

# Don't Rush Housing Instagram Live - FAQs

Should we choose our housemates before the December/January hols?

**Not necessarily, one of the housing problems that we give advice on is where housemates have fallen out with each other (sometimes when they get to know each other's habits, eg hogging the bathroom for hours, playing loud music late at night, having people over a lot of the time, not keeping the bathroom/kitchen clean!!).**

How and where can I find potential housemates?

**Other than meeting other students on your course, or through a club/society activity or at social events, or in university halls of residence etc, you can look on our Students' Union Housemate Finder Facebook Page.**

Should we find a property and sign a tenancy agreement contract before the December/January hols?

**Not necessarily, it would be best not to rush, as Leicester has a very large amount of student accommodation. Take your time in finding the right kind of property in good condition and the right letting agency/landlord with good customer service and professionalism.**

Won't all of the student properties, be taken up, if we leave it any later than December/January?

**Leicester has an abundance of student accommodation, ranging from houses to purpose built student accommodation, there should be accommodation available after the December/January hols.**

When I sign a tenancy agreement contract, is that an individual contract for just me?

**Most student accommodation tenancy agreement contracts, tend not to be individual contracts but 'Joint and Several Liability' tenancy agreement contracts (meaning the whole group of tenants share the same responsibilities)**

What is a 'Joint and Several Liability' tenancy agreement contract?

***"Joint tenants are 'jointly and severally liable' for all the obligations owed under the tenancy. This means that the landlord can pursue all or just one of the tenants in respect of any obligation that is not fulfilled, for example payment of rent.***

***Anyone contemplating entering into a joint tenancy, or becoming the guarantor of a joint tenant, should be advised that they could be sued individually by the landlord for all the obligations and rent due under the agreement – for example for the rent debt of defaulting tenants.***

If I've signed a tenancy agreement/contract, but change my mind and decide not to move into the accommodation, can I cancel my tenancy agreement/contact?

**Legally, once you have signed a tenancy agreement contract you will be liable to pay the rent for the entirety of that tenancy agreement contract, whether you move into the property or not. Regardless of the reason why you might not be able to move into the**

property, the vast majority of letting agencies/landlords tend not to allow tenants to cancel their contract or release them from the tenancy, unless you can find a replacement tenant to take over the tenancy.

If I've moved into the accommodation, but experience serious problems with my housemates/landlord or with the property itself, can I cancel my tenancy agreement contract or withhold/stop paying the rent?

Unfortunately, regardless of what problems a tenant might be experiencing, eg where the landlord/housemates are in breach of the tenancy/housing regulations, you don't have the right to withhold rent. If you withhold your rent payments, your landlord may start possession proceedings against you and potentially put you at risk of eviction. You can take other measures, please contact the Students' Union Advice Service for advice. Most landlords will not allow tenants to cancel their tenancy agreement contracts unless you find a replacement tenant, to take over your tenancy agreement contract.

I don't have a UK based Guarantor, what can I do?

Students can consider contacting a private Guarantor Scheme. There are two main Guarantor Schemes in the UK.

- [Housing Hand – Guarantor Scheme](#)
- [Uk Guarantor - Scheme](#)

These schemes will act as your guarantor for a one off fee of around £300.

I would advise that you read about Guarantors in our, detailed [Students' Union Housing Guide](#).

You can also look at Guarantor information for international students [here](#).

What do you do if your housemate is doing drugs?

This will depend on your stance on drug taking and also possibly if it is having an impact on you or if the person taking the drugs are putting themselves at risk. You could report it to the Landlord/Letting Agency, the Police and you could contact the university's report and support scheme. You can also email [concerned@le.ac.uk](mailto:concerned@le.ac.uk) and the University will assign a caseworker to check-in with them.

What would be the best option for international postgraduate students?

They can search for accommodation in the same way as all other students, both with Private accommodation providers and with University accommodation. If as an international student, you do not have a UK based guarantor, then there are the two schemes below.

- [Housing Hand](#)
- [UK Guarantor](#)

**These schemes will act as your guarantor for a one off fee of around £300. We recommend reading through their websites, terms and conditions and reviews, to familiarise yourself with what they do. This should help you decide whether this option is right for you, and which scheme, if any, is most suited to your needs.**

Are you able to get a full house for student housing, and then sub-let the rooms in the house to other students or people in general?

**Most landlords do not allow students to sublet their rooms and this could be a breach of your contract. You can always check you contract or speak to SU Advice before you take any actions you have doubts about.**

For further housing advice and information, you can look at our [Students Union Housing Guide](#).