



LIVING IN THE PRIVATE SECTOR – A GUIDE

Your go-to guide with everything you will need to know about how to find, rent, and live in private accommodation as a University of Bath student.

CONTENTS TO GO HERE ONCE ALL CHAPTERS, THEIR HEADINGS
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each revision

Anything in red is information is a reminder to check this information on
the last proof. For example whenever we reference turning to a page I have
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WELCOME TO YOUR...

GUIDE TO RENTING PRIVATELY IN BATH

We've put together all the essential advice and resources to help you confidently transition from University of Bath accommodation to renting privately. Our goal is to ensure you feel at home in Bath while staying connected to our vibrant university community.

This guide walks you through the entire journey—from deciding to move and finding housemates to choosing your first place, arranging viewings, moving in, and eventually moving out—providing support every step of the way.

It's completely normal to feel anxious about finding accommodation in the private sector and adjusting to life in a new living environment.

For many, stepping away from the familiarity of university-managed accommodation into the unknown can feel overwhelming. That's why we've created this guide—to provide advice not just on finding and securing a place to live, but also on navigating life once you've moved in.

INSIDE, YOU'LL FIND:

- How to handle common rental issues and how to navigate challenges with landlords or agencies.
- How to find and access support when you need it.
- Ways to get involved in community living.
- Practical ideas and advice for living together.
- A quick reference list of useful contacts.

Remember, it's okay to have concerns; everyone has unique needs and preferences, but having all the information and taking the time to prepare can make all the difference.





GETTING PREPARED

Getting prepared is key to a successful private accommodation search. Start by thinking about who you want to live with, your budget, and what you're looking for in a home.

LET'S TALK BUDGET



Be honest and realistic with yourself about how much you can commit to rent without putting unnecessary strain on yourself and your finances.

When determining what you can afford to spend on rent, it's advisable to allocate about 50-60% of your monthly income to accommodation. However, this percentage may vary based on your overall financial situation and other living expenses.

EVALUATE YOUR FINANCIAL SITUATION

Calculate how much you can realistically afford to spend on rent each month based on your income sources. This might include:

- **Savings:** Money you've set aside specifically for living expenses.
- **Part-time or full-time employment:** Regular income from a job.
- **Student loans or grants:** Funds intended for educational and living costs.
- **Financial support:** Contributions to your finances from parents, guardians, family members, partners, friends etc.

FACTOR IN ADDITIONAL COSTS

Rent is only part of the equation, make sure to budget for:

- **Utilities** (water, gas and electricity)
- **Internet and phone bills**
- **Contents insurance**
- **Transportation** (to and from University)
- **Household items and furniture**
- **Maintenance and moving costs.**



WHO TO LIVE WITH

You might choose to live with friends from your course, a club or society, current housemates, or people you meet at a housemate finding event.

Do not rush into decisions about who to live with, as you will be entering into a legally binding agreement with them. A good housemate has a similar lifestyle to you, is trustworthy and isn't afraid of some washing up. You will have been supported with the shared living agreement in university accommodation. For further guidance on living together, see pgs 18 - 26.

Do not worry if you don't want to live with the people you live with now. Societies and course mates are also options and there will be events throughout the year to help you find housemates. We have networking sites available to students too:

- [ResLife programme](#) - is a great way to meet other students and explore Bath.
- [Students' Union events](#) - the SU and our groups host events all through the year, such as music events, food fairs and cultural trips.
- [Studentpad message board](#) - use the message board to find available rooms and flatmates, or to let students know if there is a room spare in your student house.
- [Discord student of Bath community](#) - search for student flatmates with other students from University of Bath, Bath Spa University and Norland College. Contact reslife@bath.ac.uk
- [Book an appointment with Reslife](#) - we hold a list of students that we are supporting in their search in the private sector.



Scan or [click here to](#)
book an appointment



TOP TIPS:

Discuss expectations: If you are considering sharing a living space, have conversations with potential housemates about cleanliness, noise levels, visitors, and other house rules.

Compatibility: Make sure you are compatible in terms of lifestyle, study habits, and general living preferences.

If living with others, ensure everyone understands their responsibilities and obligations whilst living together. See pgs xx for more shared living tips.



DECIDING YOUR LIVING PREFERENCES

When choosing where to live, think carefully about your priorities and preferences. There are a few key factors to consider like location, type of accommodation, and number of housemates.

TYPES OF HOUSING

Different types of housing offer unique living experiences. Think about what suits your lifestyle best:

Renting a shared or whole property (HMO)

This is an option that many students choose, with four to five bedroom properties being the most common size. Studios and one bedroom flats are available but considerably more expensive.

Options vary, but you can expect an 11-12 month contract.

Landlords and agents usually look for groups of students, not individuals, so it is likely you will need to get together with a group you want to live with.

PROS

- Often more affordable.
- Opportunity to live with friends or meet new people.
- Can be flexible in terms of lease length.
- Common option, with more diversity in choice.

CONS

- Less privacy than other options.
- May require splitting bills (unless included).
- Potential for conflicts with housemates.

Renting with a resident landlord

Renting a room in a landlord or host family's home is the most flexible option. Contract lengths are more negotiable, with no minimum length and rent is often more affordable. This makes lodgings a good option for a single semester only.

PROS

- Can be affordable.
- More personal and home-like environment.

CONS

- Limited freedom, as you'll often be living with the landlord.
- May not feel as social or "student-focused."



TYPES OF HOUSING (CONTINUED)

Purpose built student accommodation

The most similar option to university managed accommodation, but managed by a private company, usually including bills/utilities in the rent.

Rooms can be booked individually, and you'd live with other students, although they may not be from the University of Bath. Several providers only offer studios, which can be expensive, so consider your budget before applying.

PROS

- Utilities usually included in the rent.
- Often includes on-site amenities like gyms, study areas, or communal lounges.
- Opportunities to attend organised events and socialise.

CONS

- Higher rent compared to shared housing.
- Less independence compared to private rentals.
- Unable to choose your housemates.

NUMBER OF HOUSEMATES

The size of the household can make a big difference in your experience. Small Groups of 1-3 housemates can be more intimate and easier to manage shared responsibilities like cleaning and bill payments. Larger Groups of 4+ housemates are often more social and potentially lower rent and bills, but may involve more compromises on cleanliness, noise levels, and personal space.

Most common option: In many student areas, shared housing with 4/5 tenants is the most typical arrangement. These often strike a balance between affordability and social opportunities.

LOCATION

Where you live can significantly impact your experience as a tenant. Ask yourself:

- Proximity to campus: Would you prefer to live close enough to walk or cycle to lectures, or are you happy to rely on public transport?
- Access to amenities: Being near supermarkets, pharmacies, and other essential services can make day-to-day life easier.
- Social life: Consider whether you want to live near popular student hubs with cafes, bars, and nightlife or in a quieter area.



STARTING YOUR SEARCH

After considering your budget, housemates and accommodation type you can start searching for your new home! Read our guidance on what else to be aware of during your accommodation search on pgs [11](#) & [13](#).

WHERE TO LOOK

Scan or [click here](#) to
view Studentpad



STUDENTPAD

Whichever of the options you think would be best, we recommend that you use Studentpad to start your search. This has a variety of accommodation types and we ensure that all properties listed have the relevant safety certificates and licensing.

We begin listing properties available for the next academic year in December.

OTHER SEARCH SITES

You can also find private sector accommodation by searching on:

- [Rightmove Student](#)
- [On The Market Student](#)
- [Zoopla](#)
- [Unihomes](#)
- [SpareRoom](#)

Wherever you search, be sure that the landlord, agent or person you are dealing with is genuine before paying any fees or signing a contract.



WHERE TO LOOK (CONTINUED)

AGENCIES

There are several local agencies in the area that specialise in student accommodation. They will have local landlords on their books and may be able to suggest a few options for you.

Always check whether the agency is registered to both a [Redress Scheme](#) and [Client Money Protection Scheme](#).

WORD OF MOUTH

Ask friends, classmates in other years of study, or contact reslifesupport@bath.ac.uk for recommendations. They may know of properties becoming available soon or landlords they trust.

WHEN TO START LOOKING

From November onwards, agencies list properties. [Studentpad](#) lists properties from December. Studentpad is the University of Bath's dedicated website for searching student accommodation in the private sector, offering a range of housing options to suit your needs.

We advise aiming to have your accommodation sorted around March time, but don't panic if you are still searching beyond this. New properties and room adverts will come up well into Spring, but you are likely to have to make more compromises.



TIPS TO AVOID FALSE ADVERTISING:

- If possible, verify the property by visiting it in person before signing anything.
- Look out for inconsistencies in listings, such as unrealistic prices or too-good-to-be-true amenities.
- Use trusted platforms with verified reviews and avoid paying upfront fees to unverified sources.
- Cross-check landlord or agency details to ensure legitimacy.

Accommodation contracts are legally binding, so it is important that you are well informed and make the choice that is right for you.



BOOK A VIEWING

Before signing a contract or paying fees, arrange an in-person or online viewing with the landlord or agency.

Viewings often happen months in advance and may be your only chance to see the property, so know what to look for and don't get discouraged if the first few aren't a match.

PREPARE IN ADVANCE:

Make a checklist of features and things to look out for like:

- Room size, kitchen facilities, living spaces etc.
- Look for signs of damage (e.g. damp, mould, broken fixtures).
- Check the windows and doors for drafts or security concerns.
- Ask about repairs or maintenance schedules for issues you notice.
- Are bills included in the rent?
- What's the process for reporting maintenance issues?
- How long is the contract?
- If the property seems neglected, it could signal ongoing issues with maintenance.
- Consider how rent will be split - equally or based on room size (If the property is rented as a whole with a lead tenant.)

If you are a victim of a scam

Notify the website or advertising platform so that they can remove the advert.

[Contact Action Fraud](#) or phone **101** to speak to the police.

TOP TIPS:

We recommend to take someone with you and to take photos or videos during the viewing so you can review the property later and get a second opinion.



WE RECOMMEND...

USING THE REVIEW SITE: MARKS OUT OF TENANCY



[Marks Out of Tenancy](#) gives the opportunity for tenants to review a landlord/area/property. You may find that the property/landlord you're viewing has a review.

Be sure to leave a review yourselves at the end of your tenancy to help future students.

IMPORTANT...



WHAT TO BE AWARE OF WHEN LOOKING FOR ACCOMMODATION

It's important to be aware of improper rentals and fake agencies when looking online for private accommodation.

CHECK THE CONTRACT AND SAFETY CERTIFICATES

A landlord or agent offering a property rental must have the following:

- Gas Safety Certificate (GSC)
- Electrical Safety Certificate (EICR)
- [Energy Performance Certificate \(EPC\)](#)

Properties for five or more individuals need a House of Multiple Occupation (HMO) Licence. This should be sent to you also, but [can be verified online](#).

Landlords must also provide the accommodation contract and other documents like the How To Rent Guide. See our [Contract Checker Tool](#) for further guidance on what should be in your agreement.

AVOID SENDING MONEY BEFORE VIEWING A PROPERTY

If you are unable to attend in person, whether due to being an international student or other commitments, always request an online viewing.

A 'holding fee' is common, but should only be asked for once you've seen the property and confirmed that the person you are dealing with is genuine. The most a landlord can charge for a holding fee is one week's worth of rent. The first month's rent and the security deposit will be payable upon signing the tenancy.

OTHER SIGNS OR RED FLAGS TO LOOK OUT FOR:



-  Beware if a property is in a prime location at an unusually affordable price.
-  Poor spelling or grammar in the advert
-  Lack of detail, photos and videos
-  Requests to wire money
-  The landlord/agent will not arrange a viewing
-  The landlord tells you they are out of the country
-  You are being pressured to make a decision quickly



YOU'VE FOUND YOUR NEW HOME

Congratulations on finding a place to live! Before you settle in, it's essential to navigate the legal side of renting with care. Taking the time to review and understand your tenancy agreement can help you avoid problems later.

READ THE TENANCY AGREEMENT CAREFULLY

- It's crucial to read it thoroughly and ensure you understand the key terms. University of Bath offer an online contract checking tool, so take advantage of this if you're unsure.
- Confirm the monthly rent amount, payment due dates, and accepted payment methods.
- Check the length of the tenancy (e.g. 6 months, 12 months).

Scan or [click here](#) to see our contract checking tool



SECURITY DEPOSITS

- Verify the deposit amount and ensure it's [protected in a government-approved deposit protection scheme](#).
- Understand the conditions for the return of your deposit, such as cleanliness, damage, or unpaid bills.
- Check whether the deposit is fully refundable and what deductions may apply.

MAINTENANCE RESPONSIBILITIES

- Clarify who is responsible for maintenance and repairs. For example, landlords are usually responsible for structural repairs, heating systems, and water supply, while tenants may need to keep the property clean or replace light bulbs.
- Look for details on how to report maintenance issues and the time frame for repairs.

GUESTS AND VISITORS

Review the rules about guests, including whether overnight visitors are allowed and for how long. Don't forget to respect your housemates and make sure to check with them before inviting any guests to stay.



WHAT WILL YOU NEED TO PROVIDE?

Before signing the agreement, landlords or letting agents may request specific documents and fees. Here's what you should prepare:

- **Fees:** Be aware of any upfront costs, such as a deposit. Ensure you understand what the fee covers and if it's refundable.
- **Documents Required:** Proof of identification (e.g. passport or driver's license).
- **Proof of income:** Such as payslips, or evidence of student loans.
- **References** from previous landlords or character references, if requested. ResLife can provide references if required.
- **If you are an international student,** you will need to [evidence your right to rent](#).
- **Guarantor Details:** Many landlords require a guarantor—someone who agrees to cover your rent if you are unable to pay. Landlord/agency will usually check your guarantor's credit score.

DON'T HAVE A GUARANTOR?

If you don't have someone who can act as your guarantor, [there are online guarantor services available](#).

Scan or [click here to see](#)
online guarantor services



KNOW YOUR RIGHTS

Understanding your rights and responsibilities as a tenant is crucial for a smooth tenancy. Your landlord is responsible for major repairs, and you're entitled to live in a safe, habitable home. On pg 28, we'll explore these rights further, including what to do if repairs are needed and where to find additional support if you need guidance.

SIGNED, SEALED, AND READY TO GO?

Once everything is signed, and you've provided the necessary documents, you're all set. Take a copy of the signed agreement for your records, and keep any correspondence from the landlord or letting agent safe.

All that's left to do is wait for moving-in day!



MOVING IN

Moving into your new home is exciting, but preparation is key to ensuring a smooth transition.

BILLS AND UTILITIES

If bills and utilities aren't included in your rent, you'll need to set them up before you move in to avoid any gaps in essential services. It's important to be prepared for this, as bills can be a point of contention among housemates.

[Use the government website](#) to check the property has a minimum EPC grade of E. The higher grade the better, and less you're likely to be paying for energy. If you find the property has a grade of F or G, [trading standards](#) are available for support.

We ensure that all properties advertised with us on [Studentpad](#) meet the minimum EPC requirements.

The cost of energy has risen significantly over the past year, so budget for this.

KNOW WHO YOUR SUPPLIERS ARE

The simplest way of getting this information is by asking your landlord. They should be able to tell you who the energy, gas and water suppliers are and confirm that the previous tenants have/will let them know they are moving and settle their bill. If you're still unsure, there are services available to assist:

- Gas - [Find My Supplier](#)
- Electricity - [Energy Networks Association](#)
- Water - [Water UK](#)

You have the right to [change your utility provider](#), unless you are in a property that includes bills.



DECIDE HOW YOU AND YOUR HOUSEHOLD SPLIT THE COSTS

We recommend that each housemate is assigned a utility or bill for setting up (sharing the workload). When bills are due, divide costs equally amongst the household and keep a record of who has paid what.

See our pages on how to have these discussions about shared living, and the questions you need to agree as a household. Consider setting up a [Shared Living Agreement](#) which will help you and your housemates decide how to split bills, avoid potential disputes and make the most of living with each other. For further guidance on this and avoiding potential household disputes in general, see pgs [18-23](#).

INTERNET/BROADBAND

As well as speed and cost, it's important to consider the contract length. Contracts are usually 12, 18 or 24 months so be sure to get a duration that is suitable for you and your housemates so that you can avoid cancellation fees (most private accommodation contracts will be 12 months).

Make sure you organise this before you move in, or you could be with out internet for the first few weeks.

REGISTER TO VOTE

Students make up around 25% of the population of Bath - so your voice matters.

Don't forget to [check your eligibility to vote](#).



COUNCIL TAX

We recommend giving consent for your data to be shared with the [Bath & North East Somerset \(B&NES\) Council Tax office](#). You can do this when you register via [SAMIS](#) in the "Students' Union/Local Council" section.

Once you've done this, we'll send your data to the council to confirm your student status and exempt you from Council Tax.

If you receive a Council Tax demand, don't ignore it. The council will assume you are liable unless they are informed otherwise. Please take action to confirm your student status with the Council Tax Office.

Keep in mind that all members of the household must be full-time students for Council Tax to be exempt; otherwise, it will need to be paid.

If you're unsure about your [Council Tax status](#), talk to the Students' Union Advice and Support Centre and review the guidance from B&NES.



PURCHASE SUPPLIES



Start by creating a checklist of what you'll need and confirm with your housemates to avoid duplicates. Also, **make sure to check with your landlord to find out what appliances and furnishing come with your accommodation.**

Some items you may need include:

- **If unfurnished:** Prioritise essentials like a bed, desk, chair, and storage.
- **Kitchenware:** Pots, pans, utensils, plates, bowls, cups, and cutlery.
- **Small appliances:** Like a kettle, toaster, or microwave.
- **Cleaning supplies:** Such as a mop, broom, sponges, cleaning sprays, bin bags, and toilet brushes. (If you're sharing, consider a communal cleaning supplies system to share costs.)
- **Bedding and towels:** Don't forget sheets, duvet, pillows, and a mattress protector, as well as towels and a bath or shower mat.

MOVING IN DAY!

Moving day can be hectic, but good preparation will make it much more manageable.

Set your move-in date:

- Coordinate with your landlord or letting agent to confirm when you can collect the keys.
- Plan separate arrival times with housemates to avoid overcrowding

Logistics:

- If you have minimal belongings, public transport or a local taxi service could be a convenient and affordable option.
- For larger moves, consider hiring a van or a service where an individual drives a van and is available to help with loading, transporting, and unloading items.
- If moving furnishings, check door measurements and stair access in advance and don't forget to pack allen keys and a screwdriver.

Enlist help:

- Ask friends or family to help with packing, lifting, or transporting your items.
- If friends or family are helping you move and have a car, [check Residents Parking Zone](#) as you may need a visitor permit for them to be able to park near the property



METER READINGS

The day you move in, get a meter reading and contact your gas and electricity provider/s to ensure the account is now registered with you. There are various types of meters, but they are usually simple to read. [Citizen's Advice](#) has further guidance on reading your gas and energy meters.

Your supplier will likely require you to give regular readings. If you do not do this your usage will be estimated, which means your bill might be too high or too low. Too low may sound attractive, but this will mean that you and your household will be hit with a big bill when closing your account at the end of the tenancy, so it's highly recommended that you keep up with your readings.

If you are struggling to locate your meter reading, ask your landlord where you can find them.

Take photos of your meter readings regularly, not just when you move in or out, to keep track of your usage and avoid billing disputes.



TOP TIPS:

Explore second-hand options on the [University Noticeboard](#), Facebook Marketplace, or Gumtree. You can also visit local charity shops or ask previous tenants if they plan to leave anything behind.

Or check out our Community Larder, which is a fantastic initiative designed to support the uni community by providing access to free items, while promoting sustainability and reducing waste. The Community Larder has been a great success so far and can be found next to Fresh on Campus or within the Cafe area in Virgil Building.

TOP TIPS:

Before you settle in, make sure to **take photos and record videos of your accommodation**. Thoroughly inspect the property and document any existing damage or issues. Send these to your landlord or letting agent email in case there are disputes over your security deposit when you move out.





LIVING TOGETHER



Living together can be both exciting and challenging. During your time in university accommodation, you may have created a shared living agreement with your housemates to establish ground rules. Carrying forward this practice in private housing can help foster a harmonious environment and prevent potential conflicts. Establishing boundaries and clear expectations from the start is crucial.

- Arrange an evening with your housemates and use the following guide to discuss how you plan to live together:**

PERSONAL SPACE AND BELONGINGS

Living in private housing may differ from university-managed accommodation. For instance, bedroom doors may not have locks.

- Discuss personal space needs, such as quiet hours, private time, and shared areas, and agree on boundaries, for example not entering each other's rooms without permission.
- Agree to keep your bedrooms clean and safe, including regularly removing waste.
- Decide that food, drinks or belongings won't be used without the owner's permission.



SHARED SPACES

- Discuss expectations for cleaning shared spaces, managing noise levels, and using common items like kitchen appliances or bathroom facilities.
- Allocate storage space practically, such as assigning a shelf in the fridge and a dedicated cupboard for each person.
- Discuss a chore chart or divide responsibilities based on preferences and availability. Regularly review the arrangement to ensure it works for everyone. Turn to the next page to see a weekly cleaning rota you can use.
- Agree on responsibilities for sorting, removing, and putting out bins for collection.

GUESTS

- Check your tenancy agreement for guest policies.
- Decide whether housemates should ask for permission before inviting overnight guests or hosting gatherings. Remember, housemates should take responsibility for their guests' behaviour.
- No pets or animals should be brought into the property without unanimous agreement from housemates and the landlord.

NOISE

- Review your tenancy agreement for noise restrictions and agree on quiet times for weekdays and weekends.

FINANCIAL RESPONSIBILITIES

- Agree to divide bills equally or find a fair arrangement.
- Assign responsibility for utilities like gas, electricity, water, wi-fi, and contents insurance.
- Decide how to share costs for items like light bulb replacements and smoke detector batteries.
- Discuss how to manage heating and hot water usage

Sometimes it's helpful to have all these agreements written down and shared. It ensures everyone knows what to expect and holds each other accountable. This will also make it easier to bring up if anything is causing conflict. If you and your new housemates want to use a similar version of that which was used in University of Bath managed accommodation, [please click here](#).



BUILDING YOUR COMMUNITY

HELLO!

Living with housemates is a great opportunity to form meaningful connections and create a positive, supportive living environment.

Here are a few ideas to help you build your community:

SHARE MEALS TOGETHER

Agree on a day to cook and eat together, rotate who cooks, or make it a group effort. It's a great way to bond and share different recipes or cuisines.

Have fun with themes like Taco Tuesday, or DIY Pizza Night!



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2



CREATE SHARED ACTIVITIES

Set a date for a board game marathon, video game session, or watching a movie or TV series together. Or you could start a house hobby like gardening, yoga, baking, crochet, or even a book club for shared downtime.

TRAVEL TOGETHER

Consider walking, cycling together or catching the bus together to campus. For longer distances or supermarket trips, you could catch the bus together. You could also coordinate travel with a housemate who drives or share a taxi to split costs.



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CELEBRATE EVENTS TOGETHER

Mark Special Occasions and celebrate birthdays, holidays and your housemates' achievements (big or small).

Decorate the house together for festive occasions or just for fun!



RESOLVING HOUSEMATE CONFLICTS

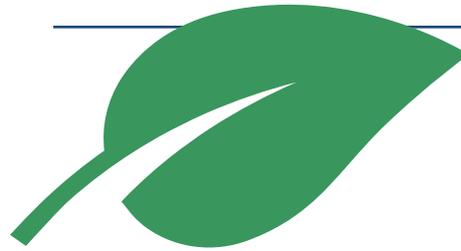
Living with others can sometimes lead to disagreements or misunderstandings. While these situations can be challenging, they're often manageable with proactive, respectful, and open communication.



Here are some practical tips to help address common housemate conflicts and maintain a harmonious living environment:

- **Initiate a calm discussion:** Address issues early on rather than letting them escalate. Choose a good time to talk when all parties are calm and open to listening. If the conversation starts getting heated, take a break and come back to it when everyone is calm.
- **Avoid passive-aggressive behaviour:** Address issues directly rather than bottling up your feelings or using indirect methods (like leaving notes or giving silent treatment).
- **Be honest but respectful:** Express your feelings using "I" statements rather than "You" statements (e.g., "I feel frustrated when..." instead of "You always..."). This prevents the conversation from sounding like an accusation.
- **Listen actively:** Give your housemate the opportunity to share their feelings. Listen without interrupting and try to understand their perspective.
- **Find win-win solutions:** Compromise on the issues at hand. Sometimes, you may need to adjust your expectations or routines to accommodate your housemates needs.
- **Be flexible:** If a certain issue can't be resolved immediately, agree on a temporary solution and revisit it later.
- **Know when to involve a mediator:** If the situation is too tense or issues continue unresolved, consider involving a neutral third party to facilitate a fair discussion.

If you want some advice on what is reasonable, or if communication breaks down, you can get support from Student Support. Head to [pg. 28](#) for details.



LIVING SUSTAINABLY

Living in a shared student house can present unique challenges when it comes to managing energy consumption and keeping bills low, especially if you have several people living under one roof.

Here are some practical tips to help reduce energy usage and save on bills:



Switch to LED bulbs: They use much less energy than of the energy of incandescent bulbs and last much longer.



Switch off lights and appliances: When leaving a room, make sure all lights, TVs, and other electronics are turned off. Electronics and chargers left plugged in consume energy even when not in use. Unplug them or use a power strip to switch off multiple devices at once.



Set the thermostat wisely: In winter, set your thermostat to 18-21°C when you're home, and lower it (12°C to 15°C) when you're out or sleeping. Instead of cranking up the heat, wear warm clothes or use blankets. Check your tenancy agreement, as some tenants are required to maintain a 'reasonable temperature' in the property—clarify this obligation with your landlord to avoid misunderstandings.



Wash clothes in cold water: Cold washes are just as effective and save the energy required to heat the water.



Take shorter showers: Shorter showers save water and reduce energy bills.



Cover pots and pans: When cooking, cover them to retain heat and reduce cooking time.



Cook in batches: Cooking multiple meals at once can help you reduce the number of times you need to use the oven or stove.



Use the microwave: When cooking, use a microwave or toaster oven instead of the big oven, as they are more energy-efficient for small meals.



Use an air fryer: Air fryers are smaller than ovens so heating them is much quicker and more energy efficient, making them a great alternative for individual or small meals and snacks.



STUDENT COMMUNITY PARTNERSHIP

Introducing The Student Community Partnership

[The Student Community Partnership \(SCP\)](#) is a joint venture between the Higher Education Institutions in Bath and the B&NES Council to improve the relationship between long-term and student residents living in Bath – Our Shared City.

The Student Community Partnership encourages positive interactions between student residents and permanent residents living in the community of Bath and ensures both voices are heard and supported accordingly.

The SCP team is based in the city and on hand to provide support and advice on waste and recycling, issues with your landlord, noise disputes with neighbours, volunteering in the community and overall community awareness.

The SCP campaigns for student safety, sustainability and improving housing quality for students.

The SCP is here to support students living in private sector accommodation, as well as to help build a sense of community. You can contact them for assistance by emailing community-liaison@bath.ac.uk. Throughout the academic year, you may also see SCP members visiting popular student areas in Bath to introduce themselves. They are a valuable resource, working closely with the University to offer support and build community.

Scan or [click here](#)
for more information



[@scpbath](#)



LIVING SAFELY

Living safely in shared housing means staying mindful of your surroundings, securing belongings, and keeping the environment safe.



Here are some essential tips for ensuring safety:

- **Lock doors and windows:** Always lock doors and windows when leaving the house, even if you're just stepping out briefly. Ensure that all entry points are secure, including back doors and ground-floor windows.
- **Smoke and carbon monoxide alarms:** Test them monthly and replace batteries when necessary.
- **Be cautious with appliances:** Always turn off ovens and other appliances after use, and ensure the kitchen is tidy to avoid any hazards. This also applies to personal electrical items such as hair straighteners.
- **Never overload electrical sockets:** Avoid plugging in too many devices into a single socket to prevent electrical fires.
- **Be careful with cooking:** Always supervise cooking. Don't leave hot hobs or appliances unattended. Keep flammable materials like paper towels and dish cloths away from the oven hob. Unattended cooking can lead to fires.
- **Candles and incense:** Don't use candles, incense or other flammable items in the property (often prohibited in the tenancy agreement) and do not leave them unattended if used.
- **Keep communal areas and hallways free from obstruction:** This will ensure safe exit at all times.
- **Be careful before inviting people who don't know well back to your accommodation.**
- **Avoid walking home alone late at night and keep to busy and well-lit areas.** Be aware of the [#GotYaBack campaign](#) and look out for each other. Travel home together and don't leave anyone behind - unless you've agreed to a change of plan first.
- **Avoid walking near the river at night:** Use the Student Partnership River Safety Map to follow the safest routes. [Download it here](#)
- **Avoid using unlicensed taxis.** If you are unable to get home look into the [University's Safe Taxi Scheme](#).



KEEPING IT CLEAN

Keeping a shared house clean requires communication, cooperation, and effort from all housemates. Making sure you are on top of the cleaning is important for health, safety, and your well-being. Regular cleaning reduces the risk of illness, prevents accidents, promotes productivity, and creates a welcoming atmosphere. When discussing your expectations around chores and how to divide the work consider what needs to be done and how often.

DAILY CLEANING

- Wash dishes after each meal to prevent buildup.
- Wipe down after food preparation or spills.

WEEKLY CLEANING

- Bathrooms:** Clean toilet, shower, and tub, scrub sinks, and wipe mirrors.
- Kitchen:** Clean the hob, microwave, and fridge handles. Wipe down all kitchen surfaces. Check for expired or spoiled food and clean shelves.
- Floors:** Vacuum carpets and rugs, mop hard floors.
- Dusting:** Dust furniture, shelves, and light fixtures.
- Waste and recycling:** Empty all bins in shared spaces and bathrooms.
- Declutter:** Tidy up any clutter in shared spaces.

MONTHLY CLEANING

- Windows & mirrors.
- Wipe down oven interior and exterior.
- Run a cleaning cycle on the washing machine.
- Clean the filter and wipe down the interior of dishwasher



FOOD SAFETY:

Keep perishable items in the refrigerator, store raw meats and fish separately to prevent cross-contamination, always use airtight containers to protect against spoilage and contamination. Remember to dispose of food if they expire or spoil.



HOW TO USE YOUR RECYCLING AND RUBBISH COLLECTION

Managing household waste is an essential part of settling into your new home.



KNOW YOUR COLLECTION DAY

The easiest way is look at when your neighbours put their waste out (a technique much used by Bath residents) and do likewise. Get to know your neighbours and ask them about collection days - they will be happy to advise.

Alternatively, Bath Council list the collection days for different roads in your neighbourhood on their website.

Scan or [click here to](#) find your collection day



Make sure you find a sensible place to put your bin out, taking special care that it doesn't block the pavement or access for others.

KNOW YOUR BINS

To sort your rubbish successfully the council have provided separate bins for recycling, food waste and general waste.

To find out what goes in what bin, follow the links below:

Scan or [click here for](#) full bin information



Scan or [click here to](#) order recycling bins



FLY-TIPPING

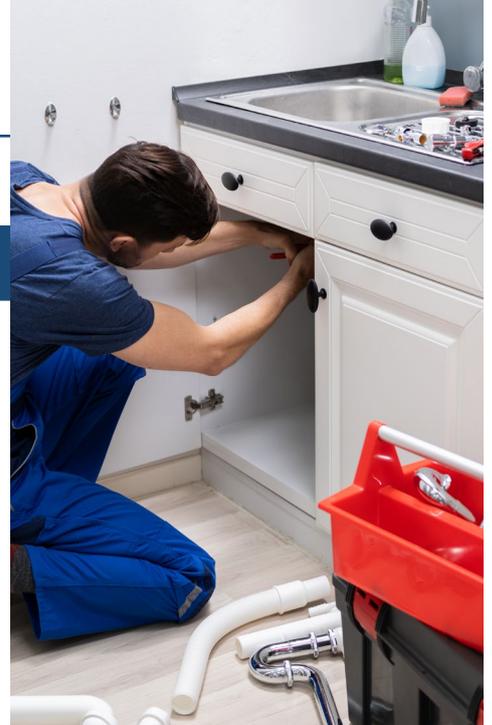
Fly-tipping is leaving waste at any location that is not your bin. It is illegal to fly tip and you could be fined by B&NES and referred to the police or the University for disciplinary action.

For further guidance and support on how to manage your waste and recycling contact the Student Community Partnership community-liaison@bath.ac.uk.

REPAIRS

Your landlord is responsible for providing a property that is a safe and healthy environment for you to live in. They must do anything your tenancy agreement says they have to and are generally responsible for:

- The structure and exterior (walls, roof, foundations, drains, guttering and external pipes, windows and external doors)
- Basins, baths, toilets and their pipework
- Water and gas pipes, electrical wiring, water tanks, boilers, radiators and gas fires.
- Electric fires or fitted heaters



You should report anything that needs repairing as soon as you notice it. If you report it over the phone, **follow it up in writing on an email.**

You must let the landlord or their contractor in to do the work and **you should get 24 hours notice** (except in an emergency).

Contact Bath and North East Somerset council if your landlord refuses to complete repairs or fix conditions within a reasonable time period.

Read Shelter's advice on what your landlord is responsible for and how long do they have to do the repairs.

Scan or [click here to](#)
to report your landlord

Scan or [click here to](#)
see Shelter's advice



BOILER NOT WORKING?

Report it to your landlord/letting agent in writing. **Repairs need to be completed in a reasonable time frame.**

- **Emergency repairs which affect your health or safety:** 24 hours (for example, a major electrical fault, or a blocked WC).
- **Urgent repairs which affect your comfort:** 5 working days (for example, hot water, heating or fridge failure or a serious roof leak).
- **Other non-urgent repairs:** 20 working days (for example, a shower breaking down, when you are still able to take baths).

If your landlord refuses to complete repairs or fix conditions in your home, [report it to Bath & North East Somerset Council \(B&NES\)](#)



HOW TO AVOID DAMP AND MOULD

Damp and mould issues aren't nice to deal with. Avoid issues by...

- Avoid issues by opening curtains, small windows, and trickle vents regularly.
- Dry clothes outside where possible and reduce water vapour (lids on saucepans).
- Leave some background heating on throughout the day in cold weather.
- Wipe away condensation, or existing mould using a HSE approved fungicidal wash or diluted bleach solution. Always follow the manufacturers' guidelines.
- To help reduce moisture in the air, you may consider using disposable dehumidifiers, which are available online at an affordable price.

Structural issues are your landlord's responsibility (leak, rising damp or lack of supplied ventilation).

If this is what is causing the damp/mould, **contact your landlord/letting agent asap.**

If issues are not improving, contact the BathNES Housing Standards and Improvement team using their online form.



BEING A GOOD CITIZEN

When you move into private accommodation, you become a member of the community where you live. Forming a friendly rapport can also create a sense of security.

To be a good member of the community:

-  Take a moment to introduce yourself. Try a simple 'hello' and exchange of names in passing, or you could put a note through the door introducing yourselves.
-  Smile and greet your neighbours when you see them.
-  Keep the front of your accommodation, like driveways and gardens well maintained and tidy.
-  Avoid leaving bins overflowing. Keep to the collection schedule and bring the bins back in once they have been emptied.
-  Be considerate about parking, including if you have visitors. Make sure you don't block driveways or entrances and you stick to designated parking areas.
-  Always be mindful of the noise you're making, especially late at night. By law, noise must be kept at a reasonable level between 11pm and 7am. This applies not only in your neighbourhood but also in surrounding areas when returning home during these hours
-  Refrain from excessive noise or disruptive behaviour at all hours.
-  If you're hosting a gathering or event, let your neighbours know in advance, and keep noise reasonable.
-  If a problem arises, discuss it directly and politely rather than avoiding the issue or escalating it.

Unfortunately, there may be times when people encounter residents who are not supportive of students, and tensions can arise. If you experience any issues with your neighbours, you can reach out to the Student Community Partnership (SCP) for support.

Go to page 24 for more information about the SCP.





SUPPORT AND SAFETY

We provide students with support and guidance, including counselling and mental health, disability support, money management and international student advice.

BE WELL

[Find supportive events, tips and tools to help you stay positive, healthy and productive while studying at Bath. Head to the Be Well page here.](#)

- [Wellbeing events](#) - A range of events, activities workshops and courses to support your wellbeing.
- [Be Well - Talk Now](#) - Gives you access to support from an adviser by phone or live chat 24 hours a day to talk you through any problems you may have.
- [Six Ways to Be Well](#) - Six Ways to Be Well helps you maintain or build your overall wellbeing in small steps.
- [Be Well app](#) - Download the free Be Well app which provides you with the tools to start building healthy, positive habits into your everyday life. Explore resources such as podcasts, blogs and activities, track your wellbeing, set daily habits or view the feed for wellbeing events.
- [Student blogs](#) - A blog with tips on maintaining a healthy lifestyle as a Bath student. The Be Well blog shares helpful tips and hints to look after your wellbeing. Many of the blogs are written by students for students so you can see first-hand what works.

Scan or [click here](#) for
more information





THE FINANCIAL SUPPORT FUND

Have you been hit with an unexpected cost you can't afford to pay? Apply to the Financial Support Fund, a non repayable one off grant.

WHAT IS THE FINANCIAL SUPPORT FUND?

The University of Bath Financial Support Fund provides limited financial support for students who are experiencing financial difficulties, or a change in financial circumstances due to unforeseen events and are unable to meet basic or unexpected additional costs from other sources of support. The fund is intended to act as a safety net for those in financial difficulty rather than a main source of income.

The Financial Support Fund can help cover the following costs; however, this list is not exhaustive and will be considered on a case by case basis.

- Food.
- Rent.
- Utility bills.
- Travel to University.
- Course related costs such as books & equipment (but not tuition fees).

Apply online by visiting: go.bath.ac.uk/hardship-fund

Scan or click here
for more information





REPORT AN INCIDENT

Everyone at the University of Bath has the right to feel safe, which is why we take reports of bullying, harassment, hate incidents and sexual misconduct seriously.

We have specialist staff to support and advise you on options for what happens next and how to access professional support.

Inappropriate behaviour can include bullying, discrimination, domestic abuse, harassment, hate crimes and incidents, and microaggressions. However, anything that makes you feel uncomfortable can be reported, even if it doesn't fall into these specific categories.

There are three ways to [report an incident](#)

- **With contact details:** We can respond and discuss your case with you, enabling you to decide how to proceed.
- **Through a person you trust:** Enabling you to remain anonymous while advice and guidance is given through the person you trust.
- **Anonymously:** You cannot be identified. We use anonymous reports to better understand the issues impacting our University community, to monitor patterns, and to shape our prevention of, and response to, unwanted behaviour.



EMERGENCY CONTACT DETAILS

Call **999** if you are off-campus or in a non-university building and a student is at risk.

For serious emergencies in university managed buildings, you can call **University Security** for assistance. They can help by providing emergency services with directions to your location to ensure they reach you as quickly as possible.

Make sure to save the security number on your phone: **01225 383999**
(for emergencies only).



SECURITY

Friendly, approachable and always available to help 24 hours a day, seven days a week.

999 is a free phone number to call the police, an ambulance or the fire service.
secure, access-controlled bicycle shelters on campus and at some city accommodation

SAFEZONE

The SafeZone is free app for University of Bath, staff and students which contributes to safeguarding the welfare of all staff and students.

SafeZone enables all staff and students to:

- Immediately contact the Security team in an emergency.
- Get first aid when on campus.
- Receive notifications during an emergency situation.

You can easily report non-emergency issues, such as damage on campus, being locked out, or suspicious activity using the 'Report a Tip' button.

Scan or [click here to](#)
download Safezone





MOVING OUT

When moving out of private accommodation, it's important to follow these key steps to ensure a smooth transition, avoid unnecessary charges, whilst also leaving your house and surroundings respectfully.

GETTING YOUR DEPOSIT BACK

Deposits are capped at five weeks' rent and should be returned at the end of the tenancy, minus reasonable deductions for damages or unpaid rent.

To avoid charges, follow the general rule that you'll need to return the property/room in the same state you got it, fair wear and tear considered.

The most common charge is for cleaning, so be sure to leave the property in a clean state, the same standard you received it.

Landlords renting a property must secure your deposit in a protection scheme. If you cannot come to an agreement on the amount to be deducted, you can use the scheme's dispute service. The protection scheme looks at evidence provided by both sides and gives an impartial decision.

Resident landlords (living in the property and renting a room out) are not required to use a deposit protection scheme.

METER READINGS

Taking final meter readings is crucial to avoid being charged for utilities after you've moved out. It prevents you from receiving unexpected or inflated bills after you leave.
How to Take and Submit Readings:

Take clear photos of the electricity, gas, and water meters on your final day in the property and submit the readings to your utility providers and inform them of your move-out date. Provide forwarding contact details in case they need to issue a final bill.

Contact your utility providers to close or transfer your accounts to your new address. If applicable, request a refund for any credit left on your account.



INVENTORY

Review the inventory list completed when you moved in, and check for any damages that weren't present at the start of your tenancy. Remember, you'll be expected to leave the property in the same condition as when you arrived. Refer to any photos you took on move-in day and be sure to take new ones before you leave, as these can be helpful in resolving any disputes. Make sure to report any maintenance concerns to your landlord in a timely manner.



CLEANING

Allow plenty of time to thoroughly clean the property before you move out. Check your tenancy agreement for any specific requirements. Share the workload with your housemates, making sure to address often-overlooked areas like the oven, behind cupboards, the fridge, and the bins. To get your deposit back, the property must be cleaned to the same standard as it was when you arrived.



WASTE AND RECYCLING

Check your collection days before you move out, as you may need to arrange alternative waste removal. The SCP will in touch before to offer support and remind you or your collection dates. Ensure the property is completely free of waste before leaving and avoid leaving rubbish on the pavement unless it's part of an official waste collection. If you know your neighbours, consider asking if they would mind putting your bins out if you're leaving before collection day. Excess waste can also be taken to the Recycling Centre on Midland Road. Remember to [book a slot online](#) before you go, and bring your student ID.



DONATE

Each year, the Student Community Partnerships (SCP) collaborates with the British Heart Foundation for their Pack for Good Campaign. Donation banks will be set up across the city and on campus, where you can donate unwanted items like clothes, shoes, and books. The SCP will contact you closer to your move-out date with more details.





USEFUL CONTACTS

Scan or click [here](#) to book an appointment with the Reslife team



SECURITY

Our Security Team are available 24/7 and can be called for support or in an emergency on **01225 383999**.

STUDENT COMMUNITY PARTNERSHIP

community-liaison@bath.ac.uk

SAFEZONE APP

Use the [Safezone app](#) to contact the Security team in an emergency.

PRIVATE HOUSING SUPPORT

reslifesupport@bath.ac.uk or
01225 383111 Ext2#

FURTHER SUPPORT AVAILABLE:

Be Well Talk Now: There is a 24/7 helpline available to speak with a support professional. You can call the Be Well Talk Now phonenumber at **0800 028 3766**. If you find it easier to text than talk, you can text **SHOUT** to **85258**. This is a confidential, 24/7 text messaging support service.

Breathing Space: If you're looking for a physical space for support during weekends and evenings, Bath Mind's Breathing Space is available at Beauford House, 8-9 Princes Street, Bath, BA1 1HL, open every day from 6pm to 10:30pm. The team offers compassionate, non-clinical assistance for individuals experiencing emotional distress. To visit, please call their Freephone number **0808 175 1369** or email: breathingspace@bathmind.org.uk before 5pm on the day you wish to attend. A team member will contact you between 5:30pm and 6pm to complete a referral and schedule a specific time slot for your visit.

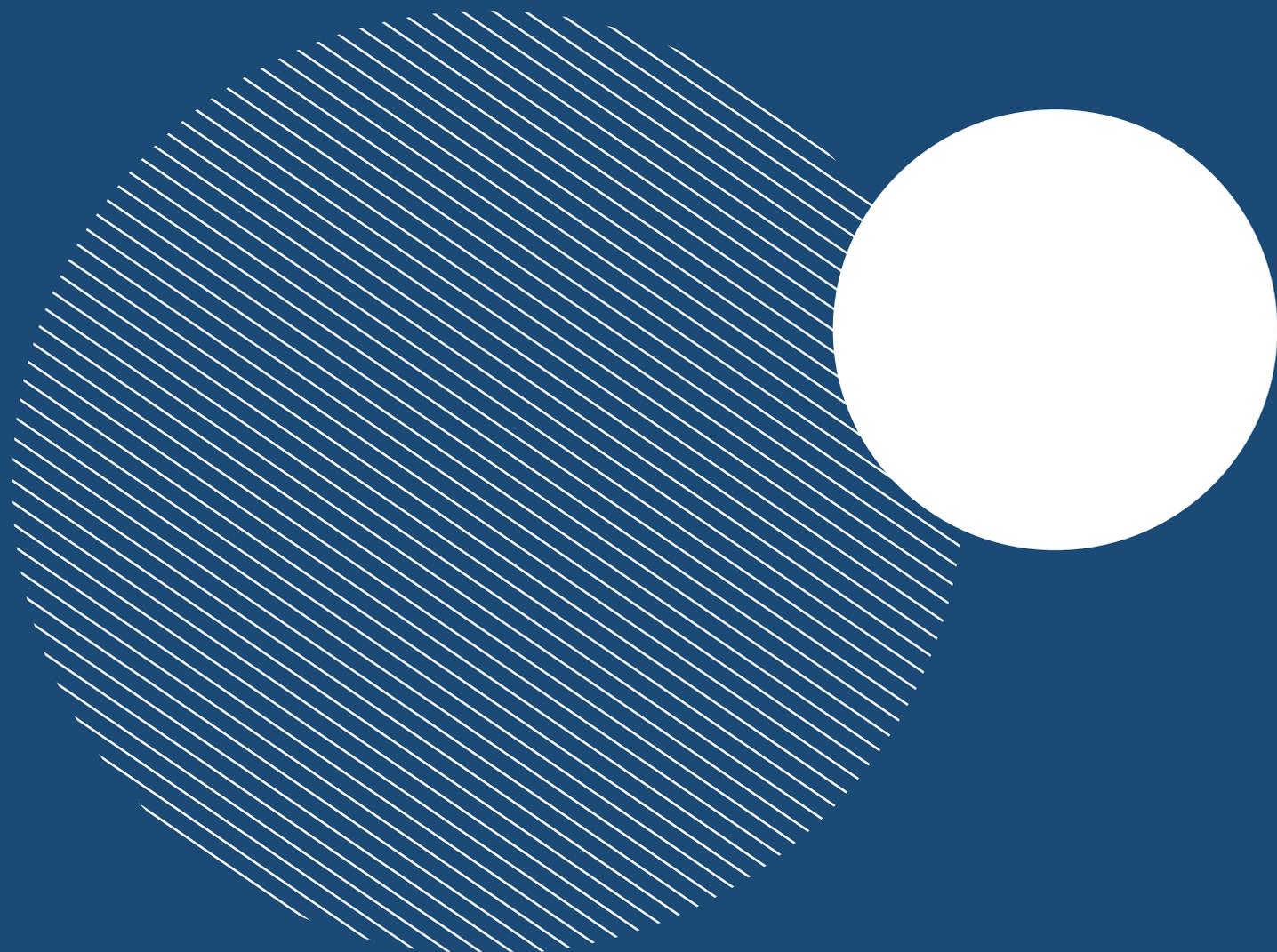
Student Space: This online resource is specifically designed to support university students and offers valuable resources for mental health and well-being.

Be Well App: There is the Be Well app which has resources for wellbeing that you can access at any time.

Samaritans: If you need someone to talk to, Samaritans are always available. Call **116 123**.

Papyrus Hopeline: If you're experiencing suicidal thoughts, please contact Papyrus' Hopeline anytime at **0800 068 4141**. This is a safe space to talk about anything affecting your ability to stay safe. You can also use their [webchat support](#) on their website.

Blackbullion: This resource will help you learn to manage your finances. If you are worried about money this will allow you to take some immediate action.



Campus
Services



UNIVERSITY OF
BATH