



# HOUSE HUNTING

FIRST THINGS TO CONSIDER

Table of Contents	Page
<a href="#"><u>Where to live</u></a>	<a href="#"><u>3</u></a>
<a href="#"><u>Property options</u></a>	<a href="#"><u>4</u></a>
<a href="#"><u>University accommodation</u></a>	<a href="#"><u>4</u></a>
<a href="#"><u>Living at home/ Commuting</u></a>	<a href="#"><u>5</u></a>
<a href="#"><u>Private student flats/ halls</u></a>	<a href="#"><u>5</u></a>
<a href="#"><u>Private renting</u></a>	<a href="#"><u>6</u></a>
<a href="#"><u>Choosing your housemates</u></a>	<a href="#"><u>8</u></a>



Moving into a house or flat can feel like a new chapter of independence, excitement and fun.

However, there's a lot you will need to know if you are going to rent a house or flat as a student. We have summarised some of the main areas below.

### **Where to live**

The University suggests the following areas surrounding the University of Leicester, as they are fairly popular with students.

- Clarendon Park/ Knighton
- Stoneygate
- North Evington/ Evington
- Highfields
- Aylestone Parks/ Knighton Fields
- City Centre
- Oadby

Additional information about these areas and available transport, can be found [here](#).



## Property options

### University Accommodation

The university has its own accommodation at [The Village](#) which is a ten minute bus journey from the main campus and about a 45 minute walk from the main university campus. During term-time the buses run every ten minutes. The buses run from outside the university on University Rd, then along London Rd to Oadby student village.

Below are links to bus services and the Oadby student village bus route ([Link to map here](#)).

- [Bus Route Map](#)
- [Transportation guide, including bus services through Oadby.](#)

Other University accommodation closer to the Main Campus is [The City](#). This accommodation is around a ten to fifteen minute walk from the main campus ([Link to map here](#)).

Living close to campus can be more convenient – you won't have to commute for your lectures or for anything else happening on campus. Even if the accommodation isn't on campus, it should still be within walking distance or has a bus service going directly to the campus.

You'll be living with other students, so it's a great way to get to know other people. You also won't have to worry about bills – all costs will be included in your rent. Everything that your accommodation provides will be listed whether it's catered services or something simple, such as an ironing board.

On the other hand, you won't be able to choose who you live with, so if you are ill at ease living with other people you don't know (particularly if they are messy and noisy), staying in this type of accommodation might not be for you. If any problems do occur, the university accommodation team are available, to listen and help with any concerns that you might have. They can be contacted at [accommodation@le.ac.uk](mailto:accommodation@le.ac.uk).





### **Living at home/ Commuting**

If staying at home during your studies is a viable option, it's a great way to save money.

Even if you have to spend money to commute every day, you will probably still spend less than you would have on rent, bills and food.

However, if your parents don't live in or close to Leicester, this arrangement may quickly become tiresome. Having to travel for an hour or more to get to or from university could make things difficult, both for your studies and your ability to meet and socialise with fellow students.

### **Private Student Flats/ Halls**

These are run by private companies, but are otherwise similar to campus accommodation, please remember though that this is not university accommodation. What this means for you as a prospective tenant, is that the University has no jurisdiction or control over these properties, and therefore can only advise, rather than intervene or actively enforce change to any issues that you may encounter.

Different private flats/halls vary in price and facilities, so do some research to find what different places offer. You can look at some examples below:

- [Code students](#)
- [Unite students](#)

## Private Renting

Living in private accommodation, like a shared house or flat has a lot of positives, it's generally cheaper, you can live with your friends and it's flexible, giving you more options as to where you want to live. It's also a good option if other university accommodation has no spaces left.

You will probably have to deal with your own energy, water and internet bills. You might also end up in a house that might be further from campus and therefore you might have to consider the additional costs of transportation, or get a bike.

Most students choose to live only with other students and you can visit websites that cater for student accommodation and many lettings agents cater for students with the different properties they advertise.

Below we have summarised some of the most popular websites you could use to look for private housing.

### **SULETS**

[Sulets](#) is a lettings service designed specifically for students and works in partnership with the Students Union.

It is the recommended lettings agency for our students looking for private rented accommodation in Leicester.

As well as individual student houses, SULETS manages purpose-built accommodation sites near the University:

- [The Summit](#)
- [Upperton Road](#)
- [Eastern Boulevard](#)
- [Queens Court](#)



## Letting Agents

By law, letting agents are required to join a government regulatory body and/ or an authorised consumer redress scheme. The purpose of this is to give consumers an escalated complaints procedure if they are unhappy with how their complaint has been dealt with by the agent. The schemes give a good indication as to how a letting agency conducts its business, as they must pay a fee to be a part of one and comply a certain code of practice.

Association of Residential Letting Agencies (ARLA Property Mark) [www.arla.co.uk](http://www.arla.co.uk)

The Property Ombudsman (TPO) [www.tpos.co.uk](http://www.tpos.co.uk)

The Property Redress Scheme (PRS) [www.theprs.co.uk](http://www.theprs.co.uk)

Ombudsman Services [www.ombudsman-services.org](http://www.ombudsman-services.org)

You will find most letting agents advertising on sites like [Rightmove](#) and [Zoopla](#). Check that they are members of at least one of the above schemes (usually found on their website or on [Property Mark](#)).

## Other Websites

There are also plenty of websites dedicated to students looking for accommodation or housing such as:

- [Accommodation for Students](#)
- [SpareRoom.co.uk](#)
- [Easyoommate.com](#)
- [RightMove.co.uk](#)

## Rate your Student Home

Rate Your Student Home allows you to look up properties to find a review, and even find local estate agents too. Visit the website [here](#).



## Choosing your Housemates

Most students choose to move into a house or large flat with a number of fellow students. Living with people of your age can be fun and a great experience. It also reduces living costs, since they are shared among all tenants. However, characters are different and you might not always get along well with your housemates.



Therefore, what's really important is that you ***Don't Rush*** and you choose your housemates very carefully.

Sharing the same roof can often be surprising as it reveals people's irritating little habits: some people have a strong aversion to cleaning up the kitchen after cooking; others might not know how to operate a vacuum cleaner. Then there are those who occupy the bathroom every morning for far too long, especially when you're in a hurry. Turning your living room in to a club three times a week, discussing who is next to buy shared supplies and the constant presence of your housemates partners are further points of potential "disagreement".

But that's only one side of the story. Sharing a house with friends can also be brilliant, offering you the opportunity to experience and share your own property; mostly, people spend a great time together. One just has to take care and consider some basic advice. Most importantly: ***Don't Rush*** into sharing a house with people you don't know really well. If possible, take some time and think whether moving in with certain people is really a viable option for you.

Signing a contract too early can leave you tied to sharing with people you don't really want to, and if you all fall out before you are due to move in, you may not be able to get out of your contract. Choose the right people to live with and chances are good that you all will enjoy sharing the same home. Spend time, before signing anything, discussing what you all want out of your year as housemates.



Things you could consider:

- How many people? More people can mean more fun and cheaper bills. It can also mean more mess and noise. Also, living on your own might be appealing but will be more expensive.
- Access to your campus
- Local shops and facilities
- Access to public transport
- Your place of work
- Parking
- Value for money
- Don't underestimate what it's going to cost you. It's easy to say you'll compromise on essentials but don't become unrealistic on what you'll need to pay for agency fees, rent and bills, plus everything else.
- If you and/or your housemates are planning on heading home in the summer, consider the length of your tenancy agreement. You may find yourself liable for rent on a house even if you plan to go home for a month or two in the summer.

One of the most useful places to meet potential housemates is via the university-run house hunting groups on Facebook. Here are just some examples of private renting and accommodation options available within Leicester:

- University of Leicester Students' Union [Housemate Finder](#)
- [Clarendon Park Facebook Page](#).

Keep a close eye on these Facebook groups as this is where students will be advertising spare rooms too. The groups are 'closed' so you'll have to request to join.



[leicesterunion.com/advice](https://leicesterunion.com/advice)

**Advice Service**

[advice@le.ac.uk](mailto:advice@le.ac.uk)

0116 223 1132/1184/1109



**LEICESTER  
STUDENTS'  
UNION**