



Guidance for student landlords



Building futures, opening doors



Guidance for student landlords

This short guidance has been put together to provide useful advice and helpful hints to those landlords that let to students. What students require from their accommodation has changed, students want accommodation that is of a high quality with modern facilities whilst also being local to their place of study.

Tenancy agreement – helpful hints!

To help ensure that students understand the terms and conditions of your tenancy agreement, your tenancy agreement would benefit from being in plain English whilst clearly stipulating the weekly rent and what is included.

- If you are providing an “all-inclusive rent package” have you considered fair usage caps: and how they are monitored and when and how any charges are applied?
- It is worth considering what information you have included around any fees and charges that you charge and how you apply these charges.
- It would also be beneficial to include within your tenancy agreement any information relating to property inspections and how often these will take place and how they will be recorded.
- Does your tenancy agreement contain an anti-social behaviour clause including noise nuisance issues?

Refuse collection - helpful hints!

Your students may not be aware of local refuse collection and recycling protocols.

- Have you considered how you will make them aware of the correct procedures for the sorting of recycling of waste
- Have you provided your students with the dates and times for putting waste out for collection? Further information is available at:
www.cheshirewestandchester.gov.uk
www.warrington.gov.uk
www.cheshireeast.gov.uk

Bicycle storage – helpful hints!

The University of Chester and the council are actively encouraging students not to bring their car whilst they are residing within the City and to walk or bring their bicycle instead.

- Have you considered where a student could store their bicycle were they to bring one without it causing a potential blockage or even a fire risk?

Information for students – helpful hints!

There is lots of information that would be beneficial to students, particularly first year students. One way to ensure they get this information is to create a “house file” which is available in hard copy or can be emailed to the student at the tenancy sign up.

- The types of information needed in the house file could be as follows:
Your Cheshire Landlord Accreditation Scheme certificate, A current gas safety certificate, Your contact details, Refuse and recycling calendars and instructions, Information on preventing condensation and black mould growth, Energy Performance Certificate (EPC-where applicable), How to rent booklet, Student Guide from Chester University Students Union, Chester Student Community Guide and information relating to the reporting of disrepairs as well as the need to contact you in the first instance.

Keeping your property clean and tidy – helpful hints!

It is in everyone’s interest that your property is looked after and remains clean and tidy during the students residency!

- Have you considered what equipment a student would need to keep your property clean and well maintained? Do you have a garden and would you want your students to cut the grass for instance? If so, have you made available appropriate tools and appliances with clear instructions on their usage?
- How often will you inspect the property and how will you record the results of an inspection. If there is damage or something is damaged how will this be replaced? Will everyone living in the property be given the bill for replacement or just the perpetrator? How will you evidence any unreasonable wear and tear?

Student support and advice – helpful hints!

Despite good intentions, disagreements between students can take place and this could result in a major falling out between your students

- The Students` Union is happy to get involved and will look to mediate where necessary to try and look to resolve any conflicts
- In addition to the above, have you considered providing students as part of the tenancy sign up, guidance from the Citizens Advice Bureaux?

This landlord guidance has been put together with input from the Students` Union, University of Chester, Cheshire West and Chester, Cheshire East and Warrington councils.

Please be advised that this guidance is not designed to replace tenancy legislation and as such it is the responsibility of the landlord to ensure that such legislation is adhered to.

Need more information?

For more information about the Cheshire Landlord Accreditation Scheme, then please contact your local authority as follows:

Cheshire East Council

Contact: Enhanced Housing Team

Telephone: 0300 123 5017

Email: enhanced.housing.options@cheshireeast.gov.uk

Cheshire West and Chester Council

Contact: Housing Standards Team

Telephone: 0300 123 70 38

Email: housingstandards@cheshirewestandchester.gov.uk

Warrington Borough Council

Contact; Private Sector Housing Team

Telephone: 01925 248483 or 01925 248487

Email: privatesector@warrington.gov.uk

Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at equalities@cheshirewestandchester.gov.uk

Tel: 0300 123 8 123 **Textphone:** 18001 01606 275 757

email: equalities@cheshirewestandchester.gov.uk

web: www.cheshirewestandchester.gov.uk

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