



UNIVERSITY OF  
LEICESTER

[reslife.le.ac.uk/househunting](https://reslife.le.ac.uk/househunting)

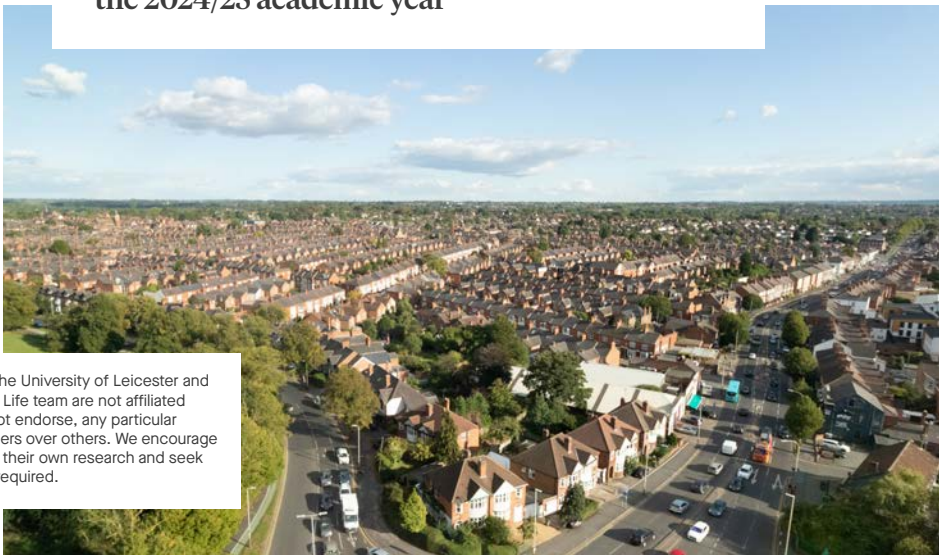


RESIDENCE LIFE

# Housing guide

Our top tips for house-hunting in Leicester for  
the 2024/25 academic year

**Please note:** The University of Leicester and the Residence Life team are not affiliated with, and do not endorse, any particular external providers over others. We encourage students to do their own research and seek advice where required.



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# Finding your new home...

**House hunting and moving out of University-managed accommodation can be a tough experience. It's also a new chapter of independence, excitement and fun.**

It can be hard to work out who to live with, when you've only recently met. You might not know what to look for in a contract or house viewing, and liaising with lettings agents or landlords may

be a new experience. Trying to find an accommodation that suits all of your needs might be tricky, but don't fret, we're here to support you along the way!

## Choosing your housemates

Most students choose to move into a house or flat with a number of fellow students. Living with friends can be fun and a great experience. It also reduces living costs, since they are shared among all tenants.

However, people's personalities and habits are different and you might not always get along well with everyone. So, what's really important is that you choose your housemates very carefully.

Living together for the first time might be surprising as it reveals people's habits: they might leave their washing up on the counters, never take the bins out when they're full, or occupy the bathroom every morning for far too long, especially when you're in a hurry. There are many points of potential "disagreement". So make sure you discuss how you'll all want to manage things around the house with any potential housemates, to set expectations from the outset.

Sharing a house is often a great experience, offering you the opportunity to have your independence but sharing out tasks and responsibilities. You'll be able to spend lots of time together and do things your own way, so find some like-minded people you get along with!

Signing a contract too early can leave you tied to sharing with people you don't really want to. Choose the right people to live with and chances are you'll enjoy sharing the same home. Spend time together, discussing what you all want out of your year as housemates, before signing anything.

### **How many people should I live with?**

More people can mean more fun and cheaper bills. It can also mean more mess and noise. Whereas living on your own might be appealing but will be more expensive. Have a think about what will work best for you.

## What to consider

Here are some things it would be worth considering with any potential housemates:

- Rent – It's important to agree on an upper and lower limit that is manageable for everyone.
- Is anyone planning to spend a semester abroad, in industry or on placement? How will this impact bills and rent?
- TV license – Who would want a TV license? Would you split the cost?
- Cleaning – Would you prefer to set a rota or take a more laid-back approach?
- Cooking – Would you like to cook individually or share food?
- Socialising – Do you generally prefer your own company or others?

- Shopping - Will you share groceries and split the cost? Or would you prefer to arrange this yourself?
- Appliances – Will you split the cost for appliances like toasters, microwaves etc that aren't provided?
- Guests/Partners - How often are you expecting guests to visit?

## Housemate finder

Don't panic if you haven't found any housemates yet. You can join the Students' Union's Housemate Finder or look out for Housemate Finding events!

Scan the QR code to learn more.



## Where to stay

There are several areas around the University that are popular with students, these include:

- Clarendon Park/Knighton
- Stoneygate/Highfields/Evington
- Aylestone
- City Centre
- Oadby

Explore different areas around the University to see what amenities they have, if it's convenient for you and if you feel safe getting to and from campus.

## Private-rented housing

Living in private housing, such as a shared house or flat, has a lot of positives. It's generally cheaper, you can live with your friends and it's flexible, giving you more options as to where you want to live.

You will likely have to deal with your own energy, water and internet bills. You might also be in a house that's a bit further from campus and therefore should consider if there will be additional costs of transportation, or getting a bike.

Most students choose to live only with other students and many lettings agents have properties that cater specifically for students.

## Private-rented student flats

These are run by private companies, but are otherwise similar to University-managed accommodation. You will be allocated to a shared flat with other students, who you may or may not know. Depending on the provider, other students may not all be from the



University of Leicester. Many providers will allow the option to make a group application if you wish to be in a flat with friends. There will often be self-contained options such as studio flats too, if you want to live in your own space.

It's worth remembering, that although these flats are like living in halls, the University has no jurisdiction over these properties, so we cannot intervene if you encounter any issues with your flatmates or the private provider.

Different private flats vary in price and facilities, so do some research to see what they can offer.

### **University Accommodation**

The University has its own accommodation at The Village and The City. The Village is a 15 minute bus journey from campus (or 45 minute walk). The City is closer to campus and around 10-15 minutes walk from campus.

You'll be living with other University of Leicester students, so it's a great way to get to know other people. You can make a group application to stay with your friends. You also won't have to worry about bills – all costs are included.

If any problems do occur, our Accommodation Team are available in University-managed accommodation 24/7.

### **Staying at home/commuting**

If staying at home during your studies is a viable option, it's a great way to save money. Even if you have to spend money to commute every day, you will probably still spend less than you would have on rent, bills and food.

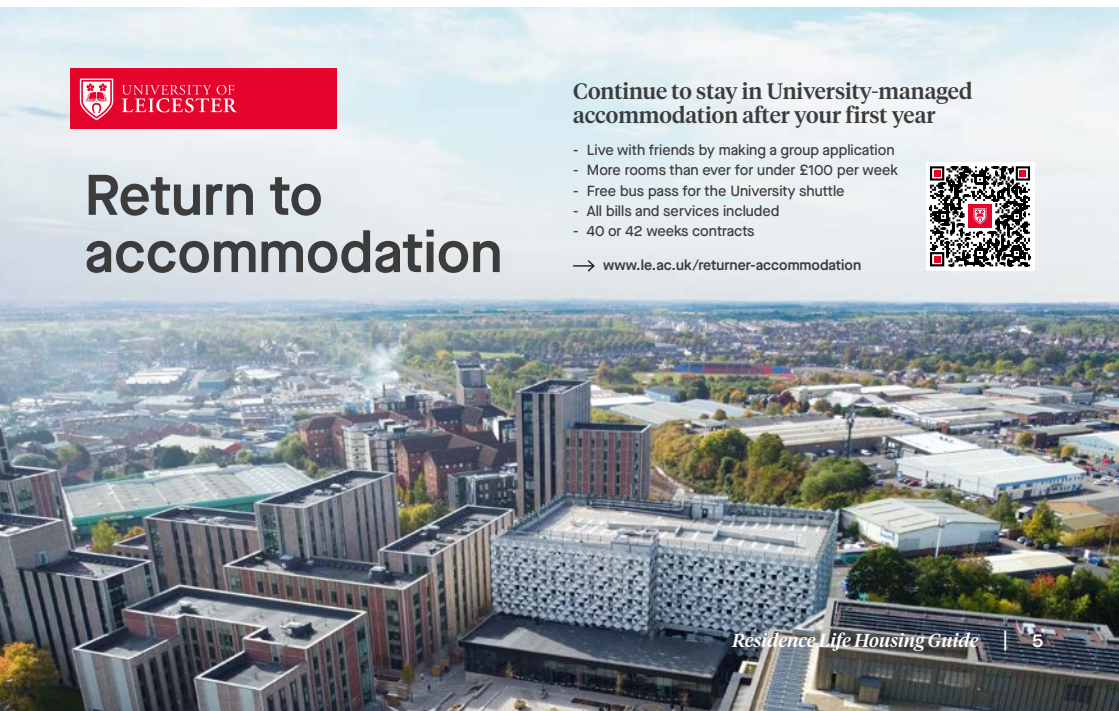


# Return to accommodation

## **Continue to stay in University-managed accommodation after your first year**

- Live with friends by making a group application
- More rooms than ever for under £100 per week
- Free bus pass for the University shuttle
- All bills and services included
- 40 or 42 weeks contracts

→ [www.le.ac.uk/returner-accommodation](http://www.le.ac.uk/returner-accommodation)



## Letting agents

By law, letting agents are required to join a government regulatory body and/or an authorised consumer redress scheme.

The purpose of this is to give consumers an escalated complaints procedure if they are unhappy with how their complaint has been dealt with by the agent.

The schemes give a good indication as to how a letting agency conducts its business, as they must pay a fee to be a part of one and comply a certain code of practice.

### Property Mark

[www.propertymark.co.uk](http://www.propertymark.co.uk)

### The Property Ombudsman

[www.tpos.co.uk](http://www.tpos.co.uk)

### The Property Redress Scheme

[www.theprs.co.uk](http://www.theprs.co.uk)

### Flexible Resolution Services (formerly Ombudsman Services)

[www.flexibleresolutionservices.co.uk](http://www.flexibleresolutionservices.co.uk)

You will find most letting agents advertising on sites like Rightmove and Zoopla. Check that they are members of at least one of the above schemes.

## SULETS

SULETS is a lettings service designed specifically for students and works in partnership with the University of Leicester Students Union.

It is the only lettings agency endorsed by the Students' Union for private-rented accommodation in Leicester.

As well as individual student houses, SULETS manages some purpose-built accommodation sites near the University.

**w:** [www.sulets.com](http://www.sulets.com)

**t:** +44 (0)116 467 0315

**e:** [enquiries@sulets.com](mailto:enquiries@sulets.com)

### Private providers

Alongside SULETS, there are many other private providers that offer purpose-built flats.

The University does not endorse any particular organisation over another, and we encourage you to do your own research. These are a few options some students make enquiries with:

- Code Students
- Homes for Students
- Student Beehive
- Student Roost
- Unite Students



## Quality Student Halls, Houses & Apartments in Leicester

Join over 2300 students who choose to rent with Sulets every year. Excellent locations close to campus. All-inclusive bills available.

**Book for  
24/25**



**Rated  
Excellent**



## 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 taken a copy of 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.?

## Fees and deposits

The only tenancy payments you can be charged by a landlord are:

- The rent.
- A refundable deposit capped at five weeks' rent (if your annual rent is less than £50,000), or six weeks' rent (if your annual rent is £50,000 or more).
- A refundable holding fee (to reserve a property) capped at no more than one week's rent.
- A fee to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred
- Fees for early termination of the tenancy, when requested by the tenant.
- Payments in respect of utilities, communication services, TV licence and council tax.
- A default fee for late payment of rent and replacement of a lost key/security device giving access to the housing, where required under a tenancy agreement.

If the payment a landlord or agent is charging is not on this list it is not lawful.

## Guarantors

A guarantor is someone who agrees to cover the cost of your rent if you are unable to pay. This is a common inclusion for student tenants – one of your parents should suffice, but another friend or family member can also do this, provided they are over 18. They will need to sign a guarantor agreement.

Landlords will usually want a guarantor who lives in the UK. If you're an international student, you may be asked to pay more rent in advance instead.

## Deposits

Most tenancy agreements will require you to put down a deposit – this is a sum of money from which the landlord can deduct the cost of repairs and other costs at the end of your tenancy. Most tenancy agreements will allow for “general wear and tear”, meaning that you will only be charged for damage caused by negligence or carelessness.

### Deposit protection schemes

The landlord is legally required to place your deposit into a Tenancy Deposit Protection Scheme. These schemes are designed to prevent the landlord from unfairly withholding your deposit at the end of the tenancy. You should check this has been done and request a deposit protection certificate as evidence.

### Deposit advice

For advice on deposit protection and ensuring you get your deposit back at the end of your tenancy, visit the Citizens Advice website at [www.citizensadvice.org.uk](http://www.citizensadvice.org.uk).



If you're unable to get a guarantor for any reason, seek advice from the Student Welfare Service. There are bursaries, scholarships and private guarantor services available to support you.

### Guarantor advice

Get more information about guarantors and what they are liable for on the Citizens Advice website at [www.citizensadvice.org.uk](http://www.citizensadvice.org.uk).





## Know your rights!

### Right to rent

If you are renting directly from a private landlord, the landlord or agent will ask to check your personal documentation to make sure you have the 'right to rent'.

- You will have an automatic right to rent if you are a British Citizen, a national of the European Economic Area or of Switzerland.
- You will have a right to rent if you are from outside the EEA or Switzerland but have unlimited right to remain in the UK.
- You will have a limited right to rent if you are from outside the EEA or Switzerland and have a limited right to remain in the UK.

For more information visit the UK Government website at: [www.gov.uk/prove-right-to-rent](http://www.gov.uk/prove-right-to-rent).

### Your rights as a tenant

Most students won't experience any problems with landlords or agents. But you should always know your rights as a tenant to ensure you aren't taken advantage of.

The team at Save The Student have put together a handy list of '10 tenancy rights every student should know'.

**w:** [www.savethestudent.org](http://www.savethestudent.org)



## Further support and advice

### University Accommodation

The Accommodation Team are available 24/7. Our team of Residential Advisers can also chat to you about their own experiences of student housing.

**e:** [accommodation@le.ac.uk](mailto:accommodation@le.ac.uk)

**w:** [le.ac.uk/accommodation](http://le.ac.uk/accommodation)

**t:** +44 (0)116 252 2428

### SU Advice Service

This is an independent, free service run by the Students' Union that can support with housing issues. Available in the Percy Gee Building Monday to Friday, 10am-4pm.

**e:** [advice@le.ac.uk](mailto:advice@le.ac.uk)

**t:** +44 (0)116 223 1132

**w:** [www.leicesterunion.com/advice](http://www.leicesterunion.com/advice)

### Student Welfare Service

Advice from the University on housing, financial issues, and more. Available Monday to Friday, 9am-5pm

**e:** [welfare@le.ac.uk](mailto:welfare@le.ac.uk)

**t:** +44(0)116 223 1185

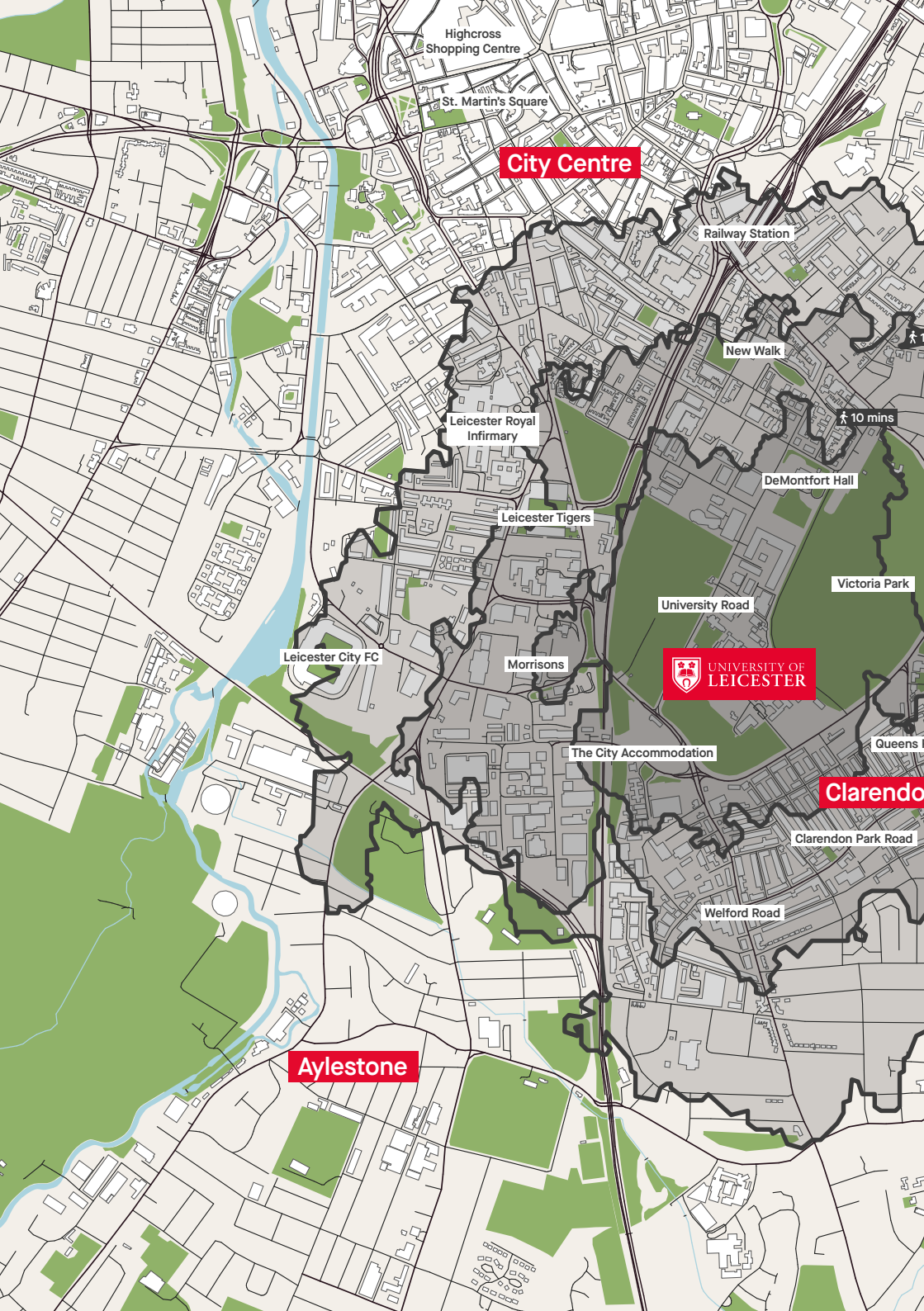
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**e:** [enquiries@sulets.com](mailto:enquiries@sulets.com)



Highcross Shopping Centre

St. Martin's Square

City Centre

Railway Station

New Walk

10 mins

DeMontfort Hall

Victoria Park

University Road



Queens

Clarendon

Clarendon Park Road

Welford Road

The City Accommodation

Morrisons

Leicester Tigers

Leicester Royal Infirmary

Leicester City FC

Aylestone



**Stoneleygate & Evington**

Brookfield Campus

Leicester General Hospital

The Village Accommodation

Oadby

Knighton

Evington Road

London Road

20 mins

5 mins

n Park



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This document was published in January 2024. The University of Leicester has endeavoured to ensure that the content of this document is complete and accurate. However, on occasion it may be necessary to make alterations to aspects of the facilities, programmes and services described.