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 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

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:
http://www.bristol.ac.uk/accommodation/privately-rented/finding-privately-rented-accommodation/bulletin-board.html

Passwords
If you are not currently studying at Bristol, or you are a member of staff, you will need a temporary University username and password to access the Bulletin Board. Please email us at accom-office@bris.ac.uk with your details including your student number if possible and we will send you the passwords.

UoB Facebook pages
ESN Accommodation
www.facebook.com/groups/337165682970637/

Accommodation Office Postgrad Flatmate Finder
https://www.facebook.com/groups/286551991791584/

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/

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 - A range of cluster flats and studios. Students who pay full rent in advance receive a 3% rent discount. 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


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

Other accommodation websites - be particularly aware of scams when using these sites
www.bristol.gumtree.com
www.rightmove.co.uk
www.letwiththease.com
www.upmystreet.com
www.propertyads.co.uk/rent/bristol
www.kangaroom.co.uk
www.spareroom.com
www.easyroommate.com
http://www.trade-it.co.uk/property/
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. Often more flexible with dates of the tenancy. Bristol SU Lettings
www.bristollettings.co.uk advertise vacancies and many of the “Other accommodation websites” listed above do as well.

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 from the UoB website here: http://www.bris.ac.uk/university/visit/stay.html

A list of hostels is available here: 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.