2018/19
OFF CAMPUS ACCOMMODATION ADVICE SESSION

November 2017

USL

University of Surrey Lettings

University of Surrey Lettings (USL)

@UoSLettings
#uslaccommodation

What is USL?

USL was a Student's Union initiative put forward by 2015/16 VP Voice Munya Mudarikiri.

USL was launched in November 2016 and through promoting positive change, are dedicated to the struggle for **industry regulation**, improved **accommodation standards** and a **fair deal for students**.

We are also the first UK University to become licenced members of The Association of Residential Lettings Agents, which shows our commitment for transparency and fairness.

USL Partnerships

The University of Surrey Students' Union

UNIVERSITY OF SURREY

USL
University of Surrey Lettings

Guildford Lettings Accreditation Scheme

arla propertymark PROTECTED

PRS
Property Redress Scheme

Student Services Centre
Student Life
Support | Retention | Success

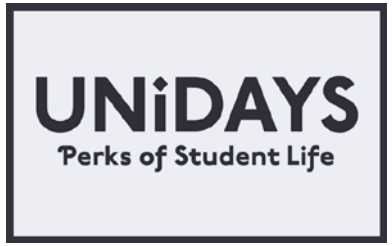
Student Money Team

Contact us: ask@surrey.ac.uk **T: 01483 68 68 68**

or by visiting the Service Centre

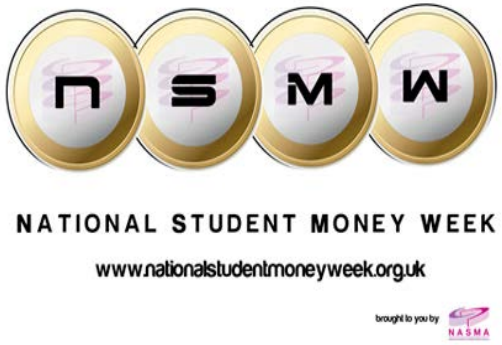
General money advice and support

- Student discounts



- Blackbullion

- Dedicated money weeks



General money advice & support

- Hardship Fund
- Emergency Loans
- Drop – In
- Appointments
- Federal Aid
- Room Allocation on financial grounds recommendation

Guarantor Scheme

- Eligibility
- Process
  - Initial appointment
  - Check with landlord terms
  - Application and supporting documents
  - Payment of administration fee

https://www.surrey.ac.uk/currentstudents/accommodation/guarantor-scheme/

Guarantor Scheme Drop in Sessions

For more information please come to our dedicated drop in sessions about the Guarantor Scheme (no appointment needed).

FRIDAY 10TH NOVEMBER 2017 - 10am – 12pm

FRIDAY 17th NOVEMBER 2017 – 2pm – 4pm

Please come to the Student Services Centre to speak to an adviser.

Living in the community

Whilst you are in the local community you are an ambassador for the University.

Should you bring the universities reputation into disrepute, you can be disciplined by our internal student disciplinary regulations.

become a
COMMUNITY REP

Are you passionate about getting involved in your community?

The Community Rep scheme has, in the short time since its launch, already begun the vital work to break down barriers between students and our non-student neighbours.

The job of a Community Rep is to be someone that can work with residents – students or non-students – and help raise any local issues they may come across, the aim of which is to dispel the stigma that surrounds the student population in Guildford and allow us to become a single community.

Become a Community Rep or volunteer in another way through the Students' Union- visit **ussu.co.uk** and look at the Community pages.

CLOSING DATE FRIDAY 20TH OCTOBER

USL Support

USL are not an accommodation finding service but a **dedicated student advice and support service**.

If we don't know, we will find out or be able to signpost you in the right direction.

Where do I start with my house search?

It is essential you sign up to **StudentPad** and join our **Facebook** group

Where do you want to live?

- Proximity to University
- Transport links
- Local amenities

Who do you want to live with?

Compare academic and social schedules
Discuss wants, needs and expectations

What can you afford?

- Monthly income
- Rent
- Utilities (£40-£60/month)
- Agency fees
- Transport
- Personal spending
- Insurance
- Unforeseen spending

What research should I do before deciding?

Differences between a private landlord and letting agent.

Is your landlord/agent accredited?

How will living there affect your studies

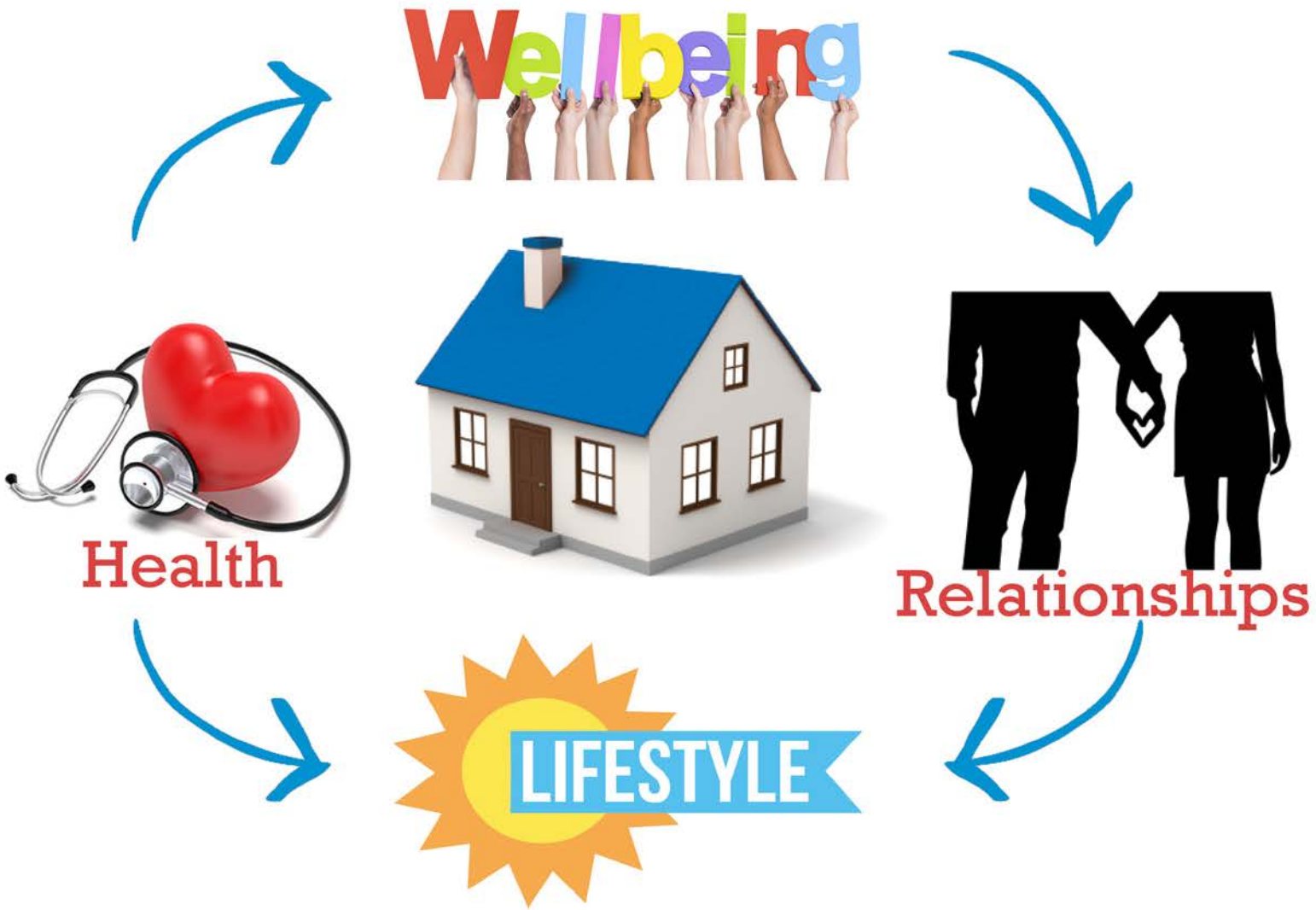
What local amenities are available?

What do the current occupants say about the property?

Demographic of the local community.

Are there other students living in the area?

The Impact

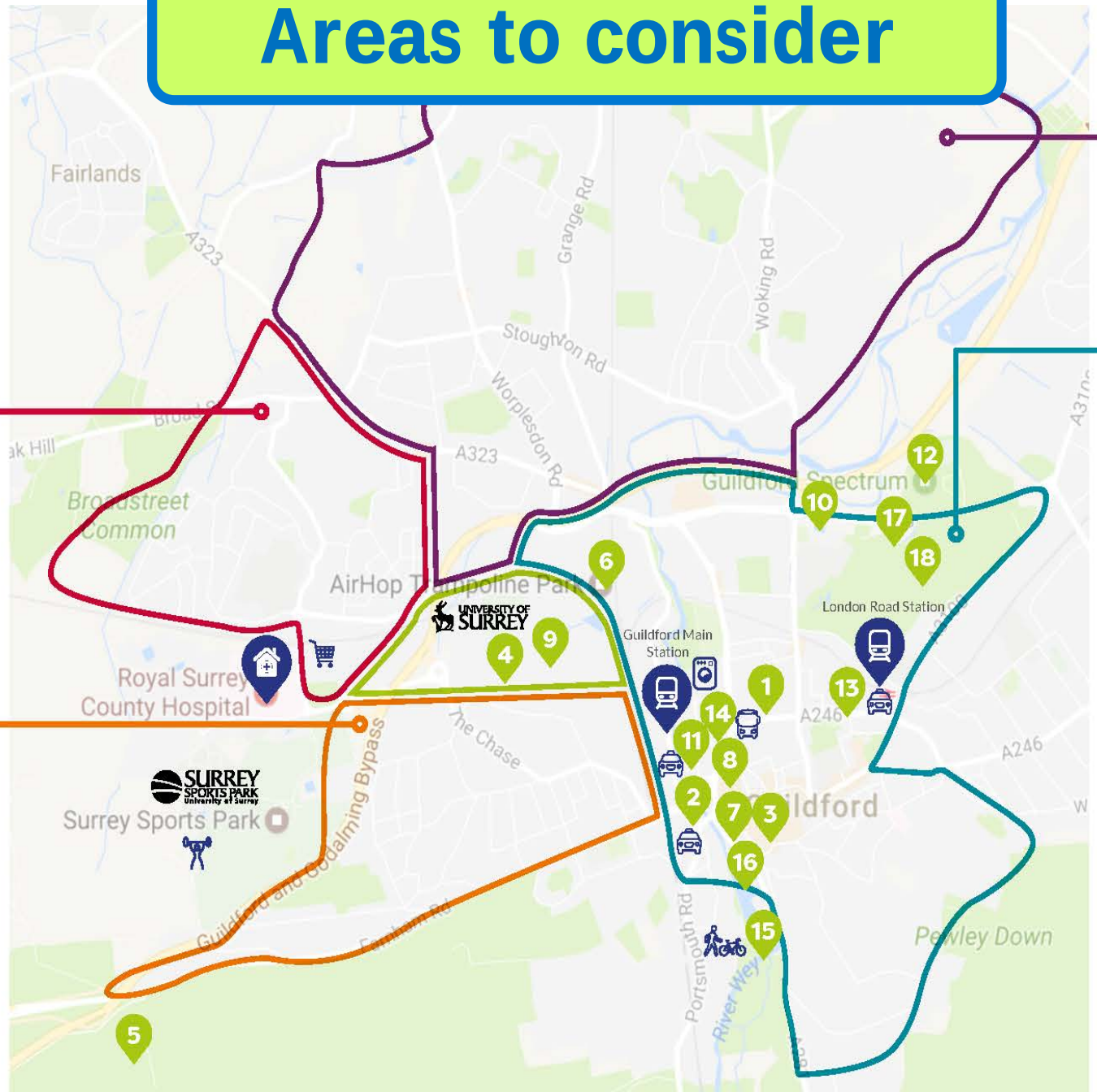


Focus on your studies first and **start looking** for accommodation in **February**.

This will give you enough time to make informed decisions.

Areas to consider

MAP OF GUILDFORD



Park Barn

Great location for

- Surrey Sports Park
- Tesco
- Vet School
- Hospital

£450 - £575

Guildford Park

- Closest proximity to University

£525 - £650

- Tesco Supermarket
- Taxi Rank
- Hospital
- Train station
- Bus stops
- Gym/fitness
- Ideal for walking / cycling
- Trend Launderette

Stoughton

- Cheaper rent
- High number of student residents

£425 - £575

Town Centre

- Walking distance to plentiful amenities

£550 - £700

Things to do/visit

1 **The Boileroom**
13 Stoke Fields, Guildford, GU1 4LS

2 **Electric Theatre**
Onslow St, Guildford, GU1 4SZ

3 **Guildford Castle**
Castle St, Guildford, GU1 3SX

4 **Guildford Cathedral**
GU2 7UP

5 **Watt's Gallery**
Watts Gallery Down Lane, Guildford, GU3 1DQ

6 **AirHop Trampoline Park**
12 Midleton Industrial Estate Rd, Guildford, GU2 8XW

7 **Komo Cocktail Bar**
Mill Street, Weymead House, Millbrook, Guildford, GU1 3YA

8 **Casino Nightclub**
GU1 4SQ

9 **Rubix Nightclub (campus)**
GU2 7XH

10 **Guildford Lido**
Lido Rd, Stoke Park, Guildford, GU1 1HB

11 **ODEON cinema**
Bedford Rd, Guildford, GU1 4SJ

12 **Guildford Spectrum**
Parkway, Guildford, GU1 1UP

13 **GLive**
London Rd, Guildford, GU1 2AA

14 **The Friary Centre**
GU1 4YT

15 **River Wey**
GU1 4RR

16 **Yvonne Arnaud Theatre**
Millbrook, Guildford, GU1 3UX

17 **Wild Wood Adventure**
Peacock Wood, Lido Road, Guildford, GU1 1HB

18 **Stoke Park**
Nightingale Rd, Guildford, GU1 1ER

Resident Landlord	VS	House Share
You are a lodger and do not have tenant rights	→	Covered by the Landlord and Tenant Act 1985
No requirement to give notice to end the agreement	←	The landlord must provide written notice to end your tenancy (Section 21)
A RL usually offer a more flexible contract	→	Often no option to end your tenancy or replace yourself
Only responsible for your own rent, guarantors often not required	←	Jointly responsible for the rent of the whole property
Bills are usually included in the rent	→	Collectively responsible for the household bills

Referencing

YOU WILL NEED ALL OF THESE, MAKE SURE TO COLLECT THEM BEFORE STARTING YOUR SEARCH.

You must be able to show your **passport** in person, this can be an expired document.

A recent utility bill which confirms your **current address.**

Details of your UK based **guarantor.**

If you don't have one you will have to pay 6-12 month up front

Your university **enrolment** letter.

A **credit check** is done to confirm:

- ✓ Your address
- ✓ Whether you have any County Court Judgements
- ✓ Are registered on the electoral roll

Guarantors

- A guarantor is a third party, such as a parent or relative, who agrees to pay your rent if you fail to pay it.
- BEWARE your guarantor may be responsible if your housemate doesn't pay their share of the rent.
- University International Guarantor Scheme now available, email ask@surrey.ac.uk

What is the process?

- Complete the application form
- Provide the required evidence/documentation
- Make the payment £75 - £90 per tenant + guarantor (non refundable)
- Additional information may be requested
- Process should take 2-4 weeks

(More about the process later)

University Managed Properties

The University offers a head leasing scheme to landlords.

rents a property from the

and then sublets it to our

The University + **landlord** + **students** =

<u>Quality accommodation</u> at an **<u>affordable rent</u>** and at **<u>no admin cost</u>** to the student.

Demand is incredibly high for these properties.
Each year we receive more than double the amount applications for available spaces.

Applying for accommodation

- Properties range from 3 to 5 bedroom houses
- Form a housemate group and nominate a point of contact to act on behalf of the group
- All members of the group **MUST** apply for accommodation
- You will be able to apply in banding and location preference
- Once the ballot has been run you will be notified whether accommodation will be offered
- If you want to accept your offer you will each pay a £250 pre-payment which will come off your rent

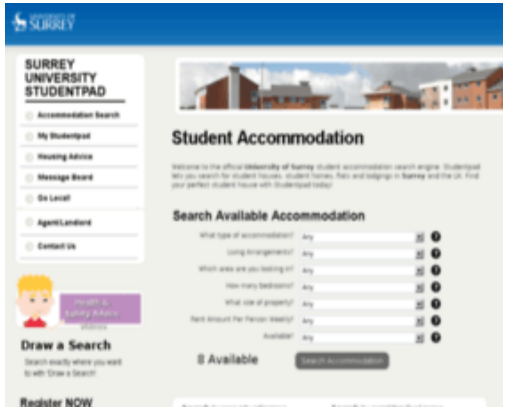
USL advertise all available accommodation options on:

Non university managed houses can be found on **Rightmove, Zoopla** and also on **Studentpad**!

University of Surrey Lettings (USL)
(Closed group)

studentpad

www.surreystudentpad.co.uk



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