

Visiting properties

When following up details of available accommodation it is important to contact the landlord in order to arrange an appointment to view the property. Do not go directly to the property as this may annoy the existing tenants. Some landlords may not be available during the daytime so you will need to allow plenty of time to arrange appointments.

Other information leaflets available from propertywithUS:

A Guide to Moving in & Out

All the information you need when moving into or out of a property.

House Hunting Guide

Just what it says – a guide to house hunting.

Looking for Private Accommodation. Information for New Students

Information designed to assist new students seeking private rented accommodation.

Where to Live – A Guide to Student Districts

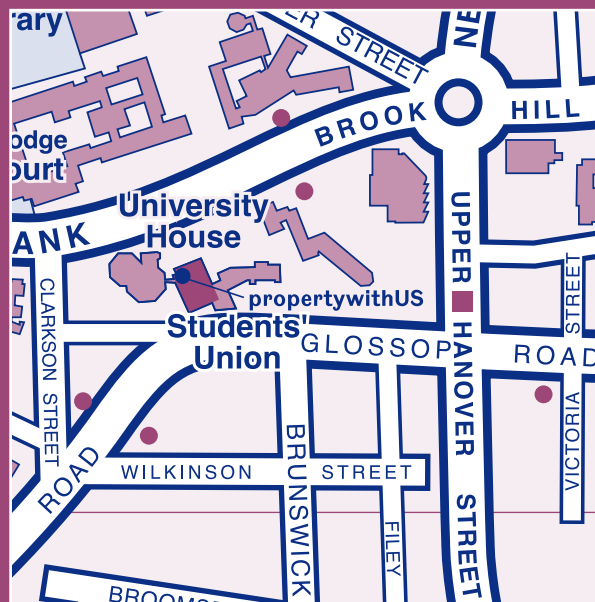
A useful guide to popular student areas around the University.



The
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Of
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Looking For Short Term Private Sector Student Accommodation.

This leaflet has been produced by the Accommodation Office, propertywithUS to assist you in obtaining short term private sector accommodation i.e. less than the full academic year. It contains information on the types of accommodation available and where to start your search.

Types of private sector accommodation

Landlords usually rent student accommodation for 52 weeks so you may experience difficulties in getting something short term. Detailed below are your main options:

a) Flatshares - rooms in a shared student house/flat

You will have your own bedroom sharing the living room, kitchen and bathroom (occasionally en-suite bedrooms are available). For this type of accommodation you can choose whether you wish to share with undergraduate or postgraduate students. Although most landlords will expect you to sign a fixed term contract for between 9-12 months, after the start of the academic year, they are more likely to consider letting for a shorter period of time such as 1 semester.

b) Resident owners

The normal arrangement is for you to have your own bedroom sharing the kitchen and bathroom and sometimes the living room with the owner. The standard of this accommodation is normally very good and rents, although a little bit more expensive, often include all utility bills. This is generally a monthly arrangement, rather than a fixed term contract, giving you greater flexibility but you will need to check the full details with the individual landlord.

c) Other accommodation

It is very unlikely that self-contained accommodation in small flats or bedsits, or whole houses/flats for groups of students will be available for a short term period. A fixed term contract for the full academic year will usually be required for these types of accommodation.

Where to look for short term private sector accommodation

propertywithUS - registered properties

propertywithUS maintains a register of private sector properties which are inspected to ensure compliance with Sheffield City Council's Responsible Landlord Scheme (see www.sheffield.gov.uk/rls for further details).

This means they have the required repair and maintenance guidelines, fire safety precautions, gas and electrical safety standards, adequate amenities and security standards, and the landlord has agreed to manage the property responsibly.

PropertywithUS ask all landlords if they will consider letting on a short-term basis and these short-term vacancies are made available as follows:

1. Via the internet at www.sheffield.ac.uk/housingfinder

The Housing Finder website provides details of University registered vacant properties/rooms available on a short-term basis. Follow the link Short Term Vacancies on the Housing Finder main search page.

You will have unrestricted access to the Housing Finder search facilities on the University network or via MUSE (under Using MUSE tab, scroll down to "Channel Guide" and click on the "Searching link" which will bring up the link to the "Housing Finder" website). If you access the site from outside the University network will need to enter the appropriate password which can be obtained by contacting propertywithUS on: +44 (0) 114 2226058/6042 or propertywithus@sheffield.ac.uk

2. At propertywithUS

Selected details of registered vacant properties/rooms are displayed and you can browse the Housing Finder website on the dedicated pcs at propertywithUS. Staff are available to assist and give you advice should you require it. propertywithUS is located on Level 4, University House, Western Bank and is open 9.00am - 5.00pm Monday – Friday.

Where to look for short term private sector accommodation: other options

• Advertisements

Adverts for vacant properties are available to view on the Union of Students Uforum Accommodation boards or at local newsagents. Students who are studying abroad for part of the year and leaving a space in their house i.e. for a few months or one semester, usually advertise in these locations. If a property is advertised as "University approved" or "University recommended" you can always contact propertywithUS to confirm if it is registered.

• Agencies

There are a number of agencies specialising in student accommodation. Unfortunately, the majority will expect you to sign a fixed term contract for 9- 12 months. Please note that it is illegal for an agency to accept or demand money for simply providing a list of addresses, but it is legal for them to charge fees if they find you accommodation and you subsequently move in. They may also charge for other services such as issuing keys or drawing up contracts, and you are therefore advised to check these details very carefully before using agencies.

• Internet

Many agents and landlords now have their own websites so a quick search for "Student Accommodation Sheffield" on a search engine will bring up lots of websites.

• Local newspapers

Some local newspapers advertise student accommodation. However, the majority of landlords offering this type of accommodation will expect you to sign a contract for 9- 12 months. The Sheffield Star (Monday–Saturday) and Sheffield Telegraph (Thursday) are the most useful.

• Estate Agents

Details of Estate Agents who rent accommodation can be obtained from propertywithUS, although most do specialise in renting to professionals. Again, most Estate Agents will expect you to sign a fixed term contract for 9- 12 months. References are normally required.

• Word of mouth

A very effective way to find accommodation is by word of mouth. Normally this is from students who are currently living in a property which has a short-term vacancy e.g. one of their housemates is studying abroad for one semester.