement tenants.



Manage your money

sort and split your bills quickly and easily.

[Find out more](#)



Housing support

From your first year to graduation, Student Living is here to support your accommodation needs. When it's time to rent, we're here to help you find a home, navigate contracts and deposits – and we work closely with landlords too.

[Find out more](#)

Landlords will ask tenants for a UK-based 'guarantor' – often a parent or relative, who will be asked to financially cover the rent if you fail to pay. This can be difficult for some students – that's why the University has partnered with Housing Hand.

[Find out more](#)



Don't rush to rent

Before you sign a tenancy agreement, use our handy online contract checker. It'll help you understand what to look for and check everything's above board.

[Free contract check](#)

The Guild of Students also has a range of useful guides and information about starting your search, preparing to rent and living in your home.

[The Guild renting guides](#)

Is your deposit protected?

Your landlord must use a tenancy deposit protection provider to keep your money safe throughout your tenancy and ensure any money is returned to you at the end of it (if applicable).

[What landlords can and can't charge](#)

Settling in

In the excitement of moving into your new home, it can be easy to forget about the little, but important, things you need to do. Here's the key things to do and check in your first few weeks...



Make a note of any issues

Including missing or damaged items, scratches and any appliances that aren't working, and send this to your landlord within seven days.



Take dated photos

To assist with getting your deposit back at the end of your tenancy.



Take meter readings

This is especially important if your rent doesn't include bills, as you don't want to be charged for the previous tenant's usage.



Protect your possessions

Purchase student home insurance to insure your belongings against loss, theft or damage.

Confirm that you are tax exempt

If you're a full-time student, you don't have to pay council tax. Let the council know by completing an online tax exemption form.

Apply for council tax exemption

Get a TV licence

You must have a licence if you watch live or recorded programmes on any channel or TV service

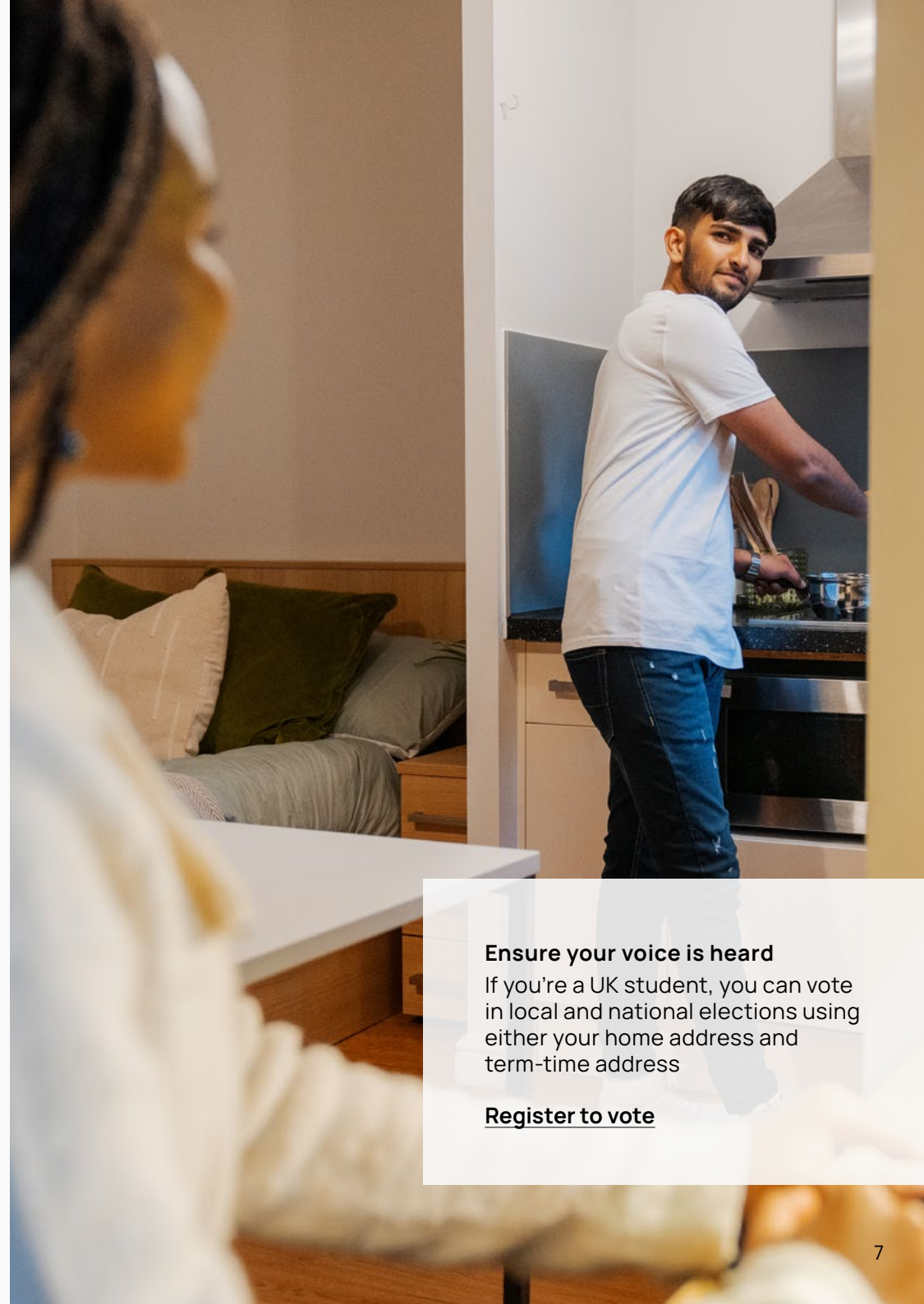
Check if you need a TV licence



Ensure your voice is heard

If you're a UK student, you can vote in local and national elections using either your home address and term-time address

Register to vote



Looking after your home

Your landlord is responsible for most repairs in your home, although you'll need to take care of minor repairs (e.g. changing light bulbs) yourself. When you first move in, check your contract to see who is responsible for looking after what.



Top tip

Know where your stopcock is and how to use it to turn off your water supply. This could save you further expense if ever there was a leak.

Damp and mould

Your landlord is usually responsible for dealing with mould and damp, but there are a few things you can do to prevent them occurring. For example, keep your house well ventilated and do not dry clothes on radiators.

Advice on mould or damp

Pests

Your landlord is responsible for dealing with any pests (e.g. rats), especially if they're a result of disrepair. To help prevent pests in your home, make sure to clean your house regularly and carefully dispose of household waste.

Advice on pests

Need something fixing?

Report all disrepair to your landlord immediately via email so you have a clear, written record of the issue and what was agreed, should a dispute arise. Always report any damages caused by your or your housemates to your landlord too. They'll either arrange for a repair to be made or ask you to organise this yourself. Either way, you'll have to pay.

You have the right to 'quiet enjoyment' in your home. This means that anybody managing the property must give you at least 24 hours' notice in writing if they intend to enter your home for repairs.



Top tip

To make repairs less inconvenient, keep a spare light bulb and a pack of batteries in your house in case of emergencies.

Living safely

Home is a place where you should always feel safe and secure. To help you keep your new house a home, we've rounded up our top safety tips and key contacts, if you need help.

Home safety tips

- Use door and window alarms, segment timers, and other anti-burglary devices. You can pick these up for free at the Guild or from the Community Safety and Security office.
- Don't let strangers in, including tradespeople or charity workers. Ask for their official ID, or get in touch independently with the organisation they say they're from to verify their identity.
- Leave a light on when you're out of the house at night
- Check that your landlord has a valid Gas Safety Certificate
- Get a carbon dioxide detector if there's not already one installed
- Check your smoke alarm is working by pressing the button twice: once to turn it on and again to turn it off
- Never cover your smoke alarm or leave cooking unattended
- Devise an escape route in case there's a fire, and make sure to keep it clear

Key contacts

Police:

- ⚠️ **999**
for emergency services
- ⚠️ **101**
for non-emergencies and reporting a crime

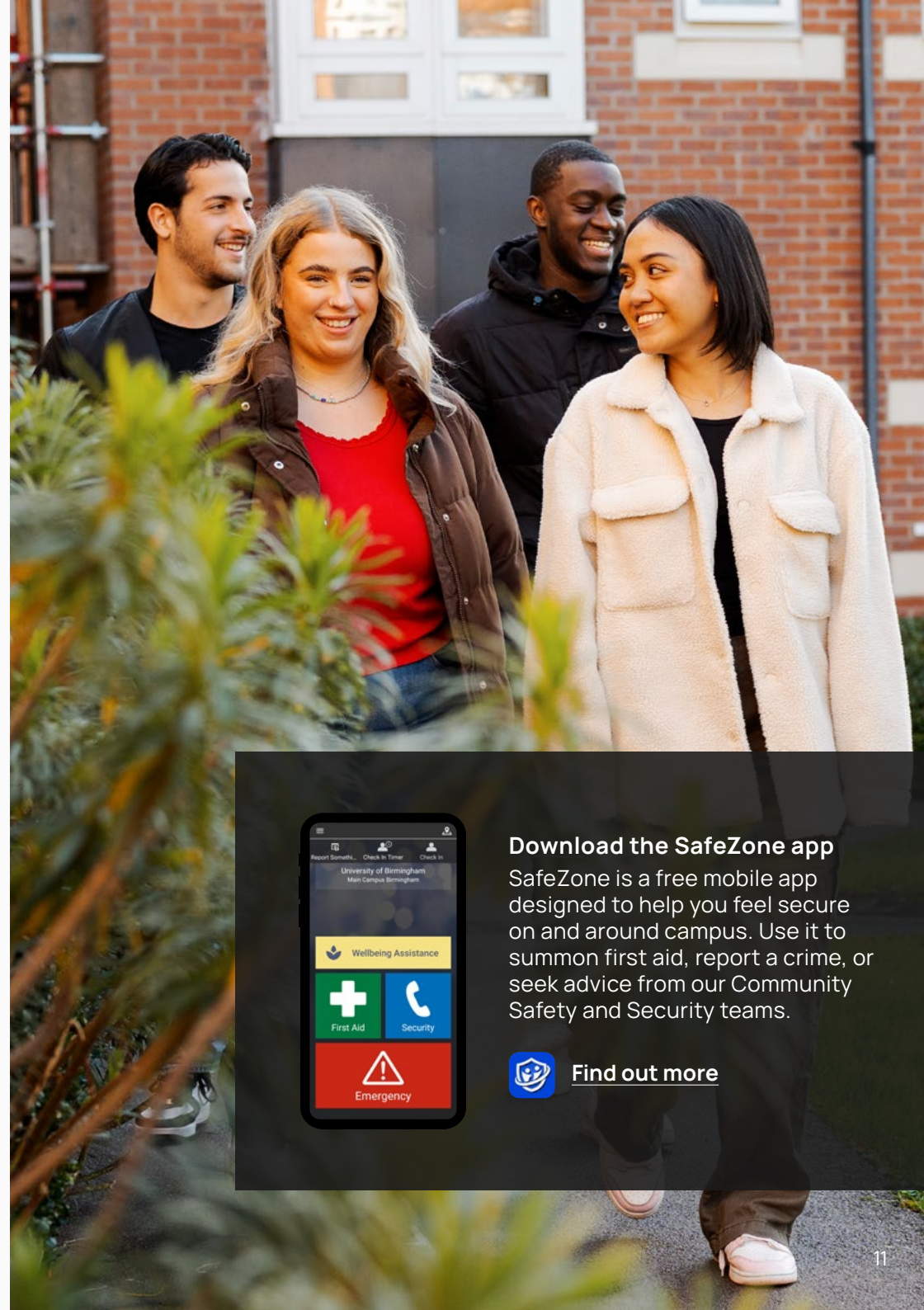
University Security Services:

- ⚠️ **0121 414 4444**
for emergencies
- ⚠️ **0121 414 3000**
for reporting non-emergency crimes

Guild of Students, Community Ambassadors:

For a safer, cleaner, greener, more cohesive community for all

Find out more



Download the SafeZone app

SafeZone is a free mobile app designed to help you feel secure on and around campus. Use it to summon first aid, report a crime, or seek advice from our Community Safety and Security teams.



Find out more

Being a good housemate and neighbour

Getting on well with your neighbours and housemates is important for your household's wellbeing. Here's a few top tips for living harmoniously with the folks next door – and those in the next room.

Get involved

Your Community Ambassadors are here to help you feel proud of your local area and a part of your community. From community coffee mornings, to litter picks and canal clean-ups, the team offers lots of activities to help you make a difference and meet others in the area.

Find out more

Your neighbours

- Get to know your neighbours and introduce yourself. The Guild of Students Community Ambassadors run monthly coffee mornings on the last Tuesday of every month, 11am – 1pm at Hey Brew in Selly Oak. This is a great opportunity to meet others in your local community.
- Remember that not everyone who lives by you is a student, so keep the noise down between 11pm and 7am. If you can hear your music or TV from outside, it's too loud.
- If you're thinking about having a party, notify the neighbours with a card or by knocking on their door
- Be considerate if you're out in the street during the evening. Don't use offensive language or behave in an unruly manner.

Wellbeing support

Your housemates

- When you first move in, sit down with your housemates to discuss who's responsible for what
- Create a cleaning rota to ensure you're all equally contributing to the household
- Communication is key. You may want to set some house rules, so everyone knows what's expected of them, and remember to be considerate.

Never be afraid to ask if someone's okay. Check in with your housemates regularly and let them know that support is available, if they need it



Do your bit for the environment

As a tenant, you're responsible for managing your household waste and recycling. Here's everything you need to know, to avoid being fined and help look after your local area.

Top tips for bin day

- Always sort waste into the correct wheelie bin
- You can collect an indoor recycling bag from your Community Ambassadors
- Leave your bins on the pavement on your collection day, not in your front garden or on a driveway
- After your collection, place your bin or boxes back onto your property

Fly-tipping and large amounts of waste

Leaving waste on the streets is illegal, and you could be fined or prosecuted if you do so. If you have items that you cannot fit into your bin, tie up any leftover bin bags and store them safely until the next bin day. Alternatively, you can arrange an additional collection. You should always prioritise food waste over recycling, as recycling is less likely to cause a mess when you store it.

Your landlord's waste management responsibilities

If your landlord's left bulky waste in your garden, it is their responsibility to arrange removal. For advice on what to do in this situation, contact the Community Wardens via email at community@guild.bham.ac.uk.



Stay in touch

If you ever need support or guidance, please get in touch with one or more of the teams below. They're here to help and can support you with all aspects of student life and living in privately rented accommodation.

Student Living

- 📍 Student Living Hub, University Centre
- 🌐 universityofbirmingham.service-now.com/living

Guild Advice

- @ guildadvice@guild.bham.ac.uk
- 🌐 guildofstudents.com/support/guildadvice

Community Ambassadors

- @ community@guild.bham.ac.uk
- 🌐 guildofstudents.com/support/communitywardens
- 📞 0121 415 8912

Student Hub services

- 📍 Aston Webb Student Hub, Aston Webb Building
- 🌐 intranet.birmingham.ac.uk/student-hub



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