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# Accommodation

## Finding private rented accommodation

This factsheet provides information about the options available when looking for accommodation.

### Avoiding Fraud/Scams

Housing fraud is increasingly common in the UK. You must be wary of people pretending to be landlords in order to cheat tenants out of money. Please read our Renting Safely Factsheet for more information.

<http://www.bristol.ac.uk/accommodation/media/docs/factsheets/renting-safely.pdf>

### Personal safety

Always try to take someone with you when you go to view a property. If you have to go alone make sure someone knows where you are going, who you are meeting and when you will be back.

You can avoid being cheated by renting through Bristol SU Lettings: [www.bristolsulettings.co.uk](http://www.bristolsulettings.co.uk) or through a large commercial provider or an agency that is a member of a professional body. A list of local agencies is available on our website at

<http://www.bristol.ac.uk/accommodation/media/docs/letting-agencies.pdf>

**Never** transfer money unless you are **100%** sure that the situation is authentic. If you are in any doubt, contact us for advice immediately.

### Right to Rent

The UK Government has introduced new law that requires all private landlords in England to check that prospective tenants have the right to live in the UK. This will apply to everyone renting private sector accommodation so please read our factsheet for more details:

<http://www.bristol.ac.uk/accommodation/media/docs/factsheets/right-to-rent-students.pdf>

### Where to find rented accommodation

#### Bristol SU Lettings

A lettings service managed by UoB's Students Union - this should be the first place you look.

Bristol SU Lettings offers a full range of private accommodation options for individuals or groups but with no agency fees to pay. See [www.bristolsulettings.co.uk](http://www.bristolsulettings.co.uk)

#### University of Bristol Bulletin Board

Staff and students with vacancies in their accommodation looking for sharers will advertise here. Alternatively you can post an advert here yourself if you're looking for other flat sharers. You will need to register with the site, preferably using a University email address. <http://www.bristol.ac.uk/accommodation/privately-rented/finding-privately-rented-accommodation/bulletin-board.html>

#### Accommodation In Bristol

This is a site managed by the University's Accommodation office. There are varying types of accommodation available for students – short term lets, spare rooms, lodgings and couple and family accommodation as well as different types of accommodation for staff.

<https://www.accommodationinbristol.co.uk/Accommodation>

#### ESN Accommodation Facebook page

ESN Accommodation

[www.facebook.com/groups/337165682970637/](http://www.facebook.com/groups/337165682970637/)

#### Letting Agencies

There are plenty of letting agencies near the University. Most agencies will charge a fee of at least 35% of a month's rent plus VAT if you rent a property through them. Always use an agency who is a member of a professional body e.g. NALS, ARLA, BALMA. A list of local agencies is available here:

<http://www.bristol.ac.uk/accommodation/media/docs/letting-agencies.pdf>

### **Large commercial providers**

In Bristol there are a number of large properties built or refurbished by private developers specifically for students. They do not provide accommodation for families/children but accept singles and have limited accommodation for couples. Most require UK guarantors or expect the whole years' rent in advance. They offer tenancies of a minimum of 43 – 51 weeks.

**Almero Student Mansions** – Flats and studios with good facilities and well located for UoB. <http://www.almerostudentmansions.com/properties/bristol/>

**Collegiate** – Central locations. Facilities include TV's in rooms, gym, cinema, games & common rooms, on-site concierge and laundry service. <http://www.collegiate-ac.com/uk-student-accommodation/bristol>

**CRM** - Specialise in high end studios & small flats. Some buildings have facilities such as gyms, cinema rooms or TV rooms. The Holly Court property is within easy walking distance of the University. [www.crm-students.com/student-accommodation/uk/bristol/](http://www.crm-students.com/student-accommodation/uk/bristol/)

**Dwell** - Offer a range of standard and en-suite rooms in shared cluster flats as well as studio flats. <http://www.dwellstudent.co.uk/en/bristol/>

**Fresh Student Living** – Studios in central location. Social space and outside courtyard. Central location. <http://freshstudentliving.co.uk/locations/bristol/>

**Host** – Central location with 1 and 2 bed studios, gym and cinema on site. <https://host-students.com/locations/bristol/>

**IQ** – Offer a range of cluster flats and studios. [www.iq-student-accommodation.com/student-accommodation/Bristol](http://www.iq-student-accommodation.com/student-accommodation/Bristol)

**Liberty Living** - Studios and shared flats close to the main campus. Widescreen TV in every studio, gym, cinema room & common rooms. <https://www.libertyliving.co.uk/student-accommodation/bristol/>

**Prime Student Living** - Studios with En-suite shower rooms, kitchen, TV. Includes 100MB broadband, Wi-Fi and contents insurance. On-site gym, study rooms & common room. CCTV &

some on-site parking. <http://www.primestudentliving.com/bristol>

**Unite** - Studio flats in central Bristol with wifi, common room, laundry. [www.unite-students.com/student-accommodation-bristol](http://www.unite-students.com/student-accommodation-bristol)

**Urban Creation** – Various housing projects throughout central Bristol. <http://urban-creation.com/student-accommodation-near-bristol-university/>

**Vita Student** - Another new development with a range of studio flats. Widescreen TV in all studios plus gym and common rooms. <http://www.vitastudent.com/student/locations/bristol/>

**International/Postgraduate Accommodation** Hodgkin House provides single self-catered rooms with shared facilities at a reasonable price. Offers flexible tenancy length. It is located very close to the University precinct. <http://www.hodgkinhouse.co.uk/>

### **Other places to look**

#### **Student accommodation websites:**

[www.accommodationforstudents.com](http://www.accommodationforstudents.com)  
[www.studylets.co.uk](http://www.studylets.co.uk)  
<https://student.spareroom.co.uk/>  
[www.rightmove.co.uk/student-accommodation.html/svr/1701](http://www.rightmove.co.uk/student-accommodation.html/svr/1701)  
[www.roomstorentbristol.co.uk](http://www.roomstorentbristol.co.uk) (offers student and professional lets)

#### **Other accommodation websites - be particularly aware of scams when using these sites**

[www.bristol.gumtree.com](http://www.bristol.gumtree.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.letwithease.com](http://www.letwithease.com)  
[www.upmystreet.com](http://www.upmystreet.com)  
[www.kangaroom.co.uk](http://www.kangaroom.co.uk)  
[www.spareroom.com](http://www.spareroom.com)  
[www.easyroommate.com](http://www.easyroommate.com)  
<http://www.trade-it.co.uk/property/>  
[www.onthemarket.com/to-rent/property/bristol/](http://www.onthemarket.com/to-rent/property/bristol/)

#### **Living with a resident landlord/landlady**

These rooms are usually in family homes sharing facilities such as living room/bathroom/kitchen. This is often good value for money and bills are usually included. It is often more flexible with dates of the tenancy as well. Bristol SU Lettings [www.bristolsulettings.co.uk](http://www.bristolsulettings.co.uk) advertise vacancies

with resident landlords as does the University's Accommodation in Bristol site:  
<https://www.accommodationinbristol.co.uk/Accommodation>

### Accreditation

Check if your property is part of the [Rent with Confidence Scheme](#) which should mean it upholds specific standards and which is overseen by Bristol City Council. If the property or landlord do not adhere to the standards you can complain to the organisation who approved them.

Also check if your landlord or agent has signed up to the [Bristol Ethical Lettings Charter](#). This charter was created locally by a community organisation, [Acorn](#), to help create a fair, professional and ethical private rental sector across Bristol. Participating landlords have signed up to a good practise [charter](#), with bronze, silver and gold categories of commitments. UoB and Bristol SU support the charter.

### UK Guarantor

When booking private accommodation, you will often be asked to provide the name and address of someone in the UK who will promise to pay your rent or for any damage if you are not able to. This person is known as a 'guarantor'. If you don't have one then you may be asked for the full years rent upfront.

### Housinghand.co.uk

This organisation will act as a guarantor for University of Bristol students for a fee of £225 or 8 monthly payments of £30. You will need to check that your landlord will accept their guarantee though.

<http://www.bristol.ac.uk/accommodation/privately-rented/finding-privately-rented-accommodation/guarantors/>

### Booking Accommodation from abroad

You should not arrange long-term private rented accommodation from overseas if possible.

Reserve a room in a youth hostel or local guesthouse locally while you look for suitable accommodation. We would also advise not to bring your family until you have secured accommodation. The University cannot provide temporary accommodation but a list of guesthouses is available here:

<https://visitbristol.co.uk/accommodation> and a list of hostels is available here:  
[www.hostelbookers.com/hostels/england/bristol/](http://www.hostelbookers.com/hostels/england/bristol/)

If you must book accommodation from abroad then you should use one of the commercial housing providers, Bristol SU Lettings or an established agency, to be sure to avoid scams. If you are considering renting from elsewhere then contact the accommodation office for advice.

**The University of Bristol Accommodation Office runs a housing advice service for all staff and students, if you have any problems with your private rented accommodation please contact us.**

The Accommodation Office | The Hawthorns | Woodland Road | Bristol | BS8 1UQ  
☎ +44 (0)117 95 46640

✉ [accom-office@bris.ac.uk](mailto:accom-office@bris.ac.uk)



Office opening times: Mon 10-4, Tues 1-4, Wed 10-4, Thur 10-4, Fri 10-4

*The contents of this fact sheet are for information only. You should consult the Accommodation Office or an advice centre such as the CAB before taking any action.*