



# LIVING IN THE PRIVATE SECTOR 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.

Campus  
Services



UNIVERSITY OF  
**BATH**

## GETTING PREPARED



4 – 12

Let's talk budget	4
Deciding your living preferences	7 – 9
The Renter's Rights Act 2025	9 – 12

## CHOOSING ACCOMMODATION



13 – 19

Starting your search	13 – 17
You've found your new home	18 – 19

## MOVING IN



20 – 24

Bills and utilities	20 – 21
Moving in	22
Meter readings	23
Parking in Bath	24

## LIVING TOGETHER



25 – 37

Resolving housemate conflicts	28
Living sustainably	29
Living safely	31
Keeping it clean	32
Repairs and maintenance	34

## SUPPORT AND SAFETY



38 – 41

Wellbeing and financial support	38 – 39
Reporting an incident	40
Security Services	41

## MOVING OUT



42 – 44

Getting your deposit back	42
Meter readings	43

# WELCOME



We've put together **essential advice and resources** to help you confidently transition from University of Bath accommodation to renting privately, while staying connected to our vibrant university community.

This guide takes you through the whole journey, from deciding to move and finding housemates to choosing your first place, arranging viewings, moving in, and eventually moving out, with support at every stage.

It's completely normal to feel anxious about finding private accommodation or adjusting to a new living environment. Stepping away from university-managed housing can feel overwhelming, which is why this guide is here to **help you secure a place to live and navigate life once you've moved in**.

## INSIDE YOU WILL FIND:



- How to handle **common rental issues** and 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 in your journey.



# 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 from parents, guardians, family, partners or friends

## TOP TIP

Create a simple checklist of your **must-haves, nice-to-haves** and **deal-breakers**. Preparing this early makes comparing properties easier and helps you feel more confident and organised.

## FACTOR IN ADDITIONAL COSTS

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

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

By planning and considering these factors, you can confidently choose a property that fits your budget and avoid financial stress later.

## CHOOSING 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.

**Don't rush into decisions** about who to live with, as you'll be entering into a legally binding agreement together. A good housemate usually has a similar lifestyle to you, is trustworthy, communicates well, and isn't afraid of doing their share of the washing up.

Remember, you will already have some experience of shared living from your university accommodation, including completing a **shared living agreement**, which can help guide your decisions.

For further guidance on living together, see pages 25 - 37.



## CHOOSING WHO TO LIVE WITH (CONT.)

No worries if you don't want to live with your current housemates. You can meet people through **societies, course mates, and events** throughout the year. We also offer networking sites to help you find housemates:

- **ResLife programme:** This is a great way to meet other students and explore the city of Bath ([www.reslife.bath.ac.uk](http://www.reslife.bath.ac.uk))
- **Students' Union events:** The SU and our groups host events all through the year ([www.thesubath.com/ents/eventlist](http://www.thesubath.com/ents/eventlist))
- **Studentpad message board:** Use the message board to find rooms or flatmates, or advertise a spare room in your house ([www.bathstudentpad.co.uk/messageboard](http://www.bathstudentpad.co.uk/messageboard))
- **Discord students of Bath community:** Search for student flatmates with other students around Bath ([reslife.bath.ac.uk/story/33951595/private-accommodation-discord-group](http://reslife.bath.ac.uk/story/33951595/private-accommodation-discord-group))
- **Book an appointment with ResLife:** We hold a list of students that we are supporting in their search in the private sector
- **Roome:** Student housemate finder app ([www.roome-uni.com](http://www.roome-uni.com))



Scan the QR code to **book your appointment with our ResLife team**



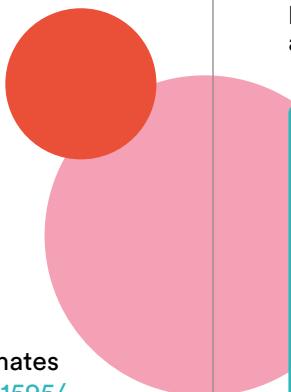
Scan the QR code to **download Roome and find people to live with similar lifestyles and interests**

**Discussing 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.

**Responsibilities:** If living with others, ensure that everyone understands their responsibilities and obligations whilst living together.

For further guidance on living together, see pages 25 - 37.



### TOP 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

1 2 3

Housing types offer different experiences. This section outlines **three key options** - you may want to consider which best suits your lifestyle.

#### RENTING A SHARED OR WHOLE PROPERTY (HMO)

1

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.

The new **Renters' Rights Act** will eliminate fixed-term tenancies, replacing them with open-ended tenancies that roll on a monthly basis. **See pages 9-10.**

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 to meet new people
- Can be flexible with lease length
- This is a common option, with more diversity in choice

##### CONS

- Less privacy than other options
- May require splitting bills, if not included within rent cost
- There is potential for conflicts with the people you live with

#### RENTING WITH A RESIDENT LANDLORD

2

Renting a room in a landlord or host family's home is flexible and often more affordable, with negotiable contract lengths and no minimum stay - ideal for a single-semester let.

##### PROS

- Can be affordable
- More personal and home-like environment to live in

##### CONS

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

## TYPES OF HOUSING (CONT.)

### PURPOSE BUILT STUDENT ACCOMMODATION

The most similar option to University-managed accommodation, but operated by a private company. These buildings are designed specifically for students and often include bills and utilities in the rent, making budgeting easier.

Rooms can be booked individually, and you may find yourself living alongside students from other universities or colleges. Some providers only offer studio flats, which can be more expensive, so it's worth comparing prices and considering your budget carefully before signing a contract.

#### PROS

- Utilities often included with rent
- Often includes on-site amenities like gyms, study areas or lounges
- Opportunities to attend organised events and socialise

#### CONS

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

3



## NUMBER OF HOUSEMATES

Household size can really affect your living experience, so think about what suits you best. **Smaller groups of one to three people** can feel more manageable and intimate, making it easier to share cleaning, bills, and daily responsibilities. This setup can also suit those who prefer a quieter, more relaxed environment.

**Larger houses with four or more people** are often livelier and more social, great for meeting new friends and sharing experiences. They can also **lower individual costs for rent and bills**, though they may involve more compromise around noise, cleanliness, and personal space.

## LOCATION

Where you live can significantly impact your experience as a tenant. You may want to think about the following:

- **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 to 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 cafés, bars and nightlife or in a quieter area
- **Parking Access:** Most private accommodation does not include parking. **For more information please see page 24**



## UNDERSTANDING THE RENTERS RIGHTS ACT

The Renters' Rights Act is new legislation that will be rolled out through 2025 - 2026. It introduces major changes to private renting in England, designed to make renting fairer, safer, and more secure for tenants. If you rent from a **private landlord\***, it's important to understand how these new rules may affect your rights, responsibilities, and tenancy.

### KEY CHANGES TO BE AWARE OF

- **No more “no-fault” evictions:** Section 21 is being abolished, meaning landlords can no longer evict tenants without a valid reason. They must have a legitimate ground (such as rent arrears or property damage) to ask you to leave. This change aims to give tenants more security and stability in their homes.
- **All tenancies are now periodic:** Fixed-term contracts are replaced with rolling tenancies, giving you flexibility if your course ends, you move for a placement, or your circumstances change. Be sure to give the correct notice before leaving.



## UNDERSTANDING THE RENTERS RIGHTS ACT (CONT.)



### KEY CHANGES TO BE AWARE OF (CONT.)

- Stronger protection against rent increases:** Rent can only be increased once a year. Landlords must issue a Section 13 notice and give at least two months' warning.
- New ground 4A notice for student housing:** Landlords must let student tenants know if they plan to re-let the property for the next academic year. This gives you time to find alternative accommodation.
- Decent Homes Standard introduced:** Expected to be phased in, but councils now have stronger powers to act on unsafe or poorly maintained homes. **Please see page 35 for how to report issues.**
- A limit to advanced rent payments:** Landlords and agents can only request up to one month's rent in advance, and cannot take any payment before both parties sign the tenancy agreement.
- A simpler way to raise complaints with the Private Rented Sector Ombudsman:** A new Private Rented Sector Ombudsman will make raising complaints easier.
- New Landlord database:** Landlords must register properties on a national database and upload key documents like gas safety certificates.



Scan the QR code to check the government's official guidance

Book an appointment with our **ResLife Private Support team** if you have any questions about how the **Renters Rights Act 2025** may affect you as a student tenant.

#### IMPORTANT

\*Purpose-Built Student Accommodation is **exempt** from the **Renters Rights Act** because it follows government-approved codes like ANUK or UUK. If you stay in university-managed or other PBSA housing, these changes will not affect you.

## RENTERS' RIGHTS & CONTRACT CHECKLIST



This one-page checklist helps Bath students renting from private landlords understand their rights and key contract points under the new Renters' Rights Act. Tick off each item as you work through the checklist.

### OUR CHECKLIST

#### CONTRACT BASICS

- Contract is listed as a tenancy and not a licence
- All tenants and the landlord are clearly named
- Full address and date that the tenancy will begin
- Term and notice periods are clear and concise
- Deposit information details the amount and which deposit scheme it will be under (TDS/ DPS / MyDeposits)
- You've received safety certificates (Gas, EICR, EPC)
- Notice period clearly specified

#### RENT & MONEY

- A reasonable amount of rent in advance requested (no more than one month)
- Rent amount and payment date
- How and who to pay
- Rent can only be increased once a year with two months' notice

#### EVICTION RIGHTS CHANGES

'No fault' evictions (Section 21) have been removed.

This means your landlord **must give a valid legal reason** if they ask you to leave. In student properties, this normally applies under **Ground 4A**.

## RENTERS' RIGHTS & CONTRACT CHECKLIST (CONT.)

### OUR CHECKLIST (CONT.)

#### RENT & MONEY (CONT.)

- The price must match the listing
- Bills and what is included are clearly stated

#### REPAIRS & CONDITION

- Landlord and tenant responsibilities
- How to report issues with the property to your landlord

If you still have any queries about your contract after using the checklist, please email [reslifesupport@bath.ac.uk](mailto:reslifesupport@bath.ac.uk).



Scan the QR code to check the government's official guidance

### WHERE TO GET MORE HELP



Bath & North East Somerset (BANES) Council - Private Sector Support  
+44 (0) 1225 477000



University of Bath - Student Union Advice Centre  
[www.bathstudent.com/advice](http://www.bathstudent.com/advice) or +44 (0) 1225 383838



#### IMPORTANT

All contracts should show key information as stated, but PBSA (Purpose-Built Student Accommodation) contracts will differ to private landlords due to following ANUK/ Unipol National Code of Standards.



# CHOOSING ACCOMMODATION

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 **page 15**.

### WHERE TO LOOK

#### STUDENTPAD

Whichever option you think is 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.



Scan the QR code to view StudentPad



### OTHER SEARCH SITES

You can also find private sector accommodation by searching on:

- **Rightmove Student** ([www.rightmove.co.uk/student-accommodation.html](http://www.rightmove.co.uk/student-accommodation.html))
- **On The Market Student** ([www.onthemarket.com/student/](http://www.onthemarket.com/student/))
- **Zoopla** ([www.zoopla.co.uk/to-rent](http://www.zoopla.co.uk/to-rent))
- **Unihomes** ([www.unihomes.co.uk/student-accommodation/bath](http://www.unihomes.co.uk/student-accommodation/bath))
- **SpareRoom** ([www.spareroom.co.uk](http://www.spareroom.co.uk))
- **Roome** ([www.roome-uni.com](http://www.roome-uni.com))

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 (CONT.)

### AGENCIES

There are several local letting agencies in the area that specialise in student accommodation and understand the needs of students moving into the private sector. These agencies work with local landlords and often have good knowledge of trusted properties and popular student areas. They may be able to recommend suitable options based on your preferences and budget.

When choosing an agency, always check that they're registered with both a **Redress Scheme** and a **Client Money Protection Scheme** to ensure your money and rights are protected.

#### WORD OF MOUTH

Ask friends, classmates in other years, or contact [reslifesupport@bath.ac.uk](mailto:reslifesupport@bath.ac.uk) for recommendations. They may know of available properties or trusted landlords.



Scan the QR code to see the Redress scheme



Scan the QR code to see the Client Money Protection Scheme



## WHEN TO START LOOKING

From November onwards, local agencies start advertising student properties, and from December you'll also find listings on **Studentpad** - the University of Bath's dedicated website for finding private sector accommodation. It offers a wide range of housing options to suit different needs, preferences, and budgets, with new listings added regularly throughout the year.

We recommend aiming to have your accommodation sorted by **March**, as this gives you more choice and time to plan your move. However, don't panic if you're still searching after this - new properties and room adverts continue to appear well into spring, though you may need to be a little more flexible with your options.



## OUR RECOMMENDATION

### MARKS OUT OF TENANCY (MOOT)

**Marks Out of Tenancy** is an online platform that allows tenants to share honest reviews about their landlords, properties, and local areas. Before committing to a tenancy, it's worth checking the site to see if the property or landlord you're considering already has feedback from previous students - it can give you a good sense of what to expect.

At the end of your tenancy, **remember to leave a review** yourself to help future students make informed choices and continue building a supportive student community.

([www.marksoutoftenancy.com](http://www.marksoutoftenancy.com))



Scan the QR code to see Marks out of Tenancy



## TIPS TO AVOID FALSE ADVERTISING

- If possible, verify the property by visiting it 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
- If you are not sure if a landlord or agent is genuine or not You can check [www.friendsagainstscams.org.uk](http://www.friendsagainstscams.org.uk) or contact [reslifesupport@bath.ac.uk](mailto:reslifesupport@bath.ac.uk) for advice and support

## BOOKING A VIEWING

Before signing or paying any fees, arrange an **in-person or online viewing**.

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 be discouraged if the first few aren't a match.

### PREPARE IN ADVANCE

Make a checklist of features and things to look out for, such as:

- 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 that you notice
- Agree how rent will be split - equally or by room size (if renting as a group)
- What is the process for reporting maintenance issues?
- Check for signs of neglect - it may indicate poor maintenance
- Room sizes, kitchen facilities, etc.
- Are bills included in the rent?



### TOP TIP

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



## WHAT TO LOOK OUT FOR WHEN SEARCHING

Be cautious of **improper rentals and fake agencies** when searching online.

### CHECK THE CONTRACT AND SAFETY CERTIFICATES

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

GSC	EICR	EPC
Gas Safety Certificate	Electrical Safety Certificate	Energy Performance Certificate

Properties for five or more individuals must have the following:

### HMO

#### House of Multiple Occupation Licence

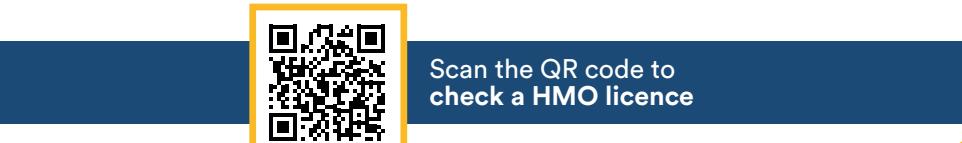
(this should be sent to you also, but can be verified online)

Landlords must provide a contract and key documents, such as the **How to Rent guide**. Check our Contract Checker Tool to see what should be in your agreement.

### AVOID SENDING MONEY BEFORE VIEWING A PROPERTY

If you can't view in person (for example, you're overseas), ask for an **online viewing**. Only pay a holding fee after viewing and confirming the landlord or agent is genuine - it can't be more than one week's rent. Your first month's rent and deposit are paid when you sign the contract.

OTHER SIGNS OR RED FLAGS TO LOOK OUT FOR:			
<input checked="" type="checkbox"/>	Be wary of prime-location properties priced unusually low	<input checked="" type="checkbox"/>	The landlord will not arrange a property viewing
<input checked="" type="checkbox"/>	Poor spelling or grammar in the advert	<input checked="" type="checkbox"/>	The landlord tells you that they are out of the country
<input checked="" type="checkbox"/>	You are being pressured to make a decision quickly	<input checked="" type="checkbox"/>	One month's rent is requested upfront and a holding deposit
<input checked="" type="checkbox"/>	Requests to wire money	<input checked="" type="checkbox"/>	Lack of property details, photos and videos



Scan the QR code to  
check a HMO licence



## 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.

### REQUEST AN INVENTORY

Ask your landlord or agent for an **inventory** - a list of all items in the property and their condition. This helps protect your deposit, prevents disputes and provides legal support if any issues arise.

### READ THE TENANCY AGREEMENT CAREFULLY

It's crucial to **read it thoroughly** and ensure you **understand the key terms**. You should confirm the monthly rent amount, payment due dates and accepted payment methods.

### 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 if the deposit is **fully refundable** and what **deductions** may apply



Scan the QR code to **check if your deposit is protected**

### MAINTENANCE RESPONSIBILITIES

- Clarify who handles maintenance and repairs.** Landlords usually manage structural issues, heating, and water, and tenants typically handle basic upkeep like cleaning and light bulbs
- Check how to report maintenance issues** and expected repair times
- The Decent Homes Standard** will ensure that housing is safe, in good repair, with modern facilities and proper insulation. **See page 34** for more information on maintenance



### GUESTS AND VISITORS

Check the **rules on guests**, including overnight stays and time limits. Always respect housemates and check with them before having visitors.



### WHAT WILL YOU NEED TO PROVIDE?

Before signing, landlords or agents may request certain **documents and fees**. Be prepared with:

- 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 driving licence)
- 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
- Right to Rent Evidence:** International Students will need to evidence this ([www.gov.uk/prove-right-to-rent](http://www.gov.uk/prove-right-to-rent))
- Guarantor Details:** Many landlords require a guarantor - someone who agrees to cover your rent if you are unable to pay. The landlord or agency will usually check your guarantor's credit score to make sure they are financially stable. If you don't have a guarantor, there are online guarantor services available that can act as one on your behalf



Scan the QR code to **see online guarantor services**

### KNOW YOUR RIGHTS

Understanding your rights and responsibilities helps ensure a smooth tenancy. **Landlords must handle major repairs and provide a safe, livable home.** On **page 35**, we'll look in more detail at your rights, how to report repairs, and where to get support.

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.**



Scan the QR code to check the EPC grade of a property



Scan the QR code to view Trading Standards

## KNOW YOUR SUPPLIERS

**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 ([www.findmysupplier.energy](http://www.findmysupplier.energy))
- **Electricity:** Energy Networks Association ([www.energynetworks.org/customers/find-my-network-operator](http://www.energynetworks.org/customers/find-my-network-operator))
- **Water:** Water UK ([www.water.org/customers/find-your-supplier](http://www.water.org/customers/find-your-supplier))

**You have the right to change your utility provider**, unless you are in a property that includes bills.

## DECIDE HOW YOUR HOUSEHOLD WILL SPLIT THE COSTS

We recommend assigning each housemate a bill or utility to set up to **share the workload**. When bills are due, divide costs equally and keep a record of who has paid what.

See our pages on shared living discussions to help divide bills fairly, prevent disputes, and support positive living together. **For further guidance on this, see pages 25 - 37.**

## COUNCIL TAX

**Council Tax helps fund essential local services and public amenities.**

When registering on **SAMIS** ([bath.ac.uk/services/samis](http://bath.ac.uk/services/samis)), we recommend you tick the box to share your data with **Bath & North East Somerset (B&NES) Council Tax services** - this lets the University confirm you're a student and helps ensure you're exempt.

If you get a Council Tax bill, **don't ignore it**. The council will assume you need to pay unless they know you're a full-time student. Everyone in the house must be a full-time student for full exemption; if not, Council Tax will apply.

Not sure about your status? Speak to the **Student Union Advice & Support Centre** or check the **B&NES website**.



Scan the QR code to share your data with B&NES



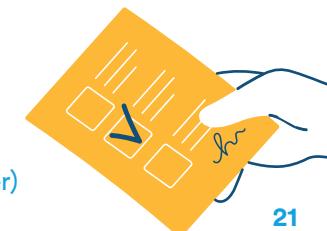
Scan the QR code for further council tax guidance

## 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 without internet for the first few weeks.

## REGISTER TO VOTE

Students make up around 25% of the population of Bath - so your voice matters. **Check your eligibility to vote:** ([beta.bathnes.gov.uk/registering-vote-and-electoral-register](http://beta.bathnes.gov.uk/registering-vote-and-electoral-register))



## PURCHASING 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 furnishings 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 key collection**
- 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 with a driver who helps load and unload. Check the **residents' parking zone** - you may need a visitor or temporary permit for the van
- If moving furnishings, **check door measurements and stair access** in advance and don't forget to pack allen keys and a screwdriver



Scan the QR code to check residents parking zones



## ENLIST HELP

- Ask friends or family to help with packing, lifting or transporting your items
- If friends or family are helping by car, check the **residents' parking zone** because you may need a visitor permit to park nearby



## METER READINGS

The day you move in, get a **meter reading** and **contact your gas and electricity providers** 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 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 find your meter, ask your landlord where you can find it.

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

### TOP TIP

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. **Email these to your landlord or letting agent** in case there are disputes over your security deposit when you move out.



Scan the QR code to see Citizen's Advice

**TOP TIP**

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.

Check out our **Community Larder** - a great initiative offering **free items** to the University community, while promoting sustainability and reducing waste. It has been a great success and can be found **next to Fresh on campus** or in the **café area of the Virgil Building**.



Scan the QR code to see the University Noticeboard

**PARKING IN BATH****WHAT YOU NEED TO KNOW**

Bath is a beautiful **UNESCO World Heritage city**, so its historic streets weren't designed for heavy car traffic. **Parking is limited and often expensive, and many residential areas require permits.**

The city has excellent public transport, including frequent buses to campus. Cycling and walking are also popular and practical ways to get around.

**IMPORTANT**

There is no student parking on campus unless you meet strict eligibility criteria. To find out if you are eligible, please visit: [bath.ac.uk/corporate-information/students-eligible-for-parking-permits/](http://bath.ac.uk/corporate-information/students-eligible-for-parking-permits/)

**LIVING TOGETHER**

Living together can be exciting and challenging. During your time in university accommodation, you may have created a **shared living agreement** with your housemates to establish ground rules. Continuing this practice in private housing can help foster a positive environment and prevent conflicts. **Setting clear boundaries and expectations from the start is key.**

**OUR CHECKLIST**

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 and shared spaces, managing noise levels, and 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
- Agree on responsibilities for sorting, removing, and putting out bins for collection

## OUR CHECKLIST CONT.

### SHARED SPACES CONT.

- Discuss a chore chart or divide responsibilities based on preferences and availability - the University can provide this for you. Regularly review the arrangement to ensure it works for everyone. See pages 32 and 33 to see further cleaning advice

### 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.



## BUILDING YOUR COMMUNITY

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.



1



### 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 or catching the bus to campus together. For longer trips, take the bus, coordinate with a housemate who drives, or share a taxi to split the cost.



2



### CELEBRATE EVENTS TOGETHER

Celebrate birthdays, holidays, and housemates' achievements (big or small). Decorate 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.**

### TIPS FOR ADDRESSING COMMON CONFLICTS

- 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

### IN NEED OF SOME ADVICE?

If you want some advice on what is reasonable, or if communication breaks down, you can get support from **Student Support**

Email us at:  
[studentsupport@bath.ac.uk](mailto:studentsupport@bath.ac.uk)



## 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.

### TIPS FOR REDUCING ENERGY AND SAVING MONEY ON BILLS

- Switch to LED bulbs:** They use much less energy than incandescent bulbs and last much longer
- Switch off lights and appliances:** When leaving a room, turn off lights, TVs and electronics. Chargers and devices still use energy when plugged in, so unplug them or use a power strip to switch everything off easily
- Take shorter showers:** Shorter showers save water and reduce energy bills
- 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
- Cover pots and pans:** When cooking, cover them to retain heat and reduce cooking time
- 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
- Cook in batches:** Batch cooking can help you to reduce the number of times you need to use the oven or stove
- 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
- Wash clothes in cold water:** Cold washes are just as effective and save the energy required to heat the water



## STUDENT COMMUNITY PARTNERSHIP



The **Student Community Partnership (SCP)** is a joint initiative between the higher education institutions in **Bath and Bath & North East Somerset (B&NES) Council**, created to strengthen the relationship between long-term residents and student residents living in our shared city.

The **SCP** works to encourage positive and respectful interactions between students and permanent residents, ensuring that both voices are heard, valued, and supported within the community. The team is based in the city and is on hand to offer **advice and practical support on a wide range of issues**, including waste and recycling, disputes with landlords or neighbours, volunteering opportunities, and general community awareness.

The **SCP** also runs campaigns focused on **student safety, sustainability, and improving housing quality for students across Bath**. They are here to support anyone living in private sector accommodation and to help foster a genuine sense of belonging and connection within the wider community.



You can contact the team at [community-liaison@bath.ac.uk](mailto:community-liaison@bath.ac.uk), or meet them in person during their regular visits to popular student areas throughout the year. The **SCP** is a valuable resource, working closely with the University to support students and build a stronger, safer community for everyone.



Scan the QR code for information on SCP

## LIVING SAFELY



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

### 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
- **Obstructions:** Keep communal areas and hallways free from obstructions. This will ensure safe exit at all times
- **Guests:** Be careful before inviting people you don't know well back to your accommodation
- **Walking at night:** Avoid walking home alone late at night - stick to busy, 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 plans change and everyone agrees. Avoid walking near the river at night and use the **Student Partnership River Safety Map** for the safest routes
- **Avoid using unlicensed taxis:** If you are unable to get home, look into the University's Safe Taxi Scheme ([www.thesubath.com/advice/safe-taxi](http://www.thesubath.com/advice/safe-taxi))



Scan the QR code to download the River Safety Map



## KEEPING IT CLEAN

Keeping a shared house clean requires communication, cooperation, and effort from everyone. Staying on top of cleaning is important for health, safety, and well-being - it reduces illness, prevents accidents, and keeps the space welcoming. Regular cleaning will also maintain standards and prevent intense deep cleaning when you move out. **When discussing expectations around chores and how to divide the work, agree what needs to be done and how often.**



### DAILY CLEANING

- Wash dishes after each meal to prevent buildup in the kitchen
- Wipe down after food preparation or spills

### WEEKLY CLEANING – BATHROOM

- Clean the toilet and sink
- Clean the shower and/or bath tub
- Wipe down all mirrors

### WEEKLY CLEANING – KITCHEN

- Clean all appliances including the hob and microwave
- Wipe down all kitchen surfaces and fridge handles
- Check the cupboards and fridge for expired or spoiled food and clean the shelves

### WEEKLY CLEANING

- Vacuum carpets and rugs and mop hard floors



## FOOD SAFETY

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

## TOP TIPS

## WEEKLY CLEANING

- Dust furniture, shelves, and lights
- Empty all bins in all shared spaces and bathrooms
- Tidy away any laundry from around the house
- Declutter by tidying up any clutter in shared spaces

## MONTHLY CLEANING

- Clean all windows and mirrors
- Wipe down the oven (interior and exterior)
- Run a cleaning cycle on the washing machine
- Clean the filter and wipe down the interior of the dishwasher

## YOUR RECYCLING & WASTE GUIDE

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

### KNOW YOUR COLLECTION DAY

The easiest way is to 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.

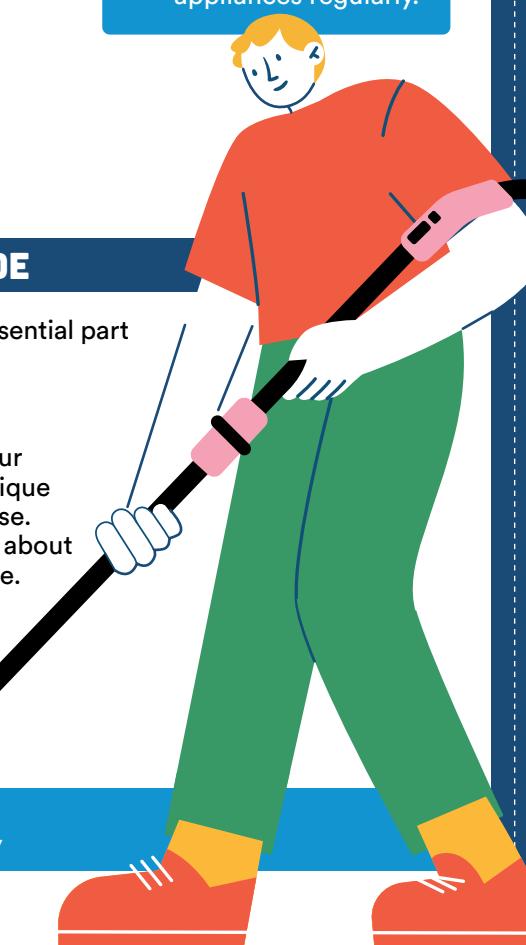
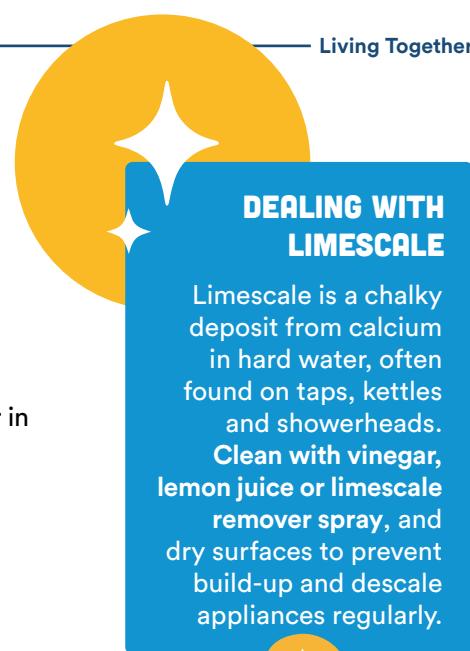
Alternatively, **B&NES Council** lists the collection days for different roads in your neighbourhood on their website.



Scan the QR code to find out your collection day

## DEALING WITH LIMESCALE

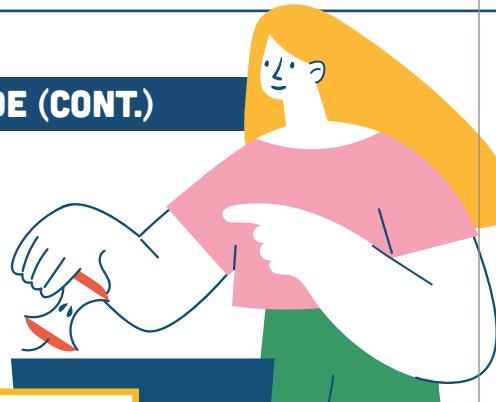
Limescale is a chalky deposit from calcium in hard water, often found on taps, kettles and showerheads. Clean with vinegar, lemon juice or limescale remover spray, and dry surfaces to prevent build-up and descale appliances regularly.



## YOUR RECYCLING AND WASTE GUIDE (CONT.)

### KNOW YOUR BINS

To sort your rubbish successfully, **Bath & North East Somerset Council** has provided separate bins for recycling, food waste and general waste. To find out what goes in which bin, follow the links below.



Scan the QR code for full bin information



Scan the QR code to order recycling bins

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 **B&NES Council** if your landlord refuses to complete repairs or fix conditions within a reasonable time period.



Scan the QR code for advice on reporting repairs



Scan the QR code to report your landlord

### 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 Council** 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](mailto: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)
- Plumbing including radiators, water tanks, basins, baths, toilets and their pipework
- Gas pipes, wiring, water tanks, boilers, and fitted heaters

Under the new **Renters' Rights Act**, landlords must investigate serious hazards like damp and mould within 10 working days and make them safe within 5 more. Non-urgent repairs must be completed within reasonable timeframes to keep homes safe and well maintained.



### TOP TIP

**Report anything that needs repairing as soon as you notice it** - even small issues can get worse if left unchecked. If you report a problem over the phone, always **follow up in writing by email** so there's a clear record of when you reported it and what was said.

### BOILER NOT WORKING?



**Report the issue to your landlord or letting agent in writing.** Repairs must be completed within a reasonable time frame:

#### EMERGENCY REPAIRS (24 HOURS)

- This includes issues that affect your health or safety such as major electrical faults or a blocked toilet (if it's the only one)

#### URGENT REPAIRS (5 WORKING DAYS)

- This includes issues that affect your comfort such as no hot water or heating, fridge failure or a serious roof leak

#### NON-URGENT REPAIRS (20 WORKING DAYS)

- This includes issues that are inconvenient but not urgent e.g. a broken shower if baths are available

If your landlord refuses to carry out repairs or fix unsafe conditions in your home, contact **Bath & North East Somerset Council (B&NES)** for advice and support. Their housing team can investigate serious issues, ensure your landlord meets their legal responsibilities, and help make your home safe and well maintained.

## HOW TO AVOID DAMP AND MOULD



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

- Open curtains and small windows regularly, and use trickle vents to improve airflow
- Dry clothes outside where possible and take steps to reduce moisture in the air, such as keeping lids on saucepans when cooking or using disposable dehumidifiers, available online at an affordable price
- Leave some background heating on throughout the day in cold weather
- Wipe away condensation or mould using an HSE-approved fungicidal wash or diluted bleach - always follow the manufacturer's instructions

Leaks, rising damp or poor ventilation are your landlord's responsibility. Report issues quickly, and if they're not fixed, contact the **B&NES Housing Standards and Improvement Team** online.



Scan the QR code to contact B&NES Council



## YOUR RIGHTS

Everyone deserves to live in a home that's safe, secure, and well looked after. **Awaab's Law**, introduced on 27 October 2025, means landlords must investigate and fix serious or emergency issues within strict timeframes once they've been reported.

If there's dangerous damp or mould that could affect your health or safety, your landlord has 10 working days to investigate and another 5 working days to make it safe. These same protections will soon apply to private rented homes too, under the new **Renters' Rights Act**.

## COMPLAINTS



If you're unable to resolve a complaint with your landlord directly, you can contact the **Housing Ombudsman Service** for support. This **free, independent, and impartial service** helps tenants and landlords reach fair outcomes when disputes arise. However, we recommend first trying to communicate openly with your landlord to resolve any issues informally before escalating your complaint.

## 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.

### TOP TIPS

- **Introduce yourself to your neighbours** - a quick "hello" and exchanging of names or friendly note goes a long way
- **Keep noise to a minimum**, especially between 11pm and 7am, and be considerate when returning home late at night
- **Keep outdoor areas tidy**, including gardens, driveways, and pathways, to help maintain a welcoming neighbourhood
- **Manage your bins responsibly** - follow the collection schedule, avoid overfilling, and bring them in once empty
- **Be considerate when parking**. Don't block driveways or paths, and ensure you and your visitors use designated parking areas
- **Smile and greet your neighbours** when you see them - small gestures go a long way in creating a friendly community
- If you're hosting a gathering, **let neighbours know in advance**, be mindful of noise, and finish at a reasonable time
- If a problem arises, **discuss it directly and politely** rather than avoiding the issue or escalating it



# SUPPORT AND SAFETY

We provide students with a wide range of support and guidance, including counselling and mental health services, disability support, money management, and international student advice.

## BE WELL

Find supportive events, tips and tools to help you to stay positive, healthy and productive while studying at Bath.



- **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, so you can talk through any problems, ask questions, or get guidance whenever you need it ([www.bath.ac.uk/campaigns/be-well-talk-now](http://www.bath.ac.uk/campaigns/be-well-talk-now))
- **Six Ways to Be Well:** Helps you maintain or build your overall wellbeing in small steps ([www.bath.ac.uk/campaigns/six-ways-to-be-well](http://www.bath.ac.uk/campaigns/six-ways-to-be-well))
- **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:** The Be Well Blog is full of tips on maintaining a healthy lifestyle as a Bath student. It offers practical advice and personal stories to help you look after your wellbeing, with many posts written by students for students, giving real, first-hand insights into what works ([blogs.bath.ac.uk/be-well](http://blogs.bath.ac.uk/be-well))

## 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** (this list is not exhaustive and will be considered on a case-by-case basis):



- Course related costs such as books and equipment (but not tuition fees)
- Food and groceries to help with your everyday living costs
- Utility bills - covering things like gas, electricity, water and Wi-Fi
- Rent - to help you stay on top of your accommodation costs
- Travel to University



Scan the QR code for more information



Scan the QR code for more information and to apply

## REPORT AN INCIDENT

Everyone at the University of Bath has the right to feel safe, so reports of bullying, harassment, hate incidents or sexual misconduct are taken seriously.

The **#NeverOK campaign** promotes a safe and respectful community by raising awareness and taking action against all forms of harassment or abuse.

Specialist staff are available to listen, offer advice, and guide you through your options for next steps and professional support. **You can report any behaviour that makes you feel uncomfortable** - even if it doesn't fit a specific category.

## THE THREE WAYS TO REPORT

- 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 can't be identified. Anonymous reports help us understand issues, monitor patterns, and improve how we prevent and respond to unwanted behaviour



More information on Support and Report



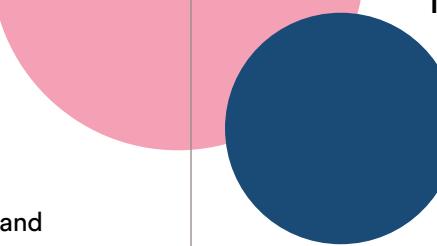
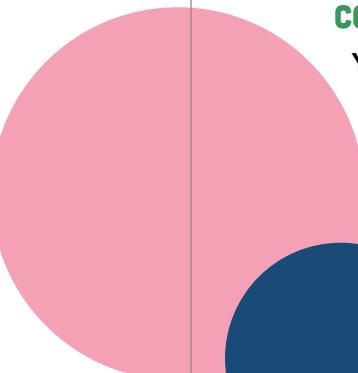
Scan the QR code to report an incident



### WE'RE ALWAYS HERE FOR YOU

As a University of Bath student, support is always available - even after moving to the private sector.

Our Security Team can help with safety or wellbeing concerns, including outside regular hours.



## SECURITY

Our security team is friendly, approachable, and can provide first aid and mental health support. **They're available 24/7 to listen, support, and help keep you safe in your accommodation and beyond.**

### CONTACTING SECURITY

You can contact security at any time on:



Non-Emergency: +44 (0) 1225 385349

This puts you through to the control room on campus

To contact the Emergency Services:



Emergency Services: 999

Fire, Police or Ambulance

Or contact security immediately by using the **Safezone app**, explained below.



Scan the QR code to download Safezone

## SAFEZONE

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

Safezone enables you to:

- Immediately contact the Security Team in an emergency
- Get first aid everywhere
- Receive notifications during an emergency situation
- Report non-emergency issues



# MOVING OUT



When moving out of private accommodation, follow these key steps to ensure a smooth transition, avoid extra charges, and leave your home respectfully. Under the **Renters' Rights Act**, you must give your landlord proper written notice - usually at least two months - and check your contract for the exact notice period. **For more information see pages 9 to 12.**

## GETTING YOUR DEPOSIT BACK

Deposits are **capped at five weeks' rent** and should be returned at the end of your tenancy, minus reasonable deductions for damage or unpaid rent. To avoid charges, return the property or room in the same condition you found it, allowing for fair wear and tear. Cleaning is the most common deduction, so make sure the property is left to the same standard you received it. **Taking photos before and after your tenancy can help if any disputes arise.**

**Landlords must secure your deposit in a protection scheme.** If you can't agree on deductions, you can use the scheme's dispute service, which reviews evidence from both sides and makes an impartial decision. Resident landlords (who live in the property and rent out a room) are not required to use a protection scheme.



Scan the QR code for Shelter's Advice



Scan the QR code to check if your deposit is protected

## 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.



## KEY FACTORS TO CONSIDER

### 1 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.

### 2 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.

### 3 WASTE AND RECYCLING

Check your collection days before you move out, as you may need to arrange alternative waste removal. The SCP will be in touch before to offer support and remind you of 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 using the QR code below before you go, and bring your student ID.



Scan the QR code to book a slot at the recycling centre

### 4 DONATE

Each year, the **Student Community Partnership (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.



### WE'RE HERE TO SUPPORT YOU

We understand that searching for private accommodation can feel overwhelming, but you're not alone. Whatever you need, just reach out and we'll help.

## USEFUL CONTACTS

### SECURITY AND SAFETY

#### Security

The Security Team are available 24/7 and can be called for support on **01225 385349** or in an emergency on **01225 383999**.

#### Safezone App

Use the SafeZone app to contact the Security team in an emergency. ([www.bath.ac.uk/campaigns/the-university-safezone-app](http://www.bath.ac.uk/campaigns/the-university-safezone-app))

### PRIVATE HOUSING SUPPORT

#### ResLife

Email [reslifesupport@bath.ac.uk](mailto:reslifesupport@bath.ac.uk).

#### SU Housing Advice

Email [suadvice@bath.ac.uk](mailto:suadvice@bath.ac.uk) for advice. ([www.thesubath.com/advice/housing](http://www.thesubath.com/advice/housing))

#### Student Community Partnership

Email [community-liaison@bath.ac.uk](mailto:community-liaison@bath.ac.uk) for advice.

### FINANCIAL SUPPORT

#### Blackbullion

This resource helps you manage your finances and take immediate action if you're worried about money. ([www.blackbullion.com](http://www.blackbullion.com))

### WELLBEING SUPPORT

#### Be Well Talk Now

A 24/7 helpline is available on **0800 028 3766**. If you prefer texting, message **SHOUT** to **85258** for confidential, 24/7 text support.

#### Student Support

Email [studentsupport@bath.ac.uk](mailto:studentsupport@bath.ac.uk) or call **01225 383838**.

#### Be Well App

Resources for wellbeing that you can access at any time.

([www.bath.ac.uk/campaigns/be-well-app/](http://www.bath.ac.uk/campaigns/be-well-app/))

#### Breathing Space

Bath Mind's Breathing Space (Beauford House, 8–9 Princes Street, Bath BA1 1HL) is open daily 6pm–10:30pm for compassionate, non-clinical support.

To visit, call **0808 175 1369** or email [breathingspace@bathmind.org.uk](mailto:breathingspace@bathmind.org.uk) before 5pm. A team member will contact you between 5:30pm–6pm to complete a referral and book your time slot.

#### Student Space

This online resource offers tailored mental health and well-being support for university students. ([studentspace.org.uk/support-services](http://studentspace.org.uk/support-services))

#### Samaritans

If you need someone to talk to, Samaritans are always available. Call **116 123**. ([www.samaritans.org](http://www.samaritans.org))

#### Papyrus Hopeline

If you're experiencing suicidal thoughts, call **0800 068 4141** anytime or use their webchat for support. ([www.papyrus-uk.org/papyrus-HOPELINE247](http://www.papyrus-uk.org/papyrus-HOPELINE247))

Campus  
Services



UNIVERSITY OF  
**BATH**