

# **Advice to students renting accommodation**

Students are reminded of the laws in place to protect them as they look for accommodation ahead of the new academic year. It is important for students to be aware of their rights and responsibilities.

## **Private landlords**

Most students will rent accommodation from private landlords and most private landlords comply with the law.

All private landlords are required to register on the [Landlord Registration Scheme](#).

Students can check at the following link if a landlord is on the register:

A landlord who does not register may face a fixed penalty of £500 or a court fine of up to £2,500.

## **Deposits**

Landlords normally ask for a deposit. That deposit is now protected under a scheme which ensures that if you're entitled to get it back, you can be assured that this will happen.

Landlords must, within 28 days of receiving the deposit, notify the tenant of how the deposit has been protected.

If, after 28 days of handing over the deposit, the tenant hasn't received information about how it has been protected, they should report this immediately to the local council's environmental health department.

A landlord who does not protect a tenant's deposit may face a fixed penalty of three times the amount of the deposit or a court fine of up to £20,000.

You can find out more about the scheme at this link:

The pages below should also be useful:

## **Problems with your landlord**

If you have any problems with your landlord, the following links have advice:

## **Sharing a house**

You may be thinking of sharing a house with a few friends, or perhaps you're moving into accommodation with people you don't know. There are hints and tips on these pages:

## Leaving a property

Before leaving a property which you have been renting there are a number of things you should do to make it go smoothly:

- contact service suppliers (like electricity, gas) to advise that you are leaving
- record any meter readings, if possible along with the landlord
- arrange for mail to be redirected
- clean the property
- contact the landlord to arrange for an inspection and return of your deposit
- secure the property when leaving
- return all sets of keys

## More useful links

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