



UNIVERSITY OF
GLOUCESTERSHIRE
at Cheltenham and Gloucester

LANDLORD GUIDE

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Welcome

About us

Welcome to the University of Gloucestershire, Guide for Landlords.

The University's Accommodation Department is based on the top floor of the Bodley building on the Francis Close Hall Campus, Swindon Road, Cheltenham, Gloucestershire, GL50 4AZ. Tel: 01242 714544.

We provide advice and support to students looking to find accommodation. The university has approximately 8,500 students (figures as of 2008/09 academic year) in Cheltenham and Gloucester.

The accommodation department is here to meet the housing requirements and expectations of students, and introduce them to good quality local properties.

Why choose us?

If you decide to register your property with the University of Gloucestershire you will be in the enviable position where every single student who studies with us will have access to view your property online at StudentPad. No other local letting agency can boast a client base as extensive as this.

The university prides itself on offering good quality housing to its students. Each year more and more landlords are turned away by failing to meet the health and safety criteria or by offering sub-standard properties.

Security and comfort are key factors of a student's accommodation requirements, it is essential that the student experience at university is a positive one.

This booklet will inform you of how to register your property with the University of Gloucestershire and will also provide you with valid information on being a successful landlord.

There is a dedicated housing team within the accommodation office that consists of advisers who are able to offer advice and guidance on all issues relating to private let housing in Cheltenham and Gloucester.

The housing team are able to act as mediators between landlords and tenants should any problems occur and are more than happy to help with any housing issues.

Registration

In order for a property to be registered with us, the property must fulfil the following:-

Compulsory criteria	Desired health and safety criteria
Landlord Gas safety certificate, carried out by a Corgi/CAPITA registered engineer (this is a legal requirement).*	There are no gas appliances in bedrooms or cupboards opening off bedrooms.
Electrical Safety report carried out by a qualified Electrician issued in accordance with BS7671.	A battery / mains carbon monoxide detector has been fitted. This should be in full working order when last checked and should be checked regularly and prior to the new academic year.
There should be mains interconnected smoke detectors installed on each floor. They must be in full working order.	All electrical appliances should be PAT tested yearly.
A copy of the insurance certificate showing your public liability cover. The university expects all Landlords to hold Public Liability insurance to the value of at least £1 million.	The Accommodation Department recommends that you advise your insurance providers of the use of the property.
A copy of the Houses in Multiple Occupation licence for the property (if applicable).	All registrations should be signed up to the Landlords Code of Conduct.
Furniture and furnishings, including mattresses must comply with the current Fire Safety regulations.	Washing machine or plumbing for a machine.
It is compulsory to have a fire blanket in the kitchen.	Escape locks fitted to external doors.
Each study bedroom has at least four electrical sockets.	
Property should be in a good condition throughout with no slip or trip hazards.	

*From 1st April 2009 the CORGI system will change and be run by a new supplier, CAPITA, details of these changes are available at the following website, www.hse.gov.uk/gas

To register you will need to complete a registration form, you can either contact the accommodation department, or alternatively you can download a form from www.glos.ac.uk/accommodation

The registration fee is £60.00 per academic year for each property; a separate form must be completed for every property registered. This maybe subject to change.

Please send in all the relevant paperwork and a cheque for the fee(s). Cheques should be made payable to the University of Gloucestershire and sent to Accommodation Team, University of Gloucestershire, Student Services, Bodley Building, Francis Close Hall, Cheltenham, GL50 4AZ.

For more information visit www.glos.ac.uk/accommodation

De-Registration

The University reserves the right to de-register your property, this action will only be taken in exceptional circumstances.

- Failing to meet the Health & Safety criteria
- Falling below the compulsory standard during the academic year
- Privately advertising any properties in halls of residence and university grounds
- Emailing students directly via their university Email address

If you have other properties that are not registered with the university you are prohibited from letting them to students who have contacted you via StudentPad. Any landlord found to be abusing the system will cease to be advertised. There will be no refund in these circumstances.

Properties to be furnished as follows:-

Compulsory Items	Recommended Items
Bedrooms	Bedrooms
single bed minimum	under bed storage
mattress	mattress protector
desk & chair	desk lamp
wardrobe or hanging space	coat hooks
chest of drawers	bedside table
bookcase or shelving	light shade
curtains or blinds	internet connection
good quality flooring	
fixed wall heater/ radiator	
Kitchen	Kitchen
full size cooker	ironing board
fridge and freezer	washing machine
good quality flooring	microwave
worktops and cupboards	mop and bucket, dustpan and brush and broom
waste bin	vacuum cleaner
Living Room	Living Room
sofas or easy chairs – sufficient for the number of tenants	table and chairs or breakfast bar and stools
fixed wall heater/ radiator	television
good quality flooring	aerial point
Bathroom	Bathroom
shower or shower attachment over bath	cupboard
fixed wall heater/radiator	waste bin
curtains or blinds	toilet brush/holder
good quality flooring	extractor fan

All furnishings, flooring and decorations should be in a good clean condition with no tears or rips.

Please be clear whether you provide internet access (student responsibility) or fully installed and operational internet/broadband.

Garden

It is recommended that the landlord/owner should maintain the garden. A suitable outdoor bin should be provided to dispose of household waste and avoid the attraction of vermin.

For more information visit www.glos.ac.uk/accommodation

StudentPad

What is StudentPad?

StudentPad is an online system of properties available to University of Gloucestershire students, www.glosstudentpad.co.uk. Students looking for university registered shared houses can search for and locate properties on the website.

Private landlords can register and advertise their property via the university. The site has proved very popular with the students, with over 65,500 searches made by students in the first year of operation.

When all the relevant paperwork has been received, (please see the section on registration for more details) and the property has been inspected by a member of the housing team, it will be advertised on the StudentPad website for students to view.

Once the property has been loaded onto the system the details of how to logon, view and amend your advert(s) will be emailed or posted out to the landlord. Landlords can amend certain aspects of their advert but not all.

There is a full online instruction booklet available to landlords when you logon to view your property(s) to help navigate your way around the site. When landlords make amendments to their adverts an email will be sent through to the housing team who will vet the changes and then make them live. If you would prefer changes to be administered by the housing team we are more than happy to help, simply email the amendments through to accommodation@glos.ac.uk.

There are many facilities on StudentPad for landlords' to use to assist with the smooth running of letting their properties, from loading photos of the properties to enhance the adverts, to an online journal for landlords to keep a track of deposits, tenancies, and maintenance issues.

Landlords cannot register online or add additional properties. This process needs to be done through the housing team by requesting a registration pack. Contact the housing team on 01242 714544 or email accommodation@glos.ac.uk.

It is vital that landlords keep the housing team up-to-date when their property(s) become full so we are not advertising an out of date list and landlords are not receiving unwanted calls. The largest complaint the housing team receives from students is about the housing list being out of date. We ask that landlords do inform us when their property has been taken.

Students will often look at the adverts that have photos of the property first as they can see what it looks like before calling the landlord. Therefore, we would encourage all landlords to add photos to their adverts to give themselves the best chance of letting the property as early on as possible.

Images should be no bigger than 250 pixels wide by 250 pixels high and can be up to 200 kilobytes. We would advise that six good quality photographs are better than several smaller ones.

www.glosstudentpad.co.uk

The Tenancy Agreement

The tenancy agreement

When you are letting rooms in a property you will automatically be creating an agreement between yourself (the landlord) and the tenant.

An assured shorthold tenancy (AST) is the usual form of letting if:

- the tenancy began on or after 15 January 1989;
- the house or flat is let as separate accommodation

By giving someone a tenancy agreement you are giving them the right to use the property. As a tenant they have the right to quiet enjoyment and should be given at least 24 hours written notice before visiting, unless there is an emergency.

Once a tenant has signed a tenancy agreement they are tied into the agreement for the term stated. It is usual with a student that the tenancy runs for an academic year. A landlord can only seek possession during a fixed term tenancy if one or more of the conditions of tenancy are breached and would have to be granted by order of the courts.

Tenancy agreements should be clear and concise and written in plain English with no jargon. We would advise that you purchase a tenancy from good stationers or you can download them from the web. You may want to look at www.landlords.org.uk which gives valuable advice.

Rent

Rent should include water rates. Tenants usually pay for the other utilities, gas, electricity and telephone. If you do want to set up an inclusive rent you may want to cap the amount. This should be clearly stated in the tenancy agreement.

Tenants Responsibilities

The university tries to ensure that every student is informed of their responsibilities as a tenant.

- paying the rent on time
- informing the landlord if any repairs are needed
- using the property in a responsible manner and avoiding damage
- not causing a nuisance to neighbours or other occupants
- securing the property when it is empty
- undertaking minor maintenance, e.g. unblocking sinks, replacing light bulbs, general cleaning
- students should ensure that their rubbish is kept in a suitable bin and put out for collection on the correct day

The university makes every effort to ensure students understand their responsibilities when living in the local community, the following advice is given when they move into their home:

- Students should introduce themselves to their neighbours when they move in, to encourage strong community spirit
- Students are asked to keep the noise down between 11.00pm – 8.00am to avoid any unnecessary problems occurring
- Students must think about their behaviour whether in or out of the university as their actions will have consequences for both
- Many parts of Gloucestershire are alcohol free zones. Students found drinking in the street will be asked to dispose of the alcohol and face a possible £500 fine

Landlord Responsibilities

- Landlords should ensure that their properties are maintained throughout the tenancy.
- Priority should be given to failures in heating and hot water systems.
- Landlords, tradesmen or other official personnel should not enter the tenants home without due notice.
- Landlords should provide all equipment enabling tenants to conduct their tenancies in an appropriate manner.

It would be beneficial for landlords to check that all tenants are full-time students at the University of Gloucestershire. Council tax exemptions are only applicable for properties that are solely occupied by students in full-time education.

Landlords must ensure they adhere to council/government guidelines on:

- Tenancy Deposit Scheme
- House in Multiple Occupation
- Energy Performance Certificates

Supporting information on these regulations can be found on pages 10-12.

Tenancy Deposit Scheme (TDS)

From 6 April 2007, all deposits taken by landlords using an Assured Shorthold Tenancy (AST) in England and Wales must be covered by a tenancy deposit protection scheme.

What are tenancy deposit schemes?

There are two types of tenancy deposit protection schemes available for landlords and letting agents (insurance-based schemes and custodial schemes.) All schemes provide a free dispute resolution service.

The schemes allow tenants to get all or part of their deposit back when they are entitled to it and encourage tenants and landlords to make a clear agreement from the start on the condition of the property.

Insurance based schemes	Custodial schemes
tenant pays deposit to landlord or agent	tenant pays deposit to landlord or agent
landlord retains deposit and pays a premium to Insurer	the landlord/agent then pays the deposit into the scheme
within 14 days of receiving a deposit the landlord or agent must give the tenant the details about how their deposit is protected including:-	within 14 days of receiving a deposit the landlord or agent must give the tenant the details about how their deposit is protected including:-
contact details of scheme provider	contact details of scheme provider
landlord/agent contact details	landlord/agent contact details
how to apply for the release of the deposit	how to apply for the release of the deposit
information explaining the purpose of the deposit	information explaining the purpose of the deposit
what to do if there is a dispute about the deposit	what to do if there is a dispute about the deposit
at the end of the tenancy the landlord/agent should agree with the tenant how much deposit will be returned	at the end of the tenancy the landlord/agent should agree with the tenant how much deposit will be returned. Scheme provider will return the deposit divided in the way that is agreed by both parties
if there is a dispute, the landlord must hand over the disputed amount to the scheme, until the dispute is resolved	if there is a dispute, the scheme will hold the deposit until the dispute resolution service or courts decide what is fair
if the landlord fails to comply, the insurance arrangements will ensure the return of the deposit to the tenant if entitled	

House in Multiple Occupation (HMO)

HMO generally refers to one of the following:

- a house split into bedsits
- a house or flat share where each tenant has their own tenancy agreement
- students living in shared accommodation

Does my HMO need a license?

On April 6th 2006 mandatory HMO licensing came into force across England with the intention of raising the standard of accommodation in HMOs. Landlords must register their HMO with the council if the property has 3 (habitable) storeys or more AND is occupied by 5 or more people in one household.

The council will then assess whether (in their view) there is enough space for the occupants and if the property is well managed before granting a license. Councils also have power to introduce licensing for smaller HMOs or all rental properties in certain areas they want to improve, so always check with your local council to see what regulations apply.

What is the license?

The license will specify the maximum number of people who may live in the HMO. It will also include the following conditions, which apply to every license:

- a valid current gas safety certificate, which is renewed annually, must be provided
- proof that all electrical appliances and furniture are kept in a safe condition
- proof that all smoke alarms are correctly positioned and installed
- each occupier must have a written statement of the terms on which they occupy the property, for example, a tenancy agreement

Councils may also apply the following conditions:

Restrictions or prohibitions on the use of parts of the HMO by occupants is a requirement that the condition of the property, its content, such as furniture and all facilities, bathroom and toilets for example, are in good working order.

Please note that licensing only applies to HMO's where rents or other considerations are payable.

The information contained in this guide is intended to get you acquainted with the background to HMO's.

As local councils have the authority to impose licensing as they see fit we strongly suggest you speak to your council for further clarification. Please refer to the following website, www.cheltenham.gov.uk/propertylicensing

Energy Performance Certificates (EPC's)

From 1 October 2008 it will be mandatory for landlords to have a valid energy performance certificates (EPCs) available for all new tenants, highlighting the property's energy efficiency and its environmental impact, along with providing estimated running costs and recommendations for improving the home's performance.

A certificate will be required for any property that is let on a shared basis regardless of whether it is a joint or sole tenancy agreement. Certificates will be valid for ten years.

If you are letting out a room in your own home, i.e lodgings, you may be exempt from this regulation.

For further information on energy performance certificates please contact Trading Standards on 01452 426 209 or look at **www.tradingstandards.gov.uk**

Tenant and Landlord Duty to the Community

If a noise complaint is received by the university, the landlord will be contacted and asked to speak with the tenants. Contractually the landlord is obliged to address such complaints.

The university takes noise complaints and other disturbances very seriously and will visit and write to the students if such a complaint occurs, this does not release a landlord from their obligation to the community.

If there are repeat complaints, the students will be called in for a disciplinary meeting with a senior member of the university.

The university works closely with the local council, community groups and the police to try and ensure the students settle into the community well. We would ask landlords to work with us to achieve this aim.

The housing team is here to offer advice and support to any landlord that may be facing noise disturbance issues or other problems with students and will help to deal with these issues quickly.

It often helps to know where the students live so we can talk to them personally. With this in mind we have uploaded a contact sheet to our website and would ask that when you let your property that you complete this form and return it to us for our records.

General Information

Recycling

Students should be encouraged to recycle items at their local recycling centres throughout the year and especially when they are moving out in the summer, instead of putting large amounts of refuse out on the streets for collection.

Repairs

The landlord will be responsible for the repairs to the structure and all fixtures and fittings of the dwelling, including heating and hot water installations.

Security

In the present climate of opportunist thieves, local police recommend that owners of student properties should take adequate precautions to secure against break-ins. For advice, refer to www.crimereduction.gov.uk

Retainers

A retaining fee over the summer period can be requested if the tenants currently living in the property wish to reserve it for the forthcoming year. A retaining fee should not be expected from tenants who have not yet moved into the property.

Notices

We would advise that the following information is displayed at all times in the property:

- name, address and telephone number of the landlord/agent of the property
- emergency repairs procedure/telephone numbers
- procedures in case of fire
- location of water stop-cock, mains gas tap and electrical trip switch
- copies of the gas, electrical certificates and HMO license if applicable

- information of refuse and recycling collection days

Inventory

It is advisable to create an inventory that lists the contents of the property and their condition. We would advise students to complete an inventory themselves if a landlord has failed to do so. The details of which should be agreed by all parties. A copy of an inventory can be found at www.glos.ac.uk/accommodation

TV Licence

- If your tenants have a television they will require a TV licence please refer to the website for current regulations.
- Each tenant who signs a sole tenancy and watches a television in their bedroom will need a licence. Further information can be found at www.tvlicensing.co.uk

Equal Opportunities

We are committed to being a community where equality of opportunity is a reality for all students and staff. That means creating a positive environment in which students and staff are respected.

We aim to ensure that no-one in our university community will receive unfair or unlawful treatment due to race, colour, nationality, ethnic or national origins, religion, creed, sex, sexual orientation, marital status, disability or age.

Owners must therefore ensure that there is no discrimination in the provision and letting of accommodation and that all tenants are treated respectfully and fairly. Under the Race Relations Act and the Sex Discrimination Act it is unlawful to discriminate on the basis of race or sex.

Failure to comply with the university's commitment to equal opportunities may result in owners/ landlords being removed from the accommodation register

Frequently Asked Questions and Answers

What do I get for my money?

The registration fee covers the administration of putting your property on StudentPad, inspecting the property and advertising throughout the year.

When can I register a property with the university, is it only once a year?

You can register anytime during the year as long as you have met the current criteria and have provided all relevant documentation. Please note it can be very busy the two weeks prior to the housing list being released.

What condition should my property be in before it can be registered?

We expect properties to be in a good state of repair, both the building and contents supplied to tenants. Paintwork should be clean and not peeling, carpets should not be ripped and all furnishings should be clean and whole. Housing Advisers have the right to refuse to register a property. Landlords can appeal against this decision directly to the housing manager.

Does your office shut during the university holidays?

No, we are open throughout the year only closing for University and Bank Holidays. The office is open from 8.30am – 5.00pm, Monday – Thursday and 4.30pm on Fridays.

Do I have to use a tenancy deposit scheme?

Yes, from the 6th April 2007 all landlords that give assured shorthold tenancy agreements now have to register deposits with one of the schemes, this is a legal requirement.

What if I offer an inclusive rent?

You should make tenants aware of how many units used for gas and/or electricity you have budgeted for within your inclusive rent. This should be included in your tenancy agreement.

What is an Erasmus student?

Erasmus students are international exchange students who normally study at the University for one term. Accommodation options for Erasmus students are limited because off-campus housing, require students to sign a contract for the full academic year. If renting to Erasmus students, landlords would need to provide shorter/flexible tenancy agreements.

Should I have the student's home details?

It is important that you have the tenant's home address in case a problem arises either during or after the tenancy period.

Are there any precautions I should take in my property?

We suggest that loft hatches and cellars are locked to avoid tenants using them for storage. Banisters should be fitted correctly and there should be no trip hazards, e.g. trailing wires and carpets that are not fixed properly.

Should I provide any information in the property?

We suggest that you have a copy of your current certificates displayed along with a list of emergency contact details. It is also useful to state where the stopcock and trip switch are located and their refuse collection day.

What is an Inventory?

The inventory should include everything that is in the property as well as the condition of the house including any marks on carpets, walls etc. It should be signed and dated by both the landlord and all the tenants. This is important to avoid disputes at the end of the tenancy.

What should happen at the end of the tenancy?

A visit should be made to the property by both the landlord and tenants before the end of the tenancy to ensure the property is in good order and to avoid any unnecessary disputes over the deposit. Meter readings should be taken and any tenant post redirected.

How long should a tenancy agreement be?

A tenancy agreement should be the length of the academic year, currently 38/40 weeks.

Can we contact the parents/guardian if a student is not paying their rent?

No, first and foremost they are your tenants, they are 18 and over and their privacy should be respected.

I would like a letting agent to manage my property, can I do this?

Yes, however we would want confirmation that there would be no 'hidden' costs passed onto the tenant and the owner was the landlord not the letting agent. The university has the right to refuse any letting agents.

Guarantor

A guarantor will guarantee payment of rent that has not been paid by the tenant. The landlord can only expect the guarantor to pay the rent for an individual tenant, not for the whole house. More and more landlords are choosing to use them.

Contacts

In the university

University of Gloucestershire

Accommodation Office

Student Services

Francis Close Hall

Swindon Road

Cheltenham

GL50 4AZ

Tel: 01242 714544

Fax: 01242 714839

Email: accommodation@glos.ac.uk

Web: www.glos.ac.uk/accommodation

Student Services

Web: www.glos.ac.uk/studentsservices

General Welfare

Tel: 01242 714542

Email: studentservices@glos.ac.uk

Cheltenham Borough Council

Municipal Offices

Promenade

Cheltenham

Gloucestershire

GL50 9SA

Tel: 01242 262626

Web: www.cheltenham.gov.uk

Fax: 01242 227131

Minicom: 01242 264264

Council Tax

Tel: 01242 264161

Email: counciltax@cheltenham.gov.uk

Environmental Health (Programmed services)

Tel: 01242 775 020

Environmental Health (Pollution Control)

Tel: 01242 264 204

Email: Envhealth@cheltenham.gov.uk

Licensing

Tel: 01242 774 921

Email: Licensing@cheltenham.gov.uk

Fax

All teams: 01242 264 210

Gloucester City Council

North Warehouse
 The Docks
 Gloucester
 GL1 2EP
 Tel: 01452 522232
 Email: heretohelp@gloucester.gov.uk

Council Tax

Gloucester City Council Revenues Services
 Herbert Warehouse
 The Docks
 Gloucester
 GL1 2EQ
 Tel: 01452 396495
 Email: revenues@gloucester.gov.uk

Environmental Health

Tel: 01452 396396
 Email: enviro@gloucester.gov.uk
 Fax: 01452 396340

Citizens Advice Bureau

75-81, Eastgate St
 Gloucester
 Gloucestershire
 GL1 1PN
 Tel: 01452 527202

National Landlords Association

22-26 Albert Embankment
 London SE1 7TJ
 Tel: 020 7840 8900
 Fax: 0871 247 7535
 Web: www.landlords.org.uk
 Email info@landlords.org.uk

Citizens Advice Bureau (CAB)

6 St James Square
 Cheltenham GL50 3PR
 Tel: 01242 522491
 Fax: 01242 531380
 Web: www.cheltenhamcab.org.uk
 Email: advice@cheltenhamcab.org.uk

Victim Support

Web: www.victimsupport.org.uk

Crime & Victims

Web: www.homeoffice.gov.uk/crime-victims
 Web: www.need2know.co.uk

Crime Reduction

Tel: 01452 396 984
 Web: www.crimereduction.gov.uk

Police

Tel: 999
 Non-emergency
 Tel: 08450 901234
 Web: www.gloucestershire.police.uk

Crime Stoppers


Tel: 0800 555111
 Web: www.crimestoppers.co.uk

Cheltenham Campus Locations

- ① Park
- ② Pittville Studios
- ③ The Folley (sports field)
- ④ Hardwick Administration Centre
- ⑤ Francis Close Hall
- ⑥ University Park & Ride

Key

 Railway Station

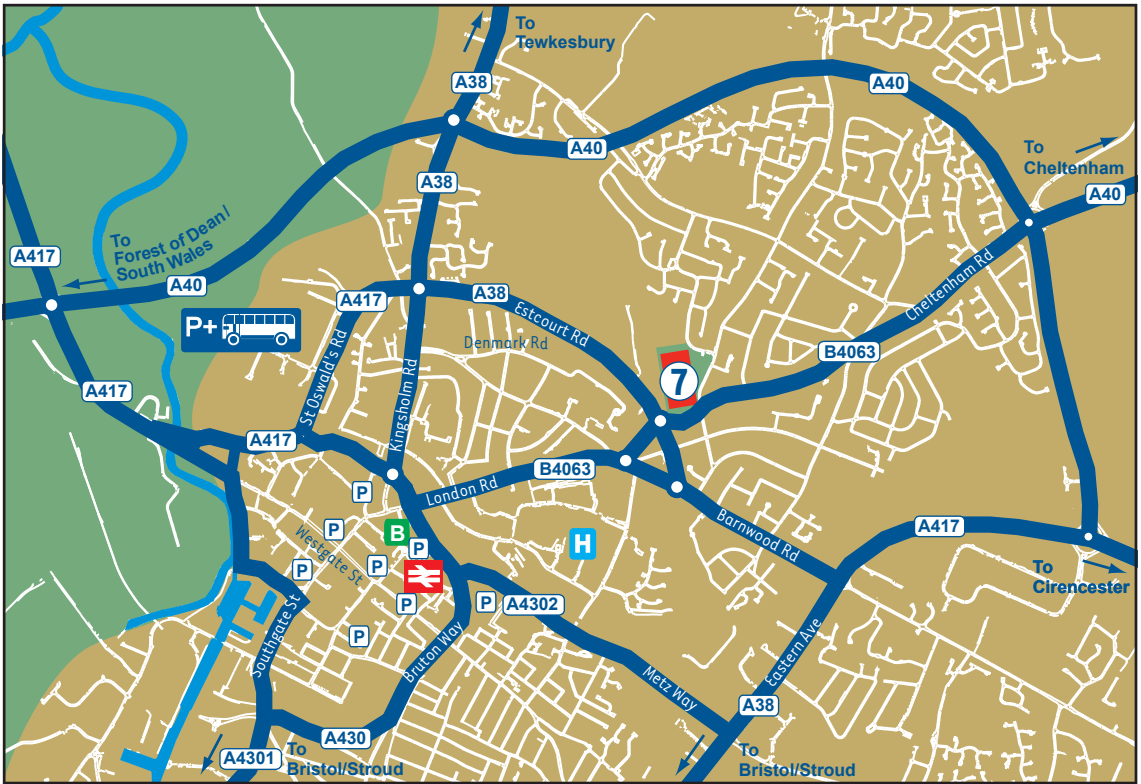
 Bus Station

 Parking

 Hospital

 One way

Gloucester



7 Oxstalls Campus

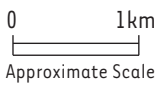
Key

Railway Station

Bus Station

Parking

Hospital



© Ordnance Survey

Housing Team
Accommodation Office
Bodley Building
Francis Close Hall
Swindon Road
Cheltenham
GL50 4AZ

Telephone **01242 714544**
Email **accommodation@glos.ac.uk**
Website **www.glos.ac.uk/accommodation**
www.glos.ac.uk/student-services

