



unipol

the home of student housing

# Northern School of Contemporary Dance

## Housing and Wellbeing

**Nicola Brown**

**Assistant Chief Executive**

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# House Hunting

- **Unipol is a charity and houses over 2,700 students directly.**
- **Work with NSCD to support new and current students**
- **Work with the other universities, colleges and their students' unions across Leeds to support students**
- **Accredits over 340 landlords, managing agents and larger providers across the city**
- **Offers a contract checking service**
- **Advertises over 17,000 bed spaces across the city**
- **Administers the Leeds Rental Standard**





# Healthy House Hunting

**Many more students are reporting mental health issues.**

**Most cases minor and short-lived but stressful**

**Pressures of studying and work/life balance.**

**Choosing the right accommodation and people to live with is an important way of managing life's stresses.**

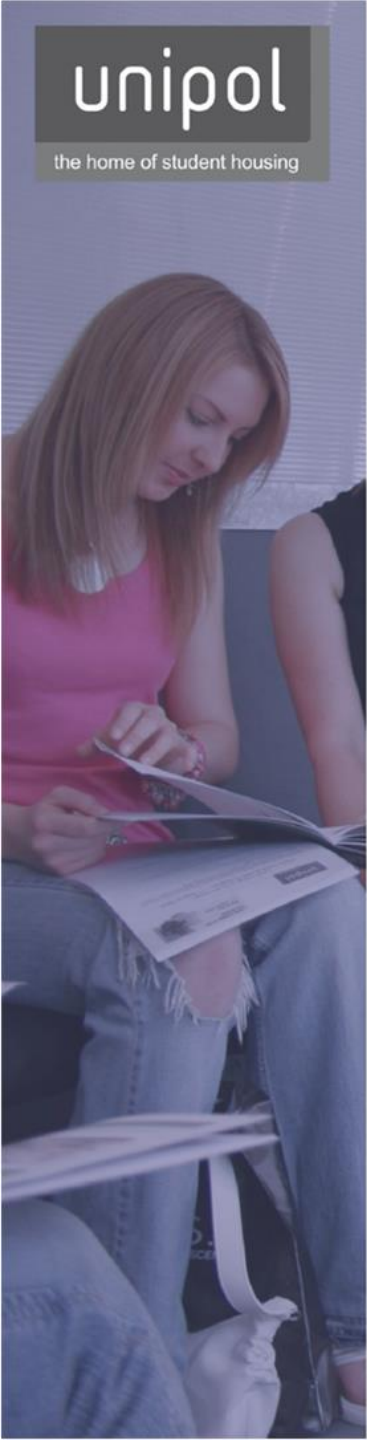


# Student survey on Wellbeing

**March/ April 2018**

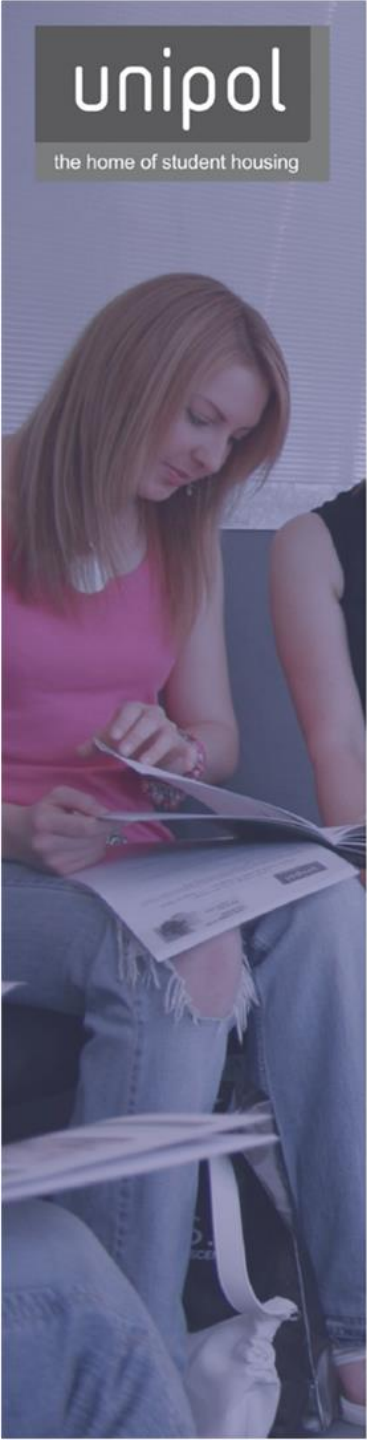
**346 Respondents (mainly 1<sup>st</sup> and 2<sup>nd</sup> year Leeds students)**

- **322 reported some concern over having enough money to live on (167 of which were very concerned or extremely concerned)**



# Student survey on Wellbeing

- **290 reported some concern over getting on with flatmates (152 of which were very concerned or extremely concerned)**
- **336 reported some concern from the stress of deadlines and study (214 of which were very concerned or extremely concerned)**
- **310 reported some concern about their mental wellbeing (174 of which were very concerned or extremely concerned)**



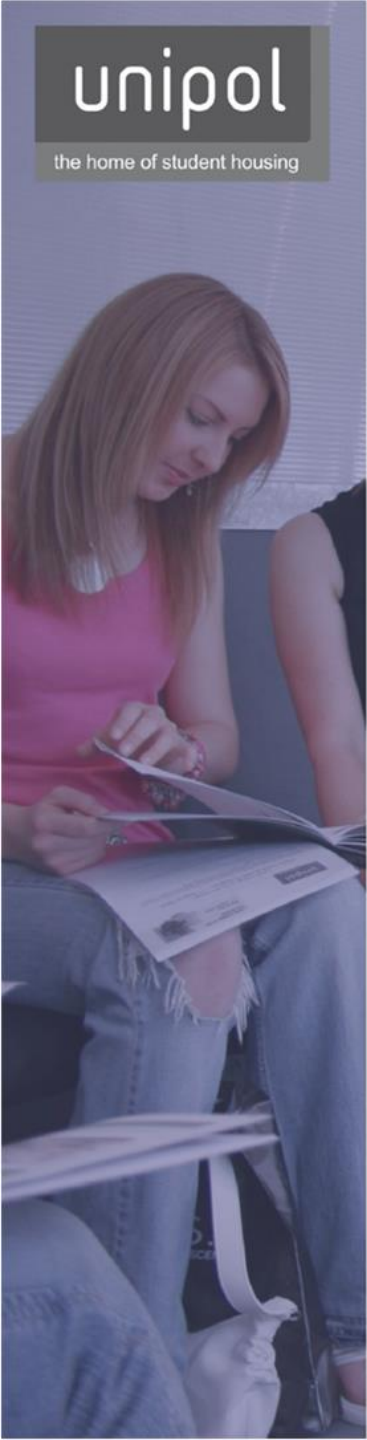
# Housing and Wellbeing

- **Be realistic on what you can afford**
  - Remember to budget for bills (£15 pppw)
  - All inclusive is often available
- **Be prepared to compromise**
  - Would you prefer a larger room or be closer to school?
  - Do you want a large bedroom/ kitchen/ need social space/ bathrooms etc.?



# Housing and Wellbeing

- **Organising household bills**
  - Who will organise?
  - Good to share responsibility
  - Bills for utilities in different names





# Housing and Wellbeing

- **Who to live with? *Think compatibility***
  - Big groups can be fun and social but can create pressures
  - More compromise needed when living with more people
  - Important to be honest
    - Is a clean house important?
    - Any smokers?
    - Social life
    - Guests to stay?



# Housing and Wellbeing

- **Who to rent from?**
  - Choose an accredited landlord
    - Peace of mind
    - Good landlords makes a difference
    - Knowledge repairs will be dealt with quickly and effectively
  - Protection and advice before, during and after your tenancy period.



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# The Unipol Code



- This is a voluntary accreditation scheme that property owners can join
- The Universities and their students' unions recommend you only rent Code houses
- 85% of all properties on the Unipol website adhere to the Unipol Code

# The Unipol Code



Unipol  
Code

A **Code** Property



Unipol  
Housing

A **Unipol** Property



Non  
Code

A **Non - Code** Property

- **Code properties** are identified on the website by a **blue band**
- All **Unipol** owned or managed houses are covered by the Code and have a **green band**
- **Non – Code properties** are in grey

# The Unipol Code



## **Under the Code the owner is committed to:**

- a set timetable for dealing with repairs
- Be polite and professional when dealing with tenants
- Be proactive in dealing with complaints and resolving disputes
- **to give students 24 hours to seek independent advice on a contract without the property being re-marketed.**



# Who is a Member?

Find out who is a full member of the Unipol Code or on their way towards full accreditation.

Visit the Unipol website to check an agent is listed before undertaking viewings and signings.

## Landlord Directory

### Leeds

ABCDEFGHIJKLMNOPQRSTUVWXYZ

#### A

AAA Lets - Andrew Parascandolo

A & M Homes- Reeve and Welburn

Abbey Homez - A Parmar

Gillian Abramson

Academy Properties - Bill Pickard

AD Properties - Andrew Dodds

Dr TI Abdullah

Naveen Ahmed - Rentinc

Nisar Ahmed

Roderic Aitkens

Naeem Akhtar

Mrs Najema Akhtar/Mr M Sagher

Mrs Tasleem Akhtar

Harry Albazie

Robert Allcroft

Andoria Properties - Mrs A Paschali

Mohammed Saqib Anwar

Salim Arkadan

Ashfield Property Management - Mr O'Leary

# Housing and Wellbeing

## Problems with a property?

- Comprehensive complaints procedure and informal advice available
- Contact our Complaints Handler Megan Blanden
- How to Complain page on our website:  
[www.unipol.org.uk/the-code/how-to-complain](http://www.unipol.org.uk/the-code/how-to-complain)

# Housing and Wellbeing

- **Who to rent from?**
  - Check Rate Your Landlord
  - Awards



**Rate Your  
Landlord**

# Housing and Wellbeing

## **Conflict resolution**

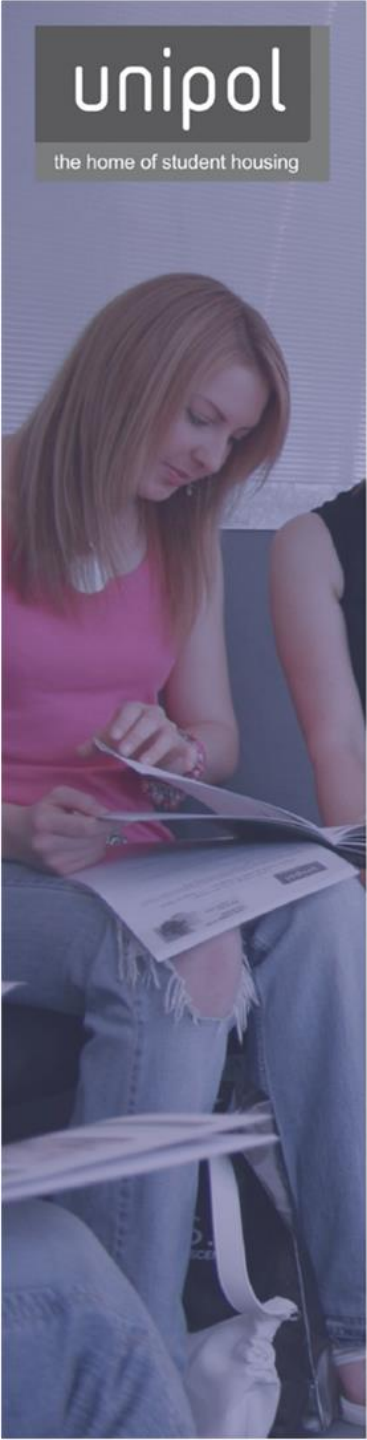
- talk in advance on general agreements and house rules
- set up a cleaning rota
- try to resolve straight away otherwise it will snow ball.
- talk in person rather than leaving notes/texting etc.



# Housing and Wellbeing

## **Common causes of inter-tenant disputes**

- **noise nuisance**
- **cleaning**
- **unpaid bills**
- **unwelcome or over staying guests**
- **Smoking**





# Housing and Wellbeing

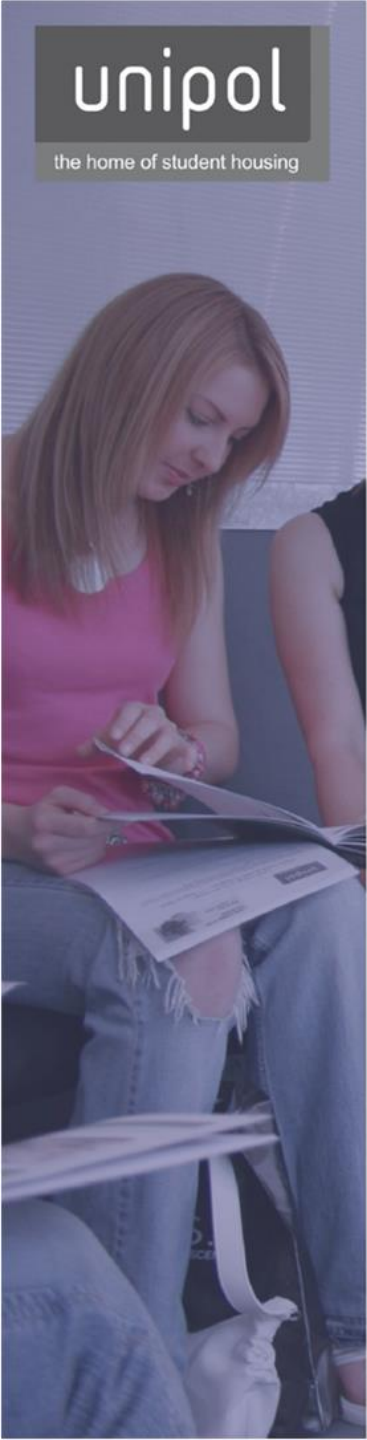
## Support is available

- **Unipol** – house hunting, landlord and property issues
- **School** – multitude of support services
- **GP** – Physical and mental wellbeing
- **Miscellaneous Wellbeing Groups** – online, through School and GP
- **Noise Nuisance** – Anti-Social Behaviour Team at Leeds City Council
- **Crime/Drugs** – Police, GP and School

# Housing and Wellbeing

**Worried about a friend?**

**Raise with your institution/ landlord**



# House Hunting in Leeds

- **We advertise over 17,000 bed spaces each year offering plenty of choice at all times of the year**
- **We centralise vacancies in Leeds on our website so you can easily compare lots of properties.**
- **Make it as stress free as possible**



# Useful tips

- **What are essentials and what are desirables**
- **Check Rate Your Landlord**
- **Get your contract checked**
  - Free service
  - Code landlord should give you time

# House Hunting - Cost

- **Administration charges** The Unipol website displays the cost (if charged)
  - **Deposits.** Most landlords will collect a deposit at the time you sign your contract. The average deposit across all landlords is £280 per person
  - **TV Licence.** In most cases a TV licence is required. All BBC content whether watched live, by catch up or on demand will require a TV licence.
- Guarantors.** The website will display details if these are required.



# Average costs

**Room in a shared house**

**£81.32 (exclusive)**

**£96.36 (inclusive)**

**Variations across areas – house hunting guide details these**

# Tenancy Deposit Scheme

- **Landlords are legally required to protect deposits.**
- **Students on giving a deposit should ask their landlord which scheme he/she will be using and expect their certificate of deposit protection within 30 days.**

# Right to Rent

**All landlords apart from Universities and a few other exceptions must carry out a check on ALL students.**

**Students will be asked to show their passport.**  
**<http://www.unipol.org.uk/advice/students/know-your-rights/right-to-rent-a-guide-for-students>**

**The landlord is required to make a copy and keep a record.**



# Ready to Rent

This guide is to help renters understand their rights and responsibilities. It provides a checklist on each stage of the house hunting process, including:

- what to look out for before renting
- living in a rented home
- what happens at the end of a tenancy
- what to do if things go wrong

## How to rent

✓ The checklist for renting in England

This information is frequently updated. Search on GOV.UK for [How to rent](#)

The online version contains [links](#) you can click on to get more information. If you do not have internet access, ask your local library to help.

February 2016

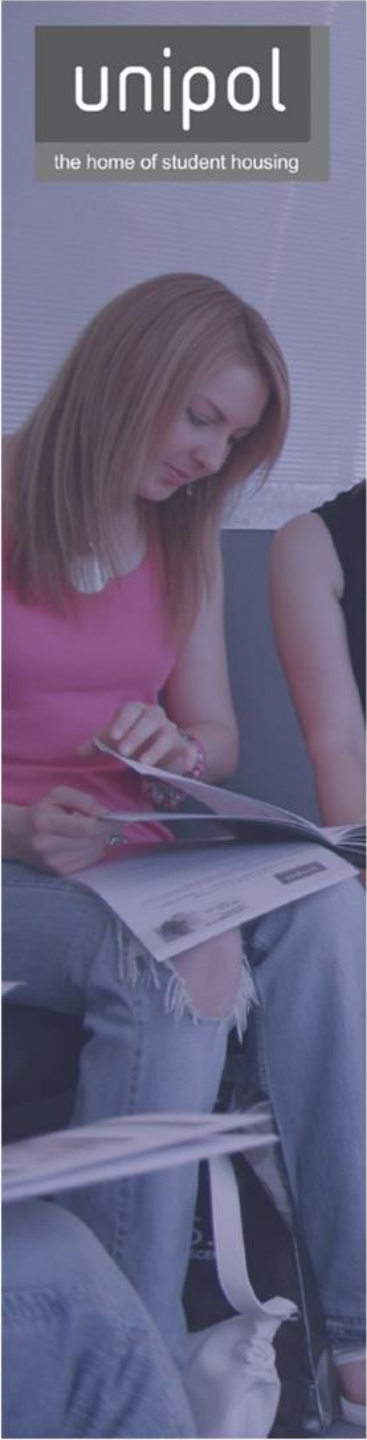
Department for Communities and Local Government

**The landlord must provide students with a copy when signing their contract**

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## A few examples of houses meeting the Unipol Code in Unipol's portfolio

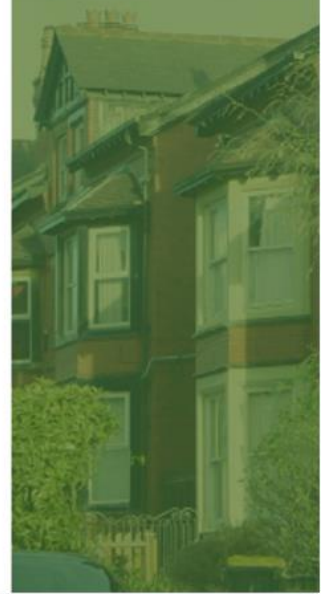






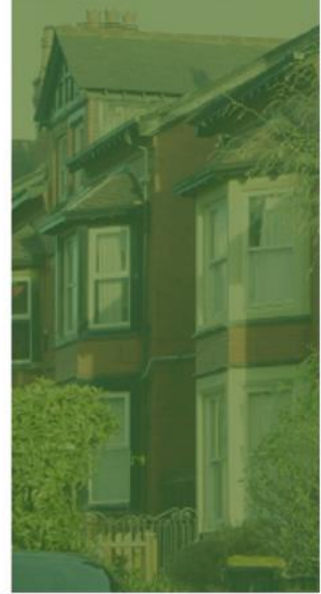






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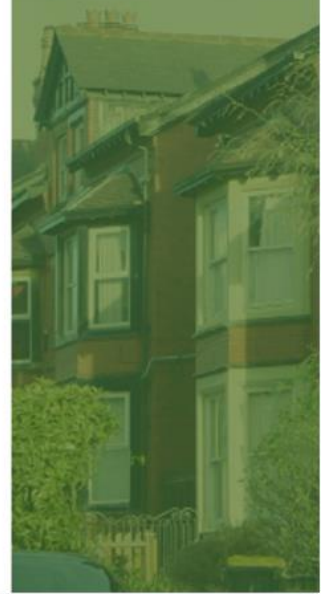
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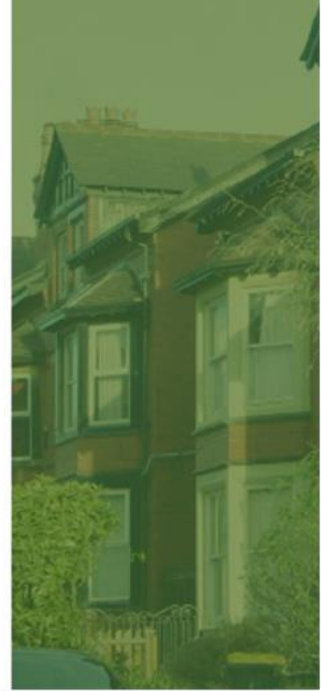
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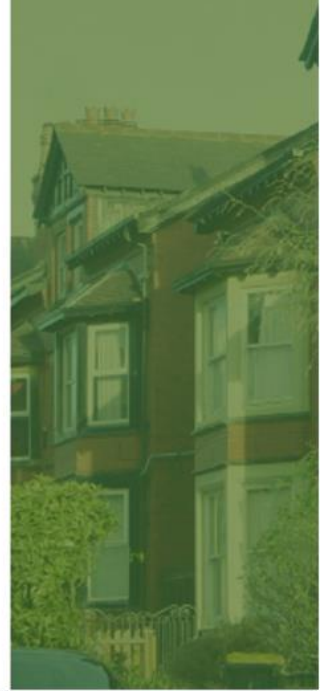
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# Properties from Code landlords in the area

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# Any outside space?



# Less obvious things to look out for

- **Sockets in bedrooms – how many?**
- **Size of fridge freezer – big enough for your group?**
- **Storage – enough storage for you?**

**TIP: Use the house hunting check list in the housing guide to help you decide**

**Your PROPERTY CHECKLIST**

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

**Details**

1. Are the current tenants how much the bills are and if the
2. Are there any pets to be?
3. Is there an air conditioning unit on the roof?
4. Is there an air conditioning unit on the roof?
5. Are there enough sockets in each room?

**Heating**

6. Does the current work effectively (you won't want a boiler)?
7. Can the boiler be replaced?
8. Are there enough radiators in each room?

**Security**

9. Does the property have a working burglar alarm?
10. Is the house safe to use?
11. Are all the external doors locked?
12. Does the property have a working fire alarm?
13. Are there enough windows in each room?

**Furniture and general**

14. How many bedrooms are there?
15. Are there any bedrooms for the property?
16. Are there any bedrooms for the property?
17. Are there any bedrooms for the property?
18. Are there any bedrooms for the property?
19. Are there any bedrooms for the property?
20. Are there any bedrooms for the property?

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# House Hunting - Contracts and Tenancies

- If you rent a room or a house you will be asked to sign a contract (Tenancy Agreement) that is legally binding
- Do not feel pressured into signing anything until you are sure – you're committing to spending a lot of money.





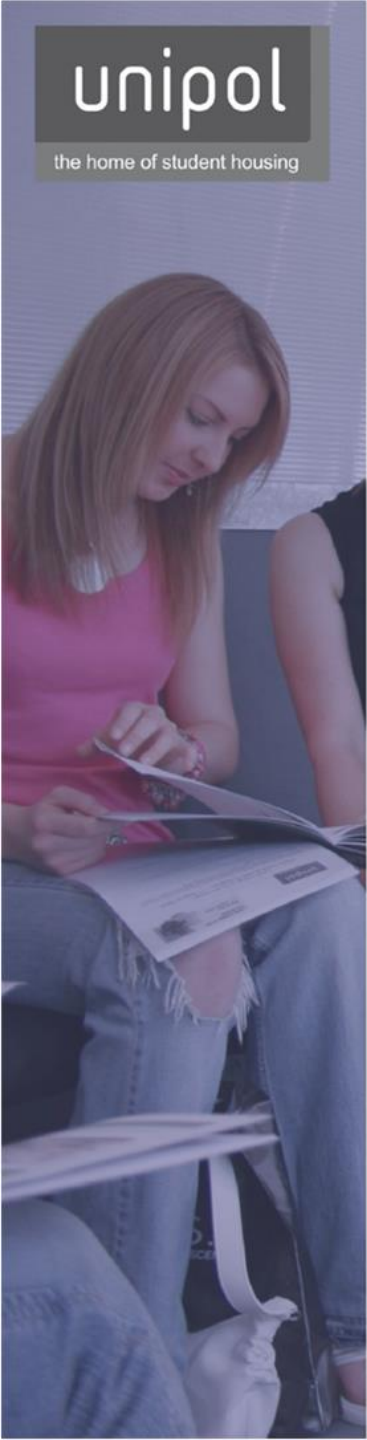
# House Hunting - Contracts and Tenancies

## **If Renting a whole house jointly:**

- Then tenancy is likely to be a joint one - signed by all the occupants and the owner
- This means that all the occupants are jointly and severally liable for each other's rent and conduct

## **If Renting as an individual:**

- Then the tenancy will just be for you
- Make sure to check what your responsibility is for communal areas



## Deposit information

Leaflet detailing everything a student would need to know about deposits

## The House Hunting Guide

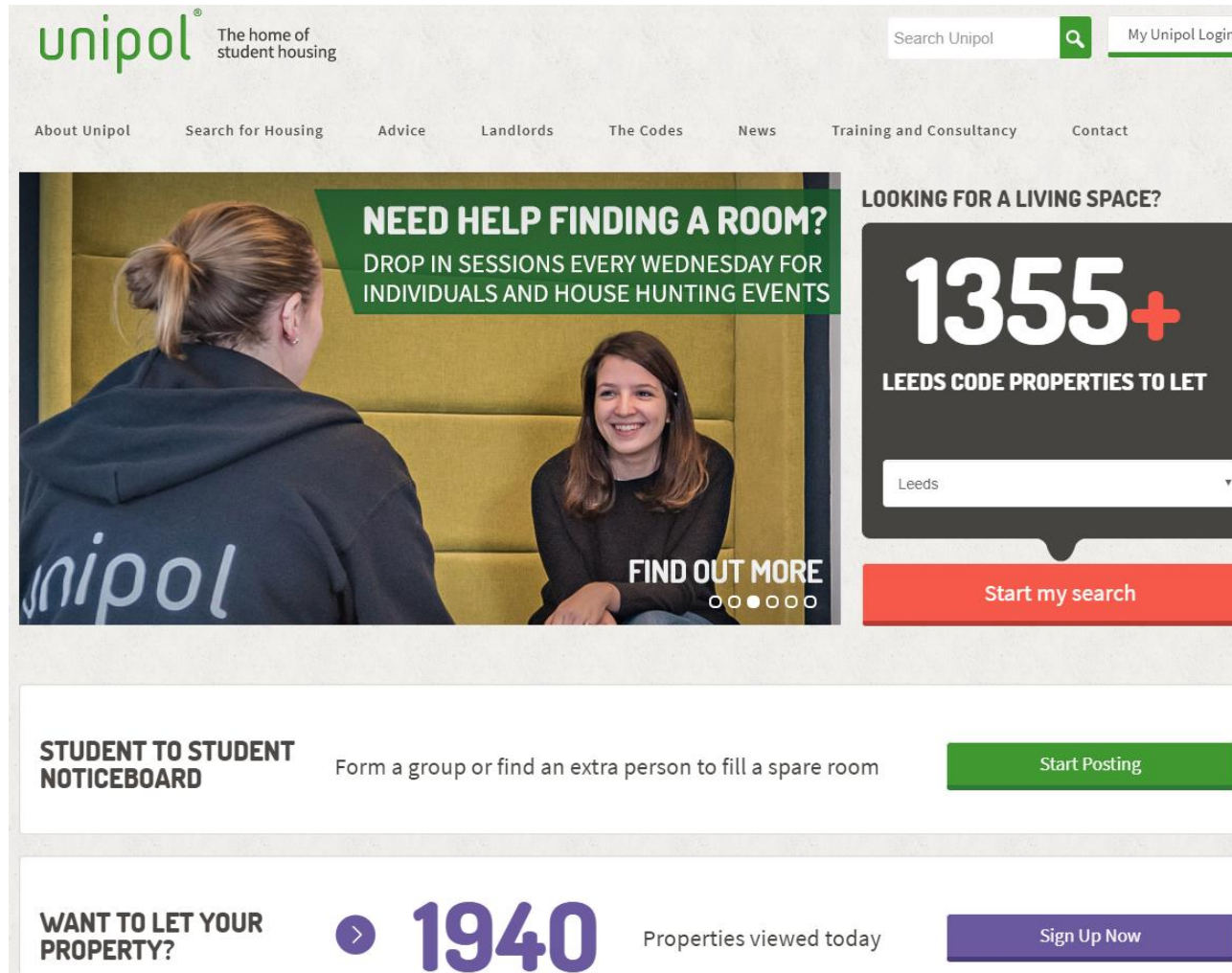
everything a student would need to know about using Unipol and house hunting more generally



## Housing magazine

Useful information about house hunting,

# Our website - homepage



The screenshot shows the Unipol website homepage. At the top left is the Unipol logo with the tagline 'The home of student housing'. To the right is a search bar labeled 'Search Unipol' and a 'My Unipol Login' link. Below the header is a navigation menu with links: 'About Unipol', 'Search for Housing', 'Advice', 'Landlords', 'The Codes', 'News', 'Training and Consultancy', and 'Contact'. The main content area features a large banner with a photo of two women. Overlaid on the banner is a green box with the text 'NEED HELP FINDING A ROOM? DROP IN SESSIONS EVERY WEDNESDAY FOR INDIVIDUALS AND HOUSE HUNTING EVENTS' and a 'FIND OUT MORE' link. To the right of the banner is a dark grey box titled 'LOOKING FOR A LIVING SPACE?' displaying '1355+' in large white text, followed by 'LEEDS CODE PROPERTIES TO LET'. Below this is a search input field with 'Leeds' selected and a 'Start my search' button. At the bottom, there are two promotional sections. The first is 'STUDENT TO STUDENT NOTICEBOARD' with the text 'Form a group or find an extra person to fill a spare room' and a 'Start Posting' button. The second is 'WANT TO LET YOUR PROPERTY?' with a large '1940' and the text 'Properties viewed today', accompanied by a 'Sign Up Now' button.

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Search Unipol  My Unipol Login

About Unipol Search for Housing Advice Landlords The Codes News Training and Consultancy Contact

**NEED HELP FINDING A ROOM?**  
DROP IN SESSIONS EVERY WEDNESDAY FOR INDIVIDUALS AND HOUSE HUNTING EVENTS

**LOOKING FOR A LIVING SPACE?**

**1355+**  
LEEDS CODE PROPERTIES TO LET

Leeds

**Start my search**

**STUDENT TO STUDENT NOTICEBOARD** Form a group or find an extra person to fill a spare room **Start Posting**

**WANT TO LET YOUR PROPERTY?** **1940** Properties viewed today **Sign Up Now**

Begin your search by clicking on Search for Housing or the Start my search button

# Property Search

Search + PRICE: £50 - £340 p/w BEDROOMS: 14 DISTRICT: All MOVE IN: After 1st of July 2018 [Need Help?](#)

NUMBER OF ADVERTS  
WITHIN RANGE ?

Adverts with utilities included in the rent will be more expensive than those without

How many bedrooms do you want?

1

Whole Property Required?

Rooms in a shared property/large development

Select Type of property

I don't mind

When do you want to move in?

After 1st of July 2018

How much do you want to pay per week?

£45

£340

Where do you want to live?

All

Distance From

Northern School of Contemporary Dance

Within 1 mile

Who do you want to rent from?

I don't mind

Star Rating

I don't mind

Advanced Search

Search

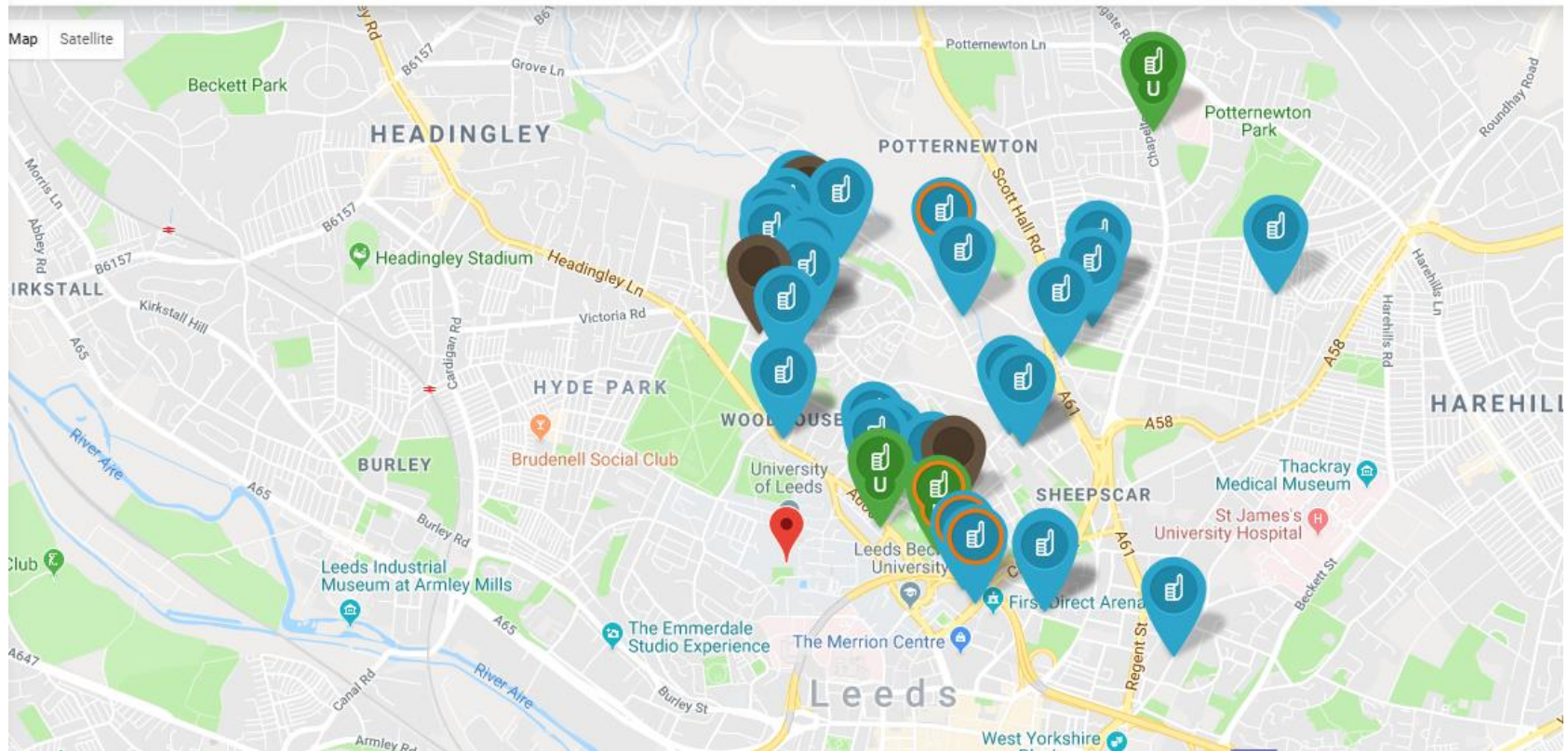
Clear My Search



# Property Search






NUMBER OF ADVERTS  
WITHIN RANGE ?

*Adverts with utilities included in the rent will be more expensive than those without*



# Property Search


Order By - Available Bedrooms then Star Rating

-  Savile Road, Chapeltown, LS7  
4 beds (whole property) available from Sep 2018  
**£80.00** pppw  
Deposit: £300.00
-  Mexborough Drive, Chapeltown, LS7  
4 beds (whole property) available from Sep 2018  
**£80.00** pppw  
Deposit: £300.00
-  Mexborough Drive, Chapeltown, LS7  
4 beds (whole property) available from Sep 2018  
**£80.00** pppw  
Deposit: £300.00
-  Lovell Park Hill, Little London, LS7  
3 beds (whole property) available from Sep 2018  
**£81.00** pppw  
Deposit: £351.00
-  Quarry Place, Woodhouse, LS6  
3 beds (whole property) available from Jul 2018  
**£78.00** pppw  
Deposit: £150.00

Search By Advert Reference

LANDLORD: **Brixton Estates Limited**

BEDROOMS: **4** beds (whole property) available from Sep 2018  
Will let individually ?

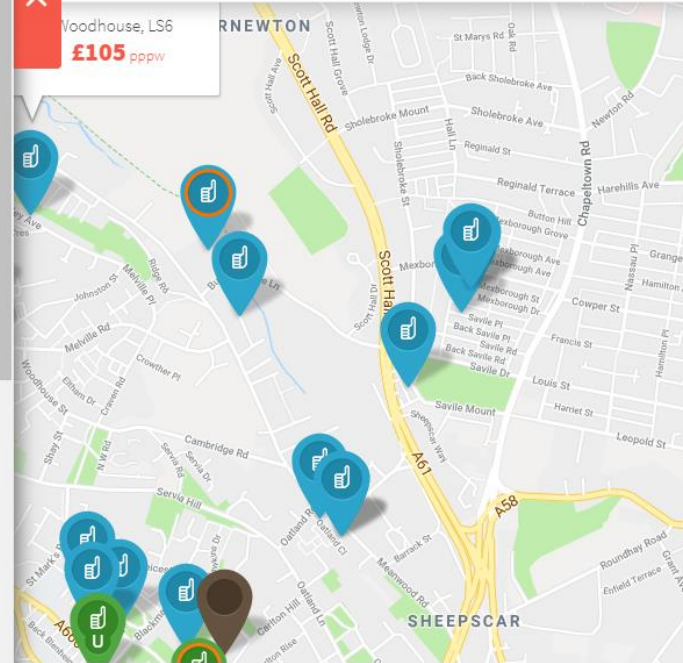


**£80.00** pppw **£346.67** ppm ?

DEPOSIT: **£300.00** pp

Close without

Woodhouse, LS6 **£105** pppw



Map showing property locations in the Chapeltown area, with pins indicating various properties.

Unipol Housing Campus



# Property Search

Savile Road, Chapeltown, LS7



**LANDLORD:** Brixton Estates Limited

**BEDROOMS:** **4** beds (whole property) available from Sep 2018

Will let individually



**£80.00** pppw **£346.67** ppm

**DEPOSIT:** £300.00 pp

Extra Rental Information

Internet

Heating & Water

Amenities & Facilities

Safety & Security

Extra Information

Energy Efficiency

Contact Details

Email Gary@linleyandsimpson.co.uk

Email jhk@kingandcoleeds.ocm

Tel 01132185599

07411070862

Location & Amenities








Advert Number : 44814

# Student to Student Noticeboard

## Notice Board

Viewing notice board

Leeds ▼

	<b>Accommodation Wanted</b> For students looking for rooms to share with other students. Owners and agents may not post on this noticeboard.	Last Post 13/11/2017 10:41:03
	<b>Accommodation Available</b> For students wanting to let their room or a spare room to other students. Owners and agents may not post on this noticeboard.	Last Post 13/11/2017 22:57:47
	<b>Forming a group to look for housing</b> For students wanting to meet up with other students to form a larger group to look for houses. Owners and agents may not post on this noticeboard.	Last Post 07/11/2017 17:22:03
	<b>Short Term/Summer Lets</b> For students looking for rooms for a short period or just over the summer. Owners and agents may post on this noticeboard.	Last Post 07/11/2017 16:41:17
	<b>Postgraduates</b> To allow postgraduates to form groups on line or to help fill vacancies in postgraduate let properties. Owners and agents may not post on this noticeboard.	Last Post 07/11/2017 12:14:45
	<b>Looking for a room in an owners' home</b> For students looking for rooms in an owner's home or in a homestay environment. These can vary from providing meals to sharing and living very independently. Just check the adverts for more information. Owners with rooms in their properties and who are members of the Unipol Code can post on this noticeboard.	Last Post 20/09/2017 16:28:01
	<b>Unipol Tenant Room Swap</b> A board to help tenants of Unipol exchange rooms	Last Post 23/10/2017 21:10:09

- Once logged in you can look at other students' messages and post replies or new messages
- **If you are using the noticeboard for the first time don't forget to register**