

# NTSU HOUSING GUIDE



Helping you find your perfect uni home

**NTSU**  
NOTTINGHAM TRUST STUDENT UNION

safe &  
trusted



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**We shape  
our homes  
and then  
our homes  
shape us**

**- Winston Churchill -**

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# Find your uni home

House hunting can feel overwhelming, but we're here to make that process a little easier.

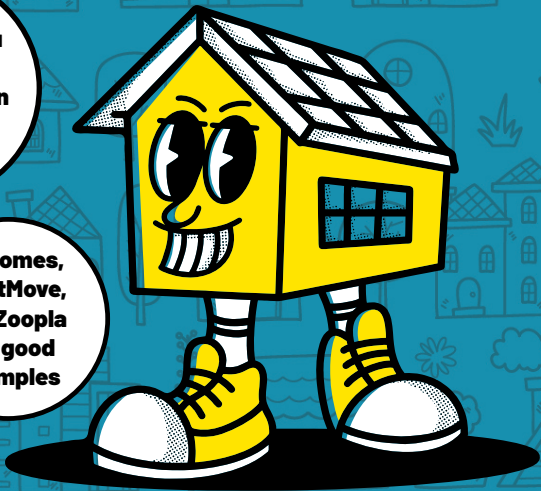
This guide is here to give you all the tips and tricks to make your move as smooth as possible.



NTU Accommodation  
can help you

**Make sure you  
use trusted  
websites when  
searching for  
a home**

**Unihomes,  
RightMove,  
and Zoopla  
are good  
examples**



## Before you get started, it's important to keep these things in mind:

### **Step 1:**

Make a checklist of your needs - budget, location, number of roommates, etc.

### **Step 2:**

Check whether the property is accredited under the Nottingham Standard - make sure properties meet minimum quality requirements.

### **Step 3:**

Found a potential home? See how easy it is to get to your lecture by seeing what transport is nearby.

### **Step 4:**

Are you safe living there?



Find your  
local crime stats

### **Step 5:**

Check out the local amenities including proximity to shops, healthcare, and entertainment is key!  
Use Google Maps to check what's nearby.

# Let's start viewing

Viewing a house or room is a must.  
Don't rely on photos or second-hand descriptions!

Here's your checklist to avoid any nasty surprises:

## Plumbing:

- Showers working properly
- Enough bathroom / shower rooms

## Security:

- Burglar Alarm
- Secure doors
- Double glazing
- Window locks

## Furniture:

- Furniture included
- Damp or mould check
- Pests check
- Electrical sockets in each room

## Kitchen:

- Fridge/Freezer capacity
- Working extractor fans
- Windows in kitchen open

### **Outside:**

- Who maintains the garden
- Parking space
- Bike storage
- Parking permit

**Find out more information about your landlord here**



### **Tenancy Agreements:**

- Do you know when the tenancy starts and ends
- Who manages the property (check name, address and contact details)
- Get any changes being made to the property in writing

**Not sure what your Tenancy Agreement means?**



Find out more information here

It's important you understand your rights under the Tenancy agreements and **Tenancy Fees Act 2019**.

# Before you sign ...

## **Deposits:**

Landlords must protect your deposit and return it at the end of your tenancy. Any deductions made should be written to you.

## **Guarantors:**

Your guarantor is someone who agrees to take financial responsibility if you can't pay your rent. They should know what they are signing for.

## **Fair Usage Clauses:**

Check your energy cap or fair usage policy. If your energy use exceeds the cap, you might be asked to pay extra.

## **HMO Licensing:**

This should be given if 3+ unrelated people are living under the same property, and underlines extra responsibilities your landlord must take.

## **Gas / Electrical Safety Certificate:**

Get the latest certificates and check you have working smoke detectors, and carbon monoxide detectors.

# You're in! Now what?

- Take photos:** document the condition of every room and existing damages with date stamps
- Review the inventory:** go through the inventory provided by the landlord and flag any issues
- Report anything broken:** document and report anything that's broken or needs fixing

## Recycling Tips

- Rinse food packaging before recycling it
- Only recycle clean pizza box tops
- Plastic bags can't be recycled curb side but can be dropped off at most supermarkets
- Cling film, tin foil, and bottle caps go in general waste

## Know your bin days

Green Bin

Brown Bin  
(Grey Lid)

Brown Bin  
(Brown Lid)

# Oops ... something's gone wrong?

## Report the issue to your landlord in writing

If lack of heating or hot water affects your health, this is an emergency repair.

Document the problem using emails, letters, and photos for future evidence.

Landlords are obliged to help you under the **Landlord and Tenant Act 1985** and **Fitness for Human Habitation Act 2018**. If these obligations are not met, you may be entitled to compensation, rent reductions, or refunds for the period without essential services.



Email Safer Housing  
[saferhousing@nottinghamcity.gov.uk](mailto:saferhousing@nottinghamcity.gov.uk)

# Get your deposit back

## Want your money back?

It's important you know your rights and the specific reasons landlords can withhold your money including:

- Unpaid rent
- Damage to the property beyond normal wear and tear (e.g. stains on carpets or marks on walls)
- Missing or broken items from the inventory

## They cannot deduct money for ...

- Normal wear and tear
- Replacing a carpet that has naturally worn out over time
- Repairing damage caused by their failure to fix a problem in a timely manner
- Repainting an entire room due to a few scuff marks that appeared during your tenancy

Keep your inventory and photos handy, and if necessary, you can take your case to the **Deposit Protection Scheme**

# Useful Contacts



**VP Community & Welfare at NTSU**



**Citizens Advice Bureau**



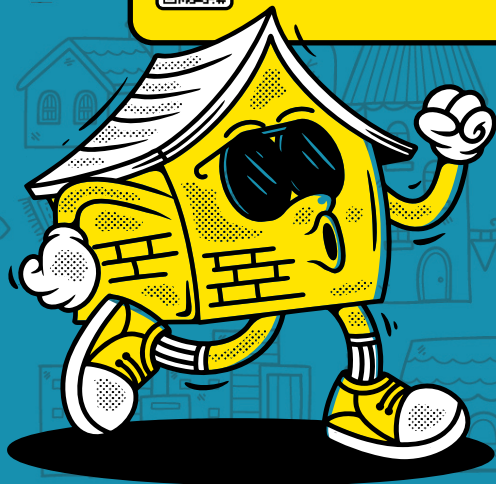
**Environmental Health**



**NTSU Support Services**



**UKGOV How to Rent Guide**



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