
Finding Private Accommodation Erasmus Students

This factsheet is designed to complement any information for Erasmus Students available on our website. Please read it carefully and contact us if you have any further questions.

Looking for Accommodation

When looking for accommodation in the private sector, please be aware that competition for student housing is very strong and it can be challenging to find somewhere to live. The earlier you start looking the better.

We advise that you visit the UK while you look for accommodation if possible or come to Bristol a couple of weeks before the start of your course to house hunt.

You can reserve a room in a youth hostel or local guesthouse while you are house hunting, a list is available from:

www.hostelbookers.com/hostels/england/bristol/
or
<https://visitbristol.co.uk/accommodation>

If you can't come to Bristol to find accommodation, then you could ask private landlords if they are willing to show you around the property using Facetime/Skype etc.

Note: Students coming for one semester only

You should be aware it can be very difficult to find short-term student accommodation for under 6 months in Bristol. Please take a look at our factsheet on Finding Short Term Accommodation at:

www.bristol.ac.uk/accommodation/media/docs/factsheets/short-term-accommodation.pdf

Avoiding Fraud

Unfortunately, it is common to find fraudulent accommodation adverts on UK web sites, especially sites that are free to use. Please read our Avoiding Housing Fraud factsheet: www.bristol.ac.uk/accommodation/media/docs/factsheets/renting-safely.pdf

You can avoid scams by renting through Bristol SU Lettings: www.bristolsulettings.co.uk or through an agency that is a member of a professional body and redress scheme. A list of local agencies is available on our website at: www.bristol.ac.uk/accommodation/media/docs/letting-agencies.pdf. Or you could rent from one of the commercial providers: <http://www.bristol.ac.uk/accommodation/private-rented/finding-private-rented-accommodation/finding-properties-to-view/commercial-providers/>.

You should not arrange long-term private rented accommodation from overseas or transfer money unless you are 100% sure the arrangement is genuine. If you are in any doubt, contact us for advice immediately.

Right to Rent

All private landlords in England have to check that prospective tenants have the right to live in the UK. This will apply to everyone renting private 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 accommodation

You can find information about where to find private rented property here:

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

Private Accommodation Budget

Rents and bills vary enormously but you should allow **at least** £535 per month to cover all your housing costs, preferably more. Rents vary hugely from £400 - £550 + bills per month for a room in a shared house to £700+ per month for a studio in a commercial residence.

You will normally be required to pay at least one month's rent as a deposit and one month's rent in advance before you take up your private tenancy.

Rooms in shared houses don't usually include bills. The average monthly cost per person in a 4-bed shared house is:

- Utilities (gas, electricity, water) £50
- Insurance: £10
- Broadband £10

Rents in commercial properties usually include bills.

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 students for a fee of £225 or 8 monthly payments of £30. See

[http://www.bristol.ac.uk/accommodation/privately-rented/finding-privately-rented-](http://www.bristol.ac.uk/accommodation/privately-rented/finding-privately-rented-accommodation/guarantors/)

[accommodation/guarantors/](http://www.bristol.ac.uk/accommodation/privately-rented/finding-privately-rented-accommodation/guarantors/)You will need to check that your landlord will accept their guarantee though.

Further information and advice

To find out more about renting in Bristol, please visit our website at:

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

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

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.