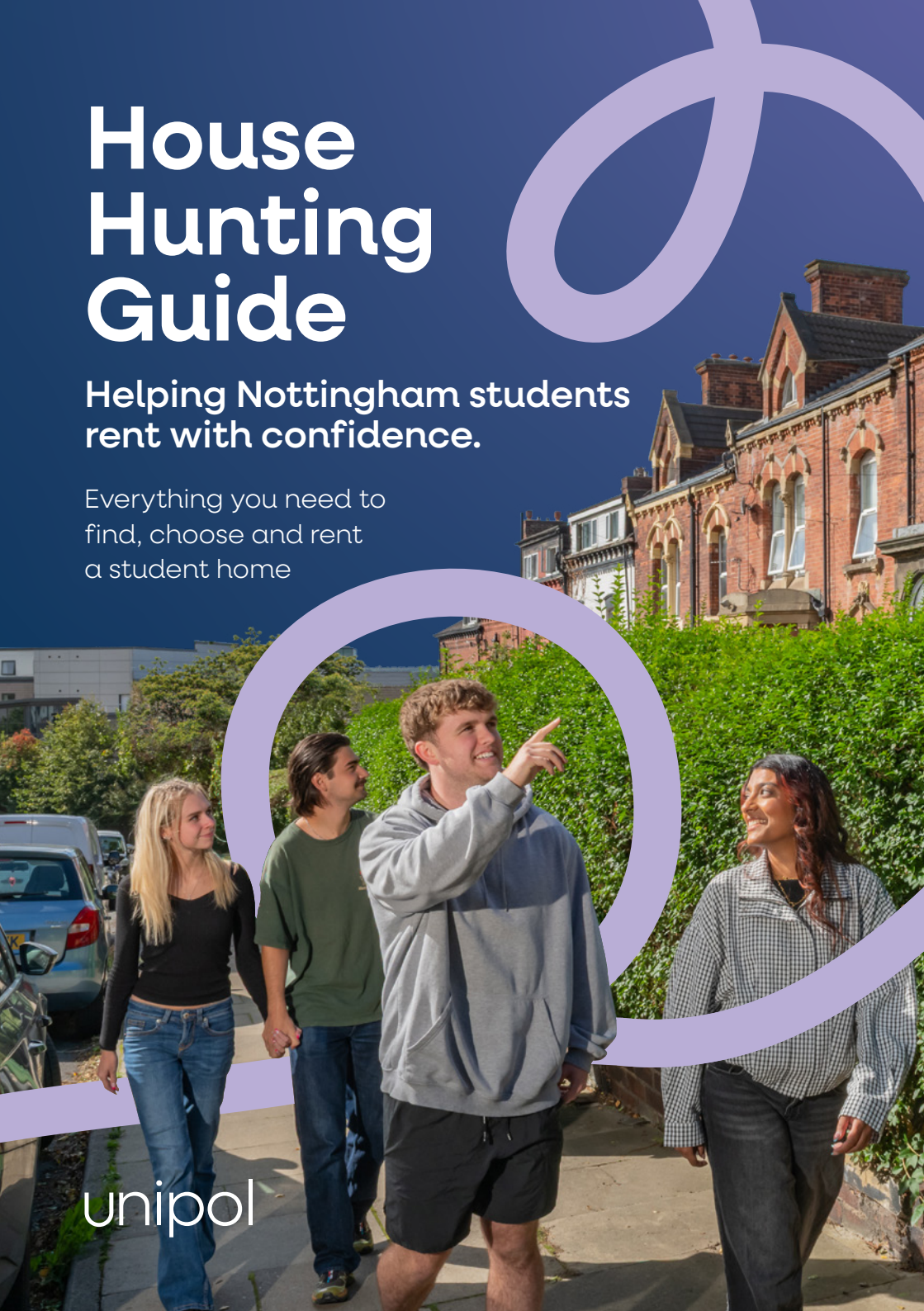


House Hunting Guide

Helping Nottingham students rent with confidence.

Everything you need to find, choose and rent a student home

unipol





Who are Unipol?

Finding a place to live can feel overwhelming. That's where we come in.

Unipol is a not-for-profit organisation that has been working in partnership for over 50 years to help students find safe, good-quality housing.

We are here for ALL students, whatever your budget or situation. Whether you are a home student, an international student, commuting from home but thinking about your options for next year, we can help.

We Can Help With

- Finding student housing
- Free contract checking
- Housing advice and support
- Problems with landlords
- **The Unipol Code** - helping you identify trusted landlords and safer housing

Student Tip:



Know your rights.
Look for the Code.

We're here before, during
and after your tenancy.
[Find out more about Unipol.](#)

Contents

This guide will equip you with all the info you need to find the best student home for you while studying in Nottingham, so you can make informed choices and feel empowered as a renter.

04

Know Your Rights

05

Before you sign

06

Things to consider

07

Finances

08

Finding the right home

10

The Unipol Code

12

The Unipol Website

14

Need help?

Know your rights

The Renters' Rights Act offers student renters stronger rights. How the Act impacts you will depend on the type of landlord you have and the type of agreement you sign. Our Renters' Rights Guide for students breaks down the key changes and what they mean for you so you can feel confident renting – even if it's your first time doing so.

Check out our online guide now to find out:

- Types of tenancy agreements you may see
- How to give notice if you need to end a tenancy
- How a landlord may end a tenancy
- How to request a pet
- The frequency of rent payments and how often rent can be increased

[Renters' Rights Guide](#)

Student Tip:

Knowing your rights is the secret to trouble-free renting



Before you sign

Contracts

You may be asked to sign an Assured Periodic Tenancy, a Licence Agreement or a Common Law Tenancy. Which one will depend on who you rent from and the type of property. Before you sign it is important to understand the different rights you may have.

[Tenancy agreements explained](#)

[Get Your contract checked](#)

Guarantors

Many landlords will ask for a guarantor who agrees to cover rent payments if you cannot.

If you don't have a guarantor:

- Check whether your university offers a guarantor scheme
- Consider renting from Unipol. We don't require deposits or guarantors for students renting our own properties.
- Speak to us about your options, including landlords that don't require guarantors and student guarantor services.

Deposits

Holding Deposits

A holding deposit is a small, upfront payment (capped at one week's rent) you pay to reserve a property before signing the tenancy agreement. Although normally this period would be a maximum of 15 days, most landlords will ask you to agree in writing through a holding deposit/pre-contractual agreement, for them to extend this time. In most cases this is refundable and if not, the landlord must inform you why not. Often landlords apply it to the first month's rent but this needs to be agreed with you in advance.

Tenancy Deposits

Some landlords will ask for a deposit when you sign for a property. By law, it cannot be more than five weeks' rent and must be protected in a government-approved scheme within 30 days.

The 3 government approved schemes are:

- Tenancy Deposit Scheme
- Deposit Protection Service
- MyDeposits

Student Tip:

A few extra checks now can save a lot of stress later.



Things to consider



What is your budget?

Make sure you have looked at your finances and know what your budget is before you start searching. If you opt for a non-bills inclusive property, make sure you budget for bills on top of your rent. On average this should be £22-£35 per week depending on your group size.



Who would you like to live with?

Students often feel pressure to house hunt early, before they are sure of who they want to live with. The good news is, there are plenty of great properties available so by taking your time to house hunt you can concentrate on choosing the right housemates. By waiting, you may also find cheaper.



Is it a Unipol Code property?

Rent with confidence when using Unipol. All landlords and agents listed on the Unipol website are Code accredited.

Find out more about the benefits of renting a Code property [here](#).



What area would you like to live in?

The “best” area depends on what matters most to you. Whether that’s being close to campus, saving money on rent, enjoying a lively social scene, or finding somewhere quieter to focus on your studies.

Check out our area guide [here](#) to find out more about different areas and average rents.

Student Tip:

Take time to think about your budget, housemates and location before deciding.



Finances

Here are some links that might be helpful for managing a budget:

Money Management app
[Black Bullion](#)

Rent Calculator
[Save the Student](#)

Food shopping
[Save the Student](#)

Paying your rent will take up a significant part of your budget, however, there are some other expenses you will also need to factor in; food, transport, books, utilities (if not included in rent).

If you’re struggling with any aspect of managing your finances you can contact your University and Students’ Union Advice Services as they will have resources available to help you.



Save the Student!

Save the Student is an excellent resource for all aspects of student life and is well worth a look for tips, advice and offers.

Looking for part time work?

There are lots of employment opportunities throughout the city and some universities/SUs also offer access to a variety of part-time job opportunities for their students.

- [University of Nottingham](#)
- [Nottingham Trent SU](#)

Council Tax

If you’re a full-time student you will be exempt from paying council tax. To declare your student status you must complete a form online so that you don’t get chased. Just visit the [Nottingham City Council](#) website.

Finding the right home

Once you have figured out what your budget is and who you want to live with, follow these simple steps to secure the right student home for you.



Step One

Search on the Unipol website

- Unipol only lists Code verified landlords so you can be sure you're choosing a good one. [Unipol.org.uk](https://unipol.org.uk)

Step Two

Book your viewings and make sure you know what to look out for when looking round properties

- View a few properties before deciding.
- Take a [list of questions](#) with you.
- Check for signs of damp, mould or damage.
- If current tenants are there, ask what it's like living in the property.
- If you're unsure about anything, ask. Don't feel pressured into signing before you're ready.

Step Three

Look online to check other tenants' reviews

- Check Google reviews for feedback on landlords and letting agents.
- Use [StudentCrowd](#) for reviews of larger student accommodation buildings.

Step Four

Get your contract checked

- Unipol offer a [free online contract checking](#) service and we'll be happy to do this for you.

If you're happy with everything after following these steps, you're ready to sign and can start getting excited about your new home!

Don't forget!

Tenancy agreements are legally binding so you cannot back out once you have signed.



Renting a Code
accredited student
home gives you
peace of mind.

- 👍 Quality assurance
- 👍 Responsible landlords
- 👍 Support if things go wrong



Unipol only lists Code accredited landlords.
Search for your Code home here.



unipolcode 👍

Student Tip:



Know your rights.
Look for the Code.
Check Rate Your Landlord.



Look out for
our thumbs up!

Why look for the Code when house hunting?

Not all landlords offer the same experience. Some are responsive, professional and quick to fix problems. Others aren't. The Unipol Code helps you identify landlords and letting agents who have committed to higher standards for student housing.

Why students value the Code

- Better managed properties
- Repairs sorted more quickly
- Clear expectations for landlords
- Independent support if things go wrong
- Greater confidence when choosing where to live

Check you will be renting
from a Code landlord



All the properties featured on the Unipol website are covered by one of the Unipol Codes.

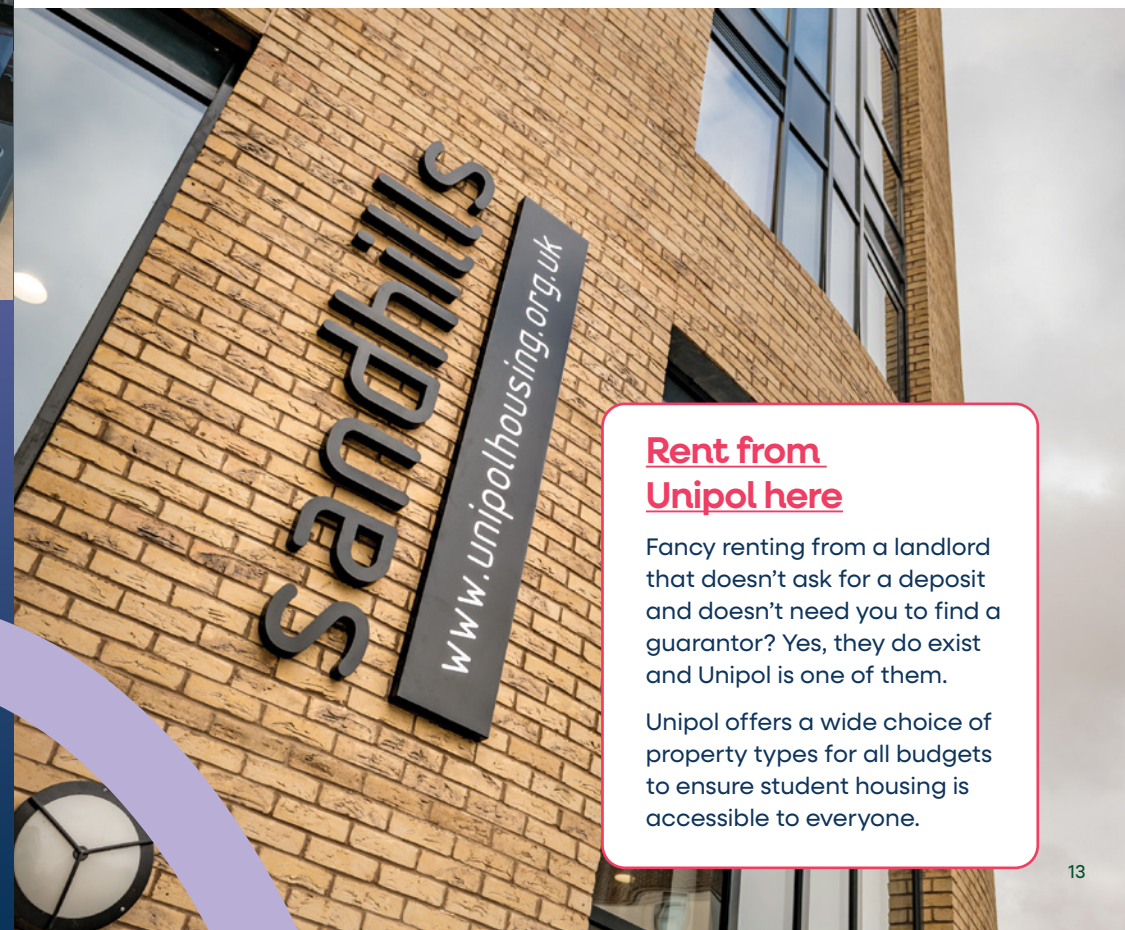
Confident renting is our promise.
We can also help you find flatmates.

[Find your perfect property here](#)

[Find flatmates through our student noticeboard](#)

The Unipol website

offers 100s of rooms to choose from



Rent from Unipol here

Fancy renting from a landlord that doesn't ask for a deposit and doesn't need you to find a guarantor? Yes, they do exist and Unipol is one of them.

Unipol offers a wide choice of property types for all budgets to ensure student housing is accessible to everyone.

Need Help?

Whether you're house hunting, living in a property or preparing to move out, we're here to help.



We can help with

House Hunting

- Finding a property
- Choosing a landlord
- Checking reviews
- Understanding your housing options

Not sure if we can help with your housing query? Get in touch and ask. We're here for you.

Before You Sign

- Contract checking
- Deposits and guarantors
- Understanding your rights
- Questions about a tenancy agreement

During your tenancy

- Damp, mould and repairs
- Problems with landlords or letting agents
- Issues with housemates
- Leaving a tenancy early

Moving in and out

- Deposit disputes
- End of tenancy questions
- Knowing what you're responsible for
- What to do if something goes wrong

Student Tip:



If something doesn't seem right, get advice early. It's often easier to sort out problems before they escalate.

[Contact the Housing Hub](#)

[Book an appointment](#)

[Housing advice](#)



How to contact Unipol

Call us

0115 934 5020

Email us

info@unipol.org.uk

Website

www.unipol.org.uk

Visit us

Unipol Student Homes
Sandhills, 79-85 Talbot St
Nottingham
NG1 5GN



Follow us

@unipolhousing

Unipol's values are to be trusted, impartial experts who provide value for money, promote safety and wellbeing, promote community, are ethical, transparent and accountable.

Published by Unipol Student Homes. Unipol Student Homes is a company limited by guarantee, registered in England and Wales No. 03401440. Registered Charity No.1063492 VAT registration No. 698 8456 49. Unipol is a Registered Trademark.