Though it might feel like you’ve only just arrived at the University, there will be lots of information coming your way about where to live next year.

It’s a big decision, and not one to rush. Take your time this term to find out what’s right for you and consider your options.
What to consider

Living with friends
Choosing who to live with is a big decision so it’s worth asking yourself:

• Can I get along with all the people in the group on a daily basis?
• Will we all pay our share of bills?
• Will we all contribute equally and fairly when it comes to cleaning, and being reasonable and tolerant?

Group size
Many private landlords offer property for 3-5 people, with fewer properties for larger groups, so you will need to think about that when deciding who to live with.

Campus or private sector
You might already be sure that you want to try living off campus, or know that campus life is perfect for you. If you’re undecided, here are some of the benefits of both options:

<table>
<thead>
<tr>
<th>Private sector</th>
<th>Campus accommodation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Experience independent living</td>
<td>• Stay close to campus facilities and your college community, with 24/7 security</td>
</tr>
<tr>
<td>• Live in a self-contained house or flat with your friends</td>
<td>• All bills are included so there are no unexpected costs or disagreements</td>
</tr>
<tr>
<td>• Have the option to live in a different area of the city</td>
<td>• Communal areas are cleaned regularly</td>
</tr>
<tr>
<td>• Become part of your local community</td>
<td>• Different size groups can apply</td>
</tr>
</tbody>
</table>

Contracts
They’re easy to get into, but can be very difficult to get out of! Here is a quick guide to the different types of contracts:

Joint tenancy agreement – private sector
• You and your fellow tenants are jointly responsible for rent, so the landlord can ask you to pay more if one of your housemates doesn’t pay.
• You are also jointly responsible for any damage.
• You will need a replacement tenant if a housemate moves out.

Individual tenancy agreement – private sector
• You are only responsible for your own rent and not for other tenants.
• The landlord can let other rooms in the house to people you do not know.
• You will need to find a suitable replacement tenant if you wish to move out.

University agreement
• You are only responsible for your own rent and not for other tenants.
• If you are no longer studying at the University, you will be released from your agreement.
• If you wish to change your accommodation, you can request to transfer/swap room.

Guarantors
Many private landlords and agencies ask for a UK-based guarantor. A guarantor is someone who will be liable for unpaid bills or breach of contract – usually a parent or guardian. If you’re an overseas or EU continuing student, you can apply for Student Support’s Rent Guarantee Scheme. Find out more at bit.ly/rent-guarantee-scheme.
Don’t forget!

- An administration fee of around £150 is common if you rent a property from an agency.
- Landlords and agencies ask for a deposit which will be placed in a tenancy deposit scheme. This is equivalent to 4-6 weeks rent and will be charged in advance.

What to do next

Don’t panic! There is plenty of accommodation available both on and off campus. Take your time and look at several properties – don’t allow a landlord, agent or your friends to pressure you into accepting a house.

Make sure you give yourself time to decide what is right for you. We recommend that you wait until after Christmas to avoid ending up in a house or a group that you might change your mind about.

TERM 2, WEEK 1

Apply for campus accommodation at: www.york.ac.uk/accommodation

Although you can apply now, we recommend that you wait until the start of Term 2 to make your application. If you accept your room offer by 22 January 2016, you’ll be entered into a prize draw for your chance to win free rent for a term, one of three iPad Airs or one of 100 £20 Amazon, iTunes or Love2Shop vouchers.

TERM 2, WEEK 3

YUSU Housing Fair for private sector housing,
James Hall, Wednesday 20 January 2016

Meet and talk to landlords registered with the City’s accreditation scheme, YorProperty, and make appointments to view their properties. Only landlords with higher-standard YorProperty Plus houses are invited to the Housing Fair.

YorProperty

- Council staff check 10% of YorProperty houses each year
- Landlords are required to attend regular training events
- Look for the higher-standard YorProperty Plus houses

Visit www.yorproperty.co.uk

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## Average prices

<table>
<thead>
<tr>
<th></th>
<th>University accommodation 2016/17</th>
<th>Private sector (based on 2015/16 prices)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Economy Shared Bathroom</td>
<td>Premium Ensuite</td>
</tr>
<tr>
<td></td>
<td>(44-week let)</td>
<td>(44-week let)</td>
</tr>
<tr>
<td><strong>Rent</strong></td>
<td>£4,663.12 (£105.98 per week)</td>
<td>£6,600.44 (£150.01 per week)</td>
</tr>
<tr>
<td><strong>Gas</strong></td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Electricity</strong></td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Internet</strong></td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Contents insurance</strong></td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Deposit</strong></td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Admin/agency fees</strong></td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Total cost</strong></td>
<td>£4,663.12</td>
<td>£6,600.44</td>
</tr>
<tr>
<td><strong>Amount of total typically required before start of academic year</strong></td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

* Based on typical 2015–16 rent range on YorProperty website (agency rents and some rents on the YorProperty website can be significantly higher than the quoted price)

** Utility costs approximate per person based on four people sharing a rented house and averaged over the contract period

*** £260–480 tenancy deposit + £150 agency fees + £910–£1105 rent for July–September 2015

## Find out more

### Student Welfare Advisers (for private sector queries)

Student Support Hub, Market Square  
Tel: 01904 324140  
Email: welfareinfo@york.ac.uk  
www.york.ac.uk/students/housing-and-money

### Accommodation Services

Information Centre, Market Square  
Tel: 01904 322165  
Email: accommodation@york.ac.uk  
www.york.ac.uk/accommodation

Photos by Lee Brown and Ian Martindale