



unipol

the home of student housing

Northern School of Contemporary Dance

House Hunting

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Assistant Chief Executive



Northern School of
Contemporary Dance

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Who is Unipol?

- **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**



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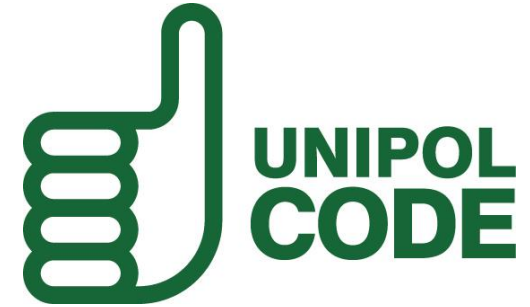
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The UNIPOL CODE:

A fair deal from a good landlord

The Unipol Code offers protection



- **The Code delivers safe and secure properties**
- **The School recommends you rent only Code houses**
- **80% of all properties on the Unipol website adhere to the Unipol Code**



Under the Code the owner is committed to:

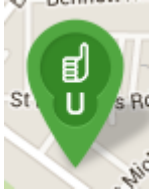
- a clear and understandable contract
- a set timetable for dealing with repairs
- Solving any issues professionally
- dealing with complaints and resolving disputes

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- **There is a National Code to cover larger developments. Many of the larger developments advertising on the website have signed up to this code.**
- **Details of this Code are available on the website.**



A **Unipol** Property

- All **Unipol** owned or managed houses are covered by the Code and have a **green band**



A **Code** Property

- **Code properties** are identified on the website by a **blue band**



A **Non - Code** Property

- **Non – Code properties** are in grey

Managing Agents – Some Tips

- Check who the owner is as the agent may be offering a ***'let only'***
- Try and talk to the current occupiers about their experiences with the agent/ owner (preferably without the agent's rep present)
- Check carefully about charges and sign-up fees
- Read the contract carefully and make sure you understand what you are agreeing to



Who is a Member?

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

Students should be advised to 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

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Rate Your Landlord



Rate Your
Landlord

Rate Your Landlord

Find a Review

Advice

About

Find a Review

Search reviews by address or by landlord and browse students' reviews to help you find your next dream home.

Search by Address

Search by Landlord

Search by Street or Property Name



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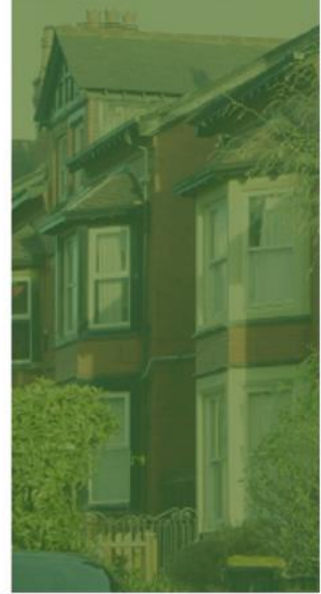
Rate Your Landlord



The Houses

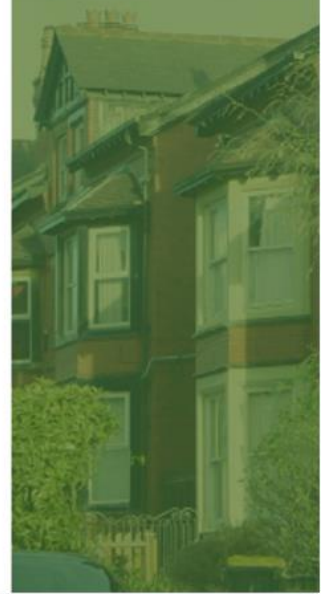






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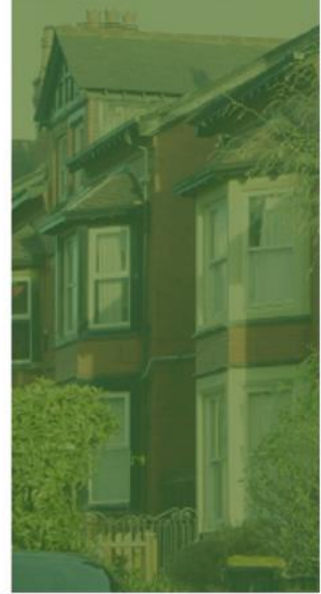
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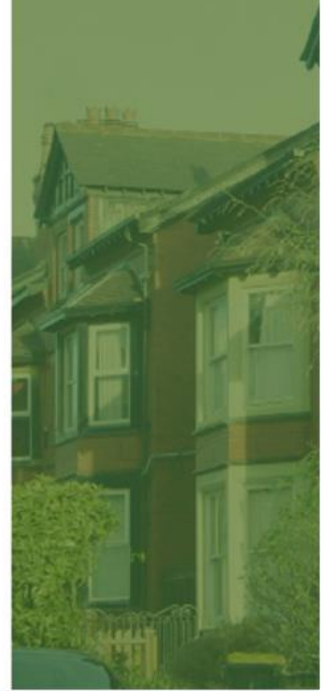
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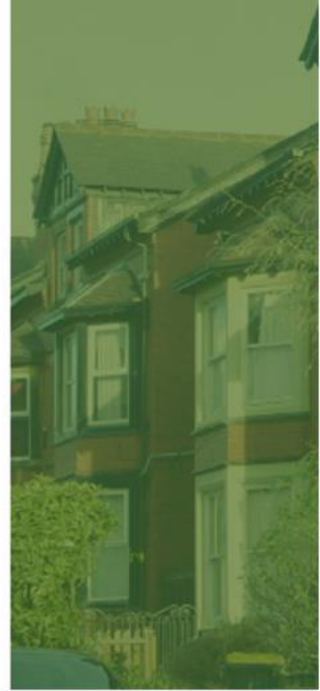
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Properties from Code landlords in the area

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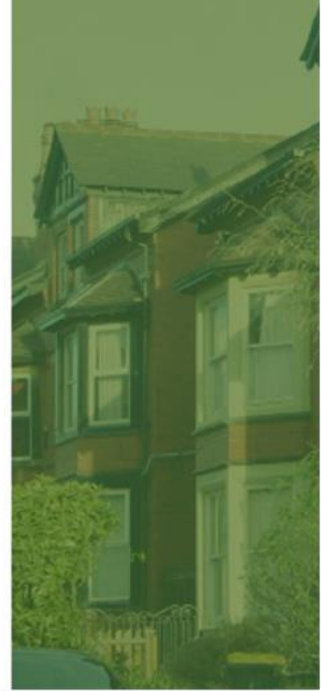
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Properties from Code landlords in the area

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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?**



Using the Unipol Checklist

Your PROPERTY CHECKLIST



If you use the checklist you won't go wrong. Tick the boxes to indicate YES

Address:

Address:

Address:

Utilities

	1	2	3
1. Ask the current tenants how much the bills are and if the house is easy to heat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are water charges included in the rent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is there an all-inclusive bills option?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is WiFi provided free of charge?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are there current gas and electrical certificates you can see?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plumbing

6. Does the shower work effectively (you won't want a trickle)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Do all the sinks drain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Are there enough showering/washing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Security

9. Does the property have a working burglar alarm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Is the house easy to secure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Are all the external doors solid?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Does the property have double glazing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Do the downstairs windows have locks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Furnishings and general

14. Has the house got enough furniture for the occupants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Does any of the furniture belong to the existing tenants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is all the furniture and carpets in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Are the beds in good condition (ask current tenants if they are comfortable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Are there any signs of damp?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Is the décor nice?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Are there enough sockets in each room?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Available on the Unipol website and in the House Hunting Guide

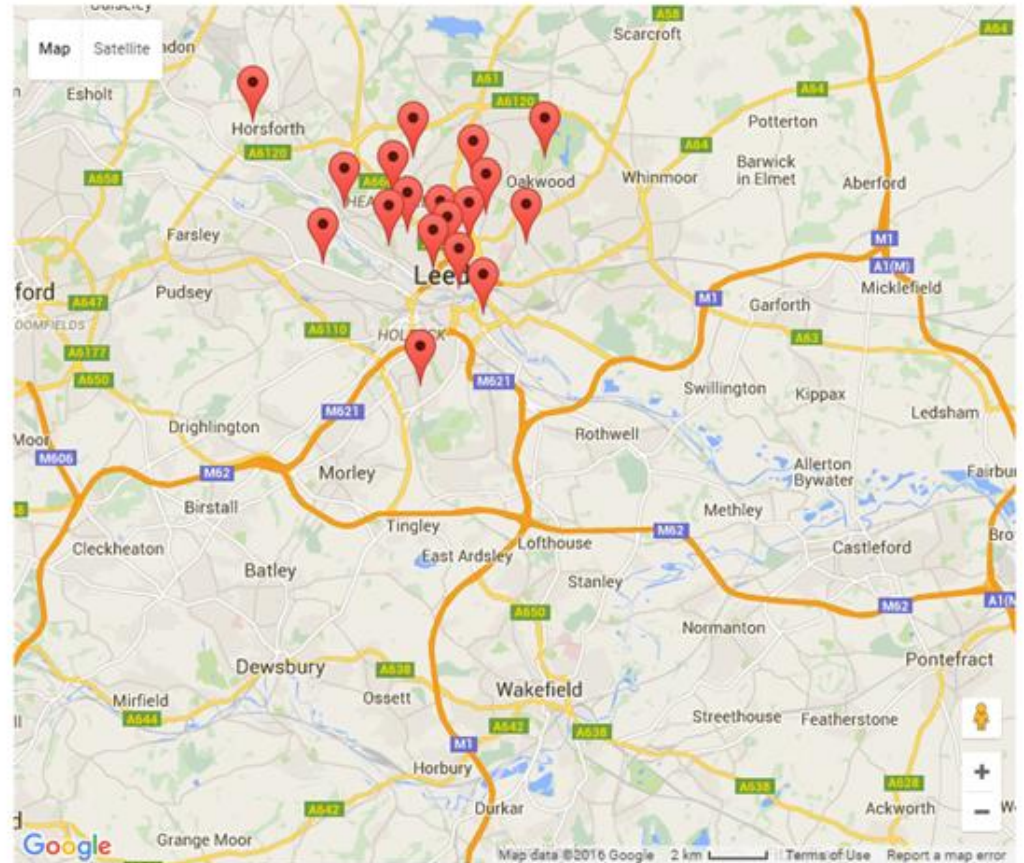
Which area to choose?

- **Most students live in certain areas of Chapletown, Harehills, Woodhouse, or the City Centre within 5-15 minutes walk of good transport routes**
- **Many of these areas are classed as inner city areas so properties tend to be close together**
- **Crime is often higher in student areas not just in Leeds so just be aware**



Use our area guide on our website

Armley £
Beeston £
Burley ££
Chapel Allerton £££
Chapelton £+
City Centre £££
Clarence Dock £££
Harehills ££
Headingley ££+
Horsforth ££
Hyde Park ££+
Kirkstall ££
Little London ££
Little Woodhouse ££+
Meanwood ££
Roundhay ££
University Area £££
Woodhouse ££





WILL I NEED TO
PAY BILLS?

WHAT ABOUT
COUNCIL TAX?

HOW MUCH
WILL I NEED?

MONEY matters

House Hunting - Money

- **Administration charges** The NEW Tenant Fees Act comes in to operation today!
 - **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.

House Hunting - Money

- The rent sometimes includes items such as water charges, Wi-Fi etc.
- Increasingly all-inclusive rents are available so ask
- “All inclusive” rent is convenient, but can cost more than setting up the bills yourself
- Make sure it is outlined in your contract what bills you are responsible for



House Hunting - Money

- The average rent on the website for a Unipol Code property is **£86pppw**, although areas such as Chapeltown and Harehills tend to be cheaper.
 - Bills are usually around £15pppw on the top of your rent
- Adverts on the website will state if bills are included



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.**

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SIGNING *the* CONTRACT

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House Hunting - Contracts and Tenancies



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



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

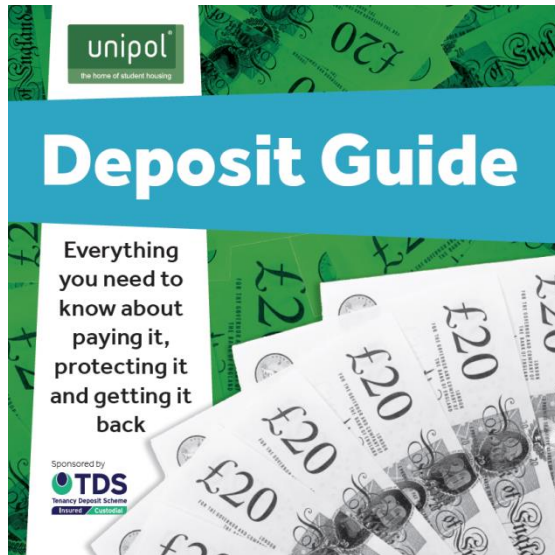
The landlord must provide students with a copy when signing their contract

House Hunting - Contracts and Tenancies

Rent Guarantee

- As part of the agreement some owners may ask for your parents to guarantee your rent
- Parents or guardians should never sign an open ended guarantee – limit the liability to the level of your student's annual rent
- Most landlords who ask for a guarantee ask for individual ones but please clarify before signing anything.





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



Our website - homepage



Search Unipol



My Unipol Account

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Advice ▾

Families ▾

Landlords ▾

The Codes ▾

News & Blogs

Training & Consultancy ▾

Contact ▾



The banner is divided into three main sections. On the left, a large image of a stone building is shown with a 'unipol housing' label. Below this image is a red button that says 'Click Here to view properties and book a viewing' followed by five dots, the last of which is green. In the center, there is a pink box with the text 'Rooms available to Rent Online' and 'Individual contracts, no guarantors or fees'. Below this pink box are two smaller images: one of a row of red brick houses and another of a modern kitchen interior. On the right, a blue section contains the text 'Looking for Student Housing?' followed by '94+' in large font, and 'Bradford code properties to let' in smaller font. Below this is a white search bar with 'Leeds' entered, and a dark blue button with a magnifying glass icon and the text 'Start My Search'.

unipol housing

Rooms available to
Rent Online

Individual contracts,
no guarantors or fees

Looking for
Student Housing?

94+

Bradford code properties to let

Leeds ▾

Start My Search

Click Here to view properties
and book a viewing

Student housing
made easy...

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

Property Search

Filters ▾

PRICE: £50 - £340 p/w ▾

BEDROOMS: 14 ▾

DISTRICT: All ▾

MOVE IN: After 1st of July 2019 ▾

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?

Whole Property ▾

Select Type of property

When do you want to move in?

After 1st of July 2019 ▾

How much do you want to pay per week?

£0



£200



Where do you want to live?

All ▾

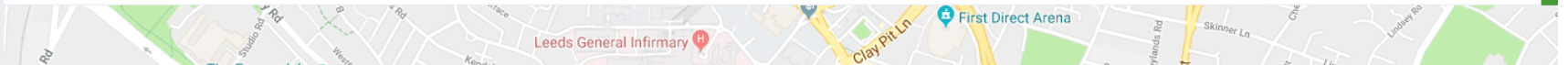
Distance From

I don't mind ▾

I don't mind ▾

Search

Clear My Search



Property Search

Results (92) + ▾

PRICE: £0-£200 p/w ▾

BEDROOMS: 1 ▾

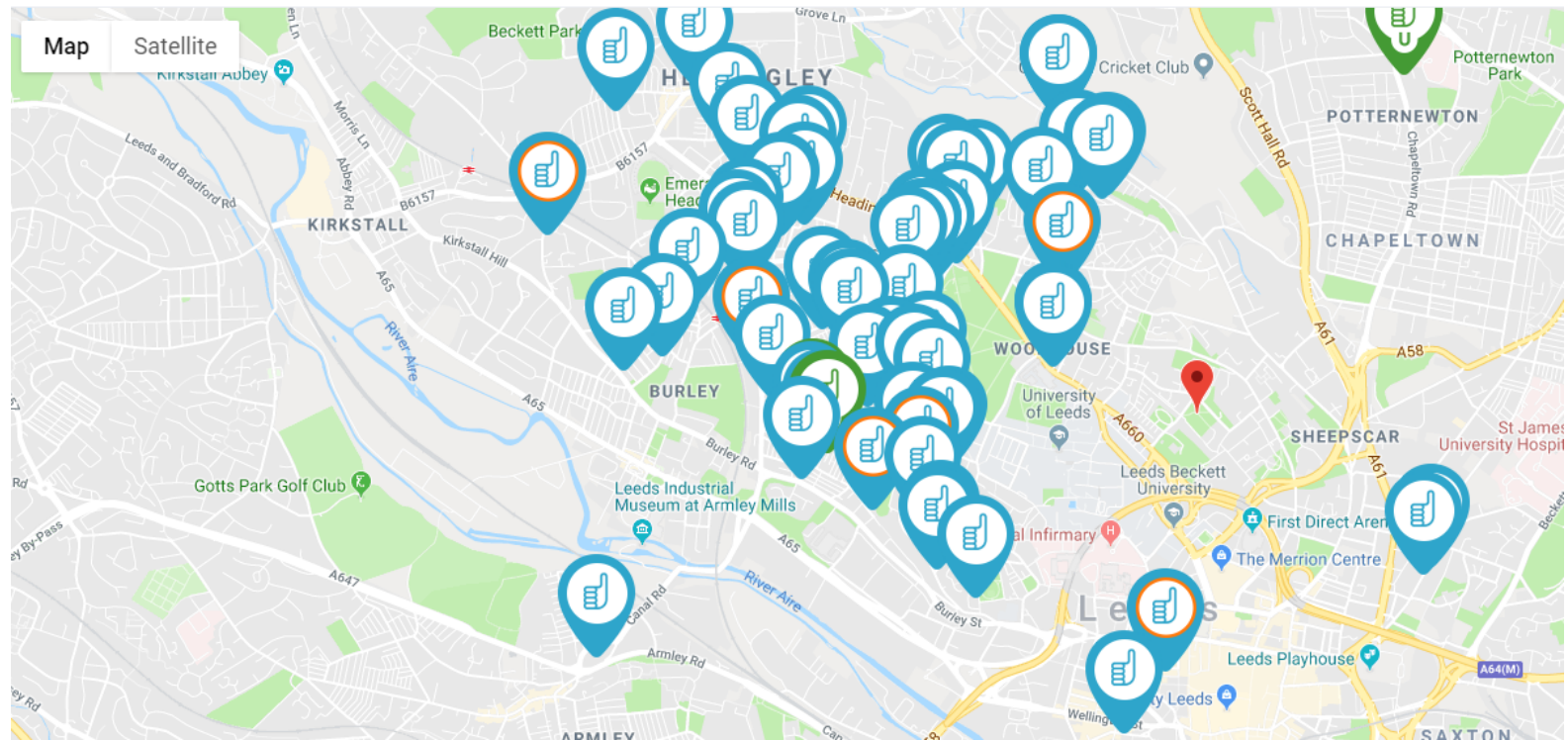
DISTRICT: All ▾

MOVE IN: After 1st of July 2019 ▾

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



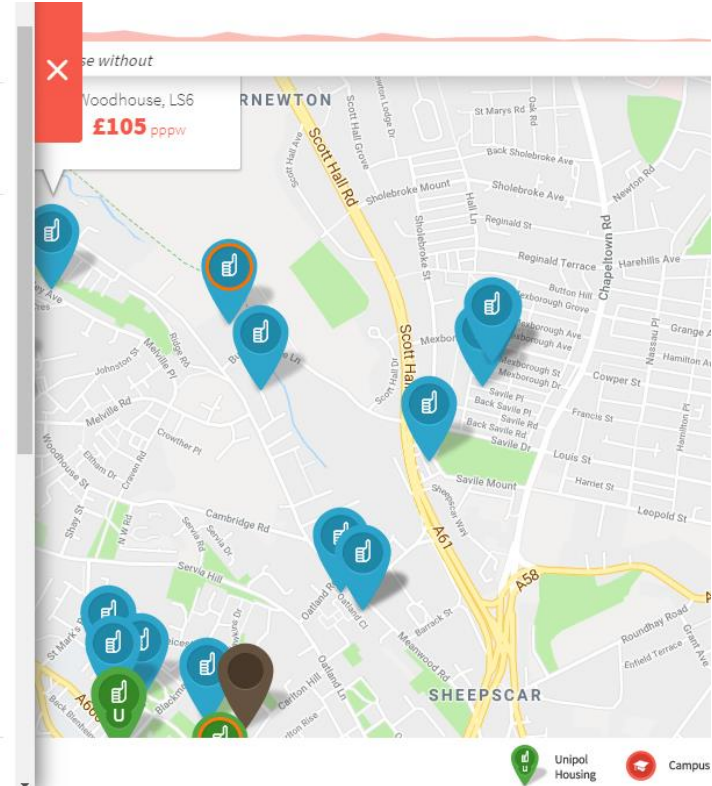
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**DEPOSIT:**


 Quarry Place, Woodhouse, LS6  
 3 beds (whole property) available from Jul 2018  


**£78.00** pppw  
 Deposit: **£150.00**

Search By Advert Reference



# Property Search

Sackville Street, Chapeltown,  
LS7

Landlord: [Alexander Warner](#)



Golden Owner

Bedrooms: 5 beds (whole property) available from Jul 2019  
Will let individually [?](#)



Price:

**£103.00 pppw**

**£446.33 pppm** [?](#)

Rent Inclusive Of: Electricity, Gas, Internet, Water

Deposit:

**£300.00 pp**

Protected with DPS (Deposit Protection Scheme) [?](#)

[Extra Rental Information](#)

[Internet](#)

[Heating & Water](#)

[Amenities & Facilities](#)

[Safety & Security](#)

[Extra Information](#)

[Energy Efficiency](#)

[Contact Details](#)

[Location & Amenities](#)












# Student to Student Noticeboard

## Notice Board

Viewing notice board

Leeds ▼

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                       |                                  |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|   | <b>Accommodation Wanted</b><br>For students looking for rooms to share with other students. Owners and agents may not post on this noticeboard.                                                                                                                                                                                                                       | Last Post<br>13/11/2017 10:41:03 |
|   | <b>Accommodation Available</b><br>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<br>13/11/2017 22:57:47 |
|   | <b>Forming a group to look for housing</b><br>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<br>07/11/2017 17:22:03 |
|   | <b>Short Term/Summer Lets</b><br>For students looking for rooms for a short period or just over the summer. Owners and agents may post on this noticeboard.                                                                                                                                                                                                           | Last Post<br>07/11/2017 16:41:17 |
|   | <b>Postgraduates</b><br>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<br>07/11/2017 12:14:45 |
|   | <b>Looking for a room in an owners' home</b><br>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<br>20/09/2017 16:28:01 |
|  | <b>Unipol Tenant Room Swap</b><br>A board to help tenants of Unipol exchange rooms                                                                                                                                                                                                                                                                                    | Last Post<br>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**