

House viewings

Before you pick a property, you should always view your potential new home. Use our handy checklist to ensure you find a property that will be safe and meet all your needs. Don't forget, the best reference for the property, letting agent and landlord will come from the current tenants!

Area

- Is the house in a convenient location for pubs, shops and the campus?
- Are there good public transport links? Can you get home safely?

Licensing

- Does the property have a current HMO Licence for the number of people seeking to share property?
- Ask the landlord or letting agent for a copy of the licence and if in any doubt seek advice from your local authority.

Gas and electric

- Is there a copy of a Gas Safety Register for the gas appliances?
- Is the heating in the house adequate (imagine whether it will be adequate in the middle of winter)?
- Does the cooker work?
- Has the wiring been checked within the last 5 years?

Plumbing

- Do all the sinks drain?
- Have you tried all the taps?
- Does the toilet flush or leak?
- Are there any signs of pests (mouse droppings, slug trails, fleas) in the house?

Security

- Is the house secure?
- Does the property have a working burglar alarm?
- Are all the external doors solid?
- Are all external doors and door locks adequate?
- Are the ground floor bedroom curtains lined or thick enough?
- Are there smoke detectors and fire extinguishers?

Furnishings

- Has the house got enough furniture for the occupants?
- Is all the furniture in good condition?
- Does the sofa meet with fire regulations?
- Is there sufficient space in the kitchen to store and prepare food stuff?

- Is any of the furniture the property of existing tenants?

- Is the fridge/freezer big enough?

Outside the property

- Does the roof look sound (you can check for damp from inside the house)?
- Have the gutters got plants growing out of them?
- Are the drains clear?
- Is any of the woodwork rotting or unsafe?

Money

- What are you paying for in your rent and is it clear from your contracts?
- Have you paid a deposit? If so, have you received your Tenancy Deposit Protection Scheme Certificate?
- Are you or the owner responsible for bills?
- How much will it cost to heat the house?

Services

- What services is the owner providing for you, if any? Window cleaning, gardening, lighting of common parts, rubbish and refuse disposal?

Insurance

- Do you wish to be insured; have you shopped around for insurance companies?

Agreements

- Do you know what the contract means?
- If so what type of contract is it?
- Are you jointly liable with other tenants?
- Is there an inventory of furniture etc.?
- Have you talked to the previous occupants of the house and asked them if they have any comments that would help you?
- Have you been given a copy of the contract you have signed?
- Have you got a written agreement for any repairs/alterations that need doing?

Owner/landlord

- Do you know the owner's name, address and telephone no.?