

FREE

Bath

Student

Accommodation

Guide 2012

helping you find a new home



Don't make it A Night to Regret

Consider yourself, consider others

- How will you get home this evening? Bus, Taxi, on foot?
... plan your route home before you go out
- If you are going to drink ... do it sensibly ... drink water
between alcoholic drinks and have a decent meal before
you go out
- Remember ... stick together and look out for each other
... don't go it alone
- Being under the influence of alcohol whilst cooking
... could end in disaster

www.townandgown.org.uk



welcome

Hello and welcome to your 2012 student

accommodation guide. This year we've teamed up with the Student Community Partnership to ensure that we are providing you with the very best and up-to-date advice on renting private accommodation.

The Student Community Partnership (SCP) is made up of Bath & North East Somerset Council and Student and Staff representatives from the University of Bath and Bath Spa University.

The SCP provides a forum for liaison between the Universities, their Students' Unions and the Council on matters relating to students and the local community. This includes accommodation, transport, welfare, community relations, community safety and environmental issues.

We hope you find this information useful. If you still have unanswered questions then don't hesitate in contacting your relevant university contact for further help.

Impressions Media Services

In association with



Published on behalf of the SCP by

Impressions Media Services 07590 389155
studentaccommodationguide@hotmail.com

Contributors Simon Wharf, Hayley Smith, Bath Student Community Partnership, Avon Fire & Rescue Service, Avon and Somerset Police

Artwork/design Creative Magpie
creativemagpie@tiscali.co.uk

Tel: 07980 285930

The publishers shall not be held liable for the loss occasioned by the failure of an advertisement to appear, or any damage or inconvenience caused by errors, omissions or misprints. The SCP does not endorse any of the advertisers that appear in this publication.

Renting your first property	4
Points to consider when renting your first property like who to live with and pros and cons of living with a large group. Also, where and when to start your search.	
Bus maps & local area information	6
Find out which areas of Bath are serviced by University buses and a bit more about popular suburbs.	
Housing checklist	8
Points to consider when viewing properties.	
Housing Accreditation	10
What it is and what it's for!	
Contracts/deposits/retainers/guarantors	11
Does what it says on the tin.	
The move	14
Packing up, storing and moving your gear.	
After the move	16
Important things you should do after you have moved in.	
Extra Info	18
Information on getting extra shared services including cleaners, broadband, or extra furniture for the property.	
Money matters	19
Tips on managing your finances when you move off campus.	
Playing house	20
Tips on keeping a happy home.	
Safety in the home	21
Keeping your valuables to yourself.	
Staying safe in the home	22
Friendly advice from the Fire Safety Team.	
Living in the community	24
How you can help the local community by being a good neighbour.	
Illegal evictions and harassment	25
Know your rights.	
Insurance	26
Advice and benefits of getting contents insurance.	
Energy saving and recycling	28
Do your bit for the environment by following these guidelines.	
Useful contacts	30
Contact details of people that may be able to help you in all stages of the moving process from signing contracts to what you should do if something goes wrong.	



POINTS TO CONSIDER



Renting your first prop

Finding the right place to live can be tough. Not only do you have to work out where and with whom to shack up, but you're also up against thousands of other students just like you, each looking for that holy grail of a property - a house opposite a cafe that makes great coffee. So where do you start? Here are your options.

Living on your own:

If you like peace and quiet and aren't the sort to freak out at the odd creak in the night, there are real benefits to be

had living on your own. Your own space = your own rules. There's undisturbed essay writing time (for those all important 3 days before the deadline), no arguments about housework and finally and most importantly, sole control over the TV remote. Living on

your own is the most expensive option but if you do have the money and the inclination it can be the most productive and will mean choosing

between a bedsit (everything in one room except the bathroom), a studio flat (like a bedsit but usually with a separate kitchen) or a flat. The downsides are it can get lonely if you're not used to it and there's no-one around to bounce ideas off.

“Secret crushes, disgusting habits, odd smells - they all come out”

Living with a group:

Living with other people is more popular and generally the most fun. As well as real people to talk to, you get



everyone brings the stockpile of glasses out of their bedrooms at the same time (prompted by the mould growing inside) then you've got a bowl of washing up before anyone's eaten breakfast. So it's vital you give careful consideration to who you want to live with. Sure you think you know the people in your halls now, but living in a house when it's just the four or so of you changes things. Secret crushes, disgusting habits, odd smells - they all come out. And that fun dude who was a real party animal in halls, turns out he wasn't such a good person to share a house with.

Once you know who you're going to live with you can start looking for properties with the number of bedrooms you need. Student houses generally range from 3 to 6 bedrooms of varying size - one property can contain rooms ranging from palatial penthouse to a small box room - and so most people agree to alter the rents to fit, e.g. the big room goes up £15 per month and the small room goes down £15 - meaning a difference of £30 between them. These agreements are between you as a group and do not alter your responsibility for the entire rent (group contracts mean everyone is responsible for the whole rent - more on this later). When you're choosing a property bear in mind that while there's no Council Tax to pay, other bills come thick and fast so make sure you'll have some cash left over after your rent.

Sharing with people you don't know:

Many landlords rent out rooms in large properties on an individual basis, meaning you can often move into a house with the other rooms already occupied. This way you're only responsible for your rent and the bills are sometimes included in the price. But of course it's pot luck who you'll end up with. Other than the brief time you spend viewing the property, there's no real way of telling if you'll get on with them, how clean they'll be or whether they'll intercept your letters. But then they may end up being your best man/bridesmaid in 10

years time too. If you want to find people to share with then visit your Accommodation Office and ask at your Students' Union for a list of other people looking for housemates. No matter how you go about it, if your house is 3 or more floors and accommodates 5 or more unrelated people then your landlord should have a House In Multiple Occupancy (HMO) Licence. You can contact the council to check the details: HMO Licensing Officer on 01225 396269.

So where are you going to live?

Bath is made up of a number of areas and the more you know before you begin your search, the easier it will be to narrow down your scope and make each viewing more worthwhile. Things to consider when choosing an area include, accessibility by public transport, affordability of rent (the centre of town will cost considerably more than the outskirts) and local services and shops. See pg 7 for a guide to the various areas of Bath.

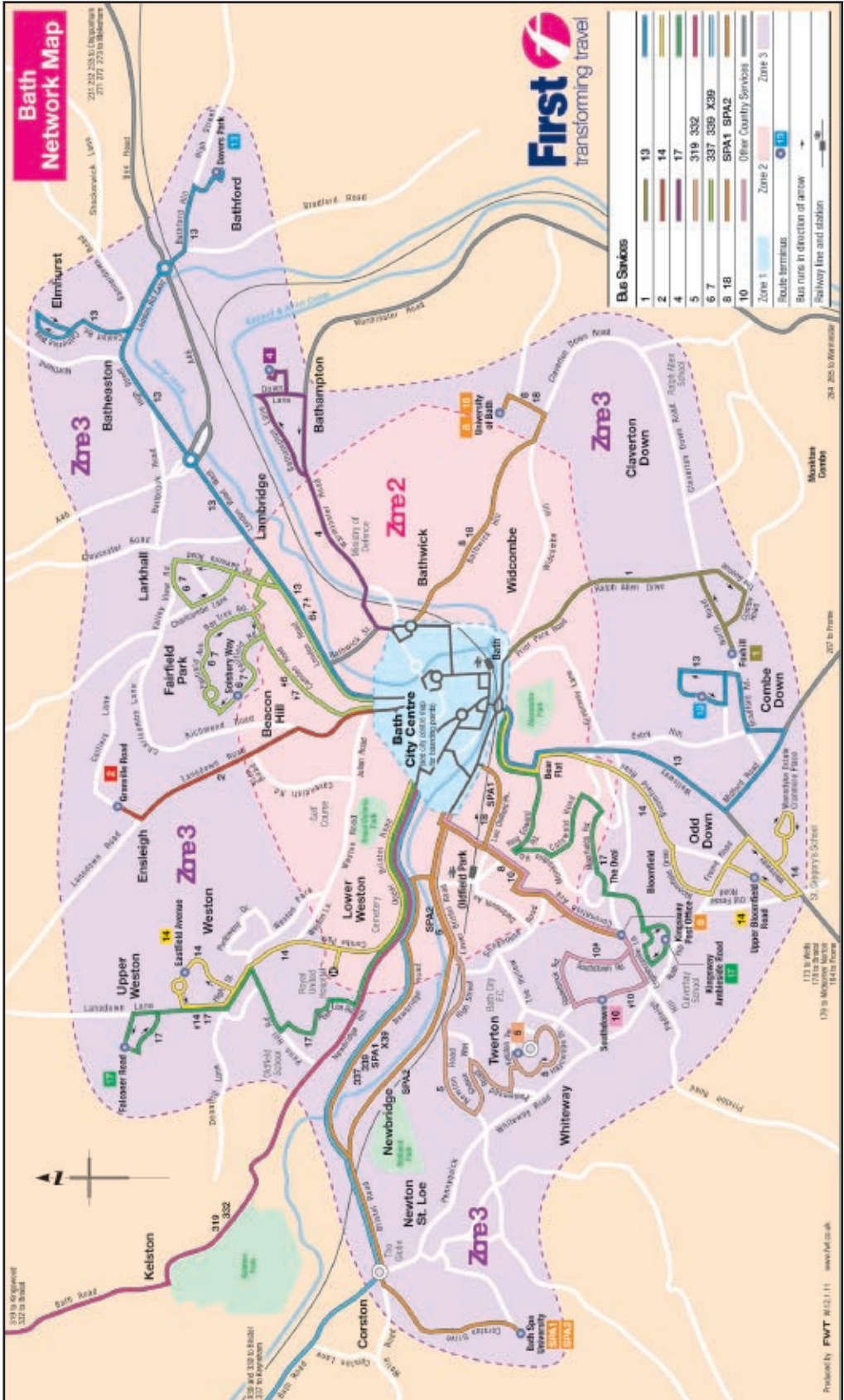
When to start

The best time to start looking for a house is from February onwards. You may be tempted to get in before to beat the crowd but that would limit your viewing opportunities, leave you open to expensive contracts and increase the odds of ending up with housemates you'll regret. ***Both universities use a database called StudentPad to advertise private lettings - an online service provided in association with your uni which makes looking for a property more simple.*** You may be able to find a private landlord rather than go through an agency who will charge fees between £20 and £100 per person. Buy the weekly local paper and phone them that morning. But don't rush into anything. You're going to be spending the whole of next year in the place. The last thing you'll need when you've got essays to write is to find out the house you were in such a hurry to sign for was in fact completely unsuitable and the housemates you thought before Christmas you'd get on with you now can't stand.

cheaper bills and rent, better competition at Mario Kart, and access to one hell of a DVD collection. If you have time to study in amongst all that you also have an on-tap collection of brains to rack. There are downsides of course. The more of you there are, the more potential there is for friction. Simple things like keeping supplies stocked up and keeping the place clean can become major domestic incidents. If you've lived in Halls before you'll know how quickly things can get out of hand. One mug from morning tea turns into ten. If

Bath Network Map

201 202 203 to Chippenham
201 207 209 to Midsomer



Bus Service	Color
1	Blue
2	Green
4	Yellow
5	Orange
6, 7	Red
8, 18	Purple
10	Light Blue
13	Dark Blue
14	Light Green
17	Dark Green
319, 322	Light Purple
337, 339, X39	Dark Purple
SPA1, SPA2	Light Blue
Other Country Services	Light Purple
Zone 1	Light Blue
Zone 2	Light Purple
Zone 3	Light Green

Route termini
Bus route in direction of arrow
Railway line and station

Bath Network Map



AREAS IN BATH

CLAVERTON DOWN/COMBE DOWN

Best situated for University of Bath students. Both areas are picturesque and well served by local shops and takeaways. However it's a definite bus ride to the city.

OLDFIELD PARK

Normally the most popular area for students. It's well served by buses to both universities, is a ten minute walk to town, and has its own well developed high street of coffee shops, local supermarkets, pubs and takeaways.

SOUTHDOWN

Neighbouring Oldfield Park, the properties in Southdown are cheaper but you will have a longer walk to town and the bus stops.

TWERTON/WHITEWAY/ODD DOWN

Twerton is on the outskirts of Bath. There are some students in Twerton, but most residents are families. The local shops are clustered together so it's very convenient and will cater for most of your needs.

WESTON

You won't want to walk home from the

city centre but still a popular haunt for students. Surrounded by picturesque hills with the added extra of the RUH on the doorstep.

NEWBRIDGE/LOWER WESTON

Best suited to Bath Spa students, it's well served by its own high street with takeaways and coffee shops catering for most needs and the houses seem less crammed in than other areas.

For more information about areas in Bath, look on the 'Living in Bath' page on the Student Community Partnership website; www.townandgown.org.uk.



Housing Checklist

ADDRESS

Property 1

Property 2

Property 3

.....
.....
.....

RENT

Property 1

Property 2

Property 3

.....
-------	-------	-------

DEPOSIT

Property 1

Property 2

Property 3

.....
-------	-------	-------

LENGTH OF TENANCY

Property 1

Property 2

Property 3

.....
-------	-------	-------

IS THE PROPERTY ACCREDITED?

Property 1

Property 2

Property 3

.....
-------	-------	-------

OUTSIDE PROPERTY

Is there a front and/or back garden?

Property 1

Property 2

Property 3

.....
-------	-------	-------

Who is responsible for maintenance?

.....
-------	-------	-------

INSIDE PROPERTY

Are there any signs of damp? (ie. Dark patches, peeling wallpaper, flaking paint etc)

Property 1

Property 2

Property 3

.....
-------	-------	-------

Is there enough furniture for all occupants?

.....
-------	-------	-------

Is the furniture fire safe / in good condition?

.....
-------	-------	-------

Is there adequate space in the kitchen for all tenants to store and prepare food? (check cupboards, fridge and freezer space)

.....
-------	-------	-------

PLUMBING

Is there hot and cold running water?

Property 1

Property 2

Property 3

.....
-------	-------	-------

Are there adequate bathroom facilities for the number of people in the house?

Property 1

Property 2

Property 3

.....

GAS & ELECTRICITY

Are there enough electrical sockets for all appliances you'll need in your room?

Property 1

Property 2

Property 3

Is there a current gas certificate?
.....

SECURITY

Is the front door solid?

Property 1

Property 2

Property 3

Does it have adequate locks?
.....

Are there bolts on the top and bottom of doors?
.....

Do the windows have locks and keys?
.....

Can all the locks be fastened securely?
.....

FIRE SAFETY

Are there smoke detectors?

Property 1

Property 2

Property 3

Are there fire extinguishers and/or fire blankets?
.....

Are there adequate means of escape?
.....

Can the front and back doors be opened from inside without a key?
.....

ENERGY EFFICIENCY

Is there cavity wall insulation?

Property 1

Property 2

Property 3

Is there loft insulation?
.....

Are there radiators in all rooms?
.....

Is there double glazing or draught proofing?
.....

Is there a timer on your gas boiler?
.....

AMENITIES

What amenities are close by? (supermarket, chemist, doctors etc)

Property 1

Property 2

Property 3

.....

Housing Accreditation Scheme

Unless you've spent your last five holidays sightseeing in the same post office, the Housing Accreditation Scheme may not be the most exciting title you've ever come across. But it is actually a pretty spanning good idea from those lovely folk at B&NES Council and could save you a lot of pain in the future.

Picture the scene - it's the first cold snap of winter and your pipes have burst. Water is cascading down the stairs and you're up to your waist in it. But that's only the half of it – the ceiling's about to come crashing down, the electrics cupboard is fizzing wildly

and your front garden is on fire. If only you'd known the place wasn't well kept before you moved in!

Well that's where the Housing Accreditation Scheme comes in. It's basically a voluntary scheme for landlords to sign up to which guarantees their property is up to a certain standard. The scheme is supported by your university's accommodation office (properties belonging to the scheme are prioritised in your accommodation lists) as well as the Landlord Association. So make sure you look out for them.

A summary of the Quality Marks an Accredited Property will have:

- The property is structurally stable.
- The property is free from damp.
- Adequate kitchen and bathroom facilities are provided.
- The maximum number of people being accommodated is feasible for the size of property and amenities provided.
- Satisfactory internal layouts (e.g. no internal habitable room without a window).
- Rooms are big enough for their proposed use.
- Adequate natural lighting and ventilation.
- Hot and cold water services work.
- The property is in general good repair.
- Fire precautions; means of escape, safe Gas, Electrics and Furniture.

Working together for health & wellbeing

Property Accreditation Scheme

Ask your landlord if your property is Accredited! Accreditation is Bath & North East Somerset Council's seal of approval for properties that have been inspected, meet current standards and are safe for people to live in. There is no charge for Accreditation; it is a voluntary scheme aimed at raising the standard of rented accommodation and it is supported by the two local universities, the Police and Fire Service.

If you would like to learn more about the scheme then please contact the Accreditation Team

Housing Standards

The Housing Standards Team are responsible for ensuring rented properties in B&NES meet minimum standards so they are safe and healthy to live in. If you are concerned about the condition of your rented property and need some advice then please contact the Housing Standards Team.

Who to contact

Housing Services
Bath & North East Somerset Council
PO Box 3343, Bath BA1 2ZH
Tel: 01225 396444
housing@bathnes.gov.uk
www.bathnes.gov.uk/housing/privatehousing

Take the worry out of renting

Signing a Contract



We've all been there. No sooner has the ink dried on your glossy new contract when you read the small print and find out what you've really just agreed to. So if you want to avoid unexpected pitfalls when renting a property it pays to know exactly what kinds of contracts you can expect to encounter and what the various terms really mean.

Assured Shorthold Tenancy vs Licence Agreement

There are generally two types of contract, an Assured Shorthold Tenancy and a Licence Agreement, and the type which applies to you will depend on your living arrangements. A Licence Agreement is normally required if you have a resident landlord. An Assured Shorthold Tenancy is used if you and any other tenants have sole occupancy of the property.

Fixed Term

When you receive a contract it will most likely be Fixed Term. This means you are guaranteed occupancy of the property for the duration stated in the contract, which is normally for a minimum of six months if it's an Assured Shorthold Tenancy. But it also means you are committed to paying the rent for this entire period. So if

you decide to move out of a property a week after moving in you will still be liable to pay the full term of the contract.

The fixed term is valid as long as you and your landlord keep to the terms and conditions of the contract. So if your landlord leaves you without hot water or heating for an extended period of time it is likely they would be breaking the conditions of the contract and you would possibly no longer be liable for the full period of rent. Likewise, if you deliberately damage the property you would potentially no longer be guaranteed occupancy. It is best if you seek further advice if you do become concerned with a breach of contract situation.

Joint and Several

If you and your friends all sign the same contract it becomes joint and several. This means all tenants are equally liable for the full rent of the property. So if one of your friends drops out of University and leaves Bath, the rest of you are liable for the full rent of the property until a replacement tenant is found. Remember, take time to read your contract through because once you sign it you are committed to its terms.

If there's something you're not sure about then don't sign until you've had it explained. Your university offers services to help explain contracts and point out possible trouble.

University of Bath students:

Advice and Representation Centre, Students' Union, University of Bath, Claverton Down, Bath, BA2 7AY

Bath Spa University students:

Student Housing Services, Stewards Lodge, Newton Park, Newton St Loe, Bath, BA2 9BN

Paying

Your contract should state how much your rent is, the frequency of payment and how you must pay. This could be by direct debit, standing order, cheque or post dated cheques (try to steer clear of this last option as post dated cheques can be cashed before the date you write on them). If you're paying by cheque allow at least 1 week for the cheque to clear - that's three working days before your rent is due - and make sure you get a receipt from your landlord so there's no disagreement at a later date about whether you paid or not.

Deposits

It's almost certain you'll have to pay a deposit before you move into a property. This is basically a payment your landlord takes to cover any losses or damage you may cause during your tenancy or for any unpaid rent and will usually be the equivalent of one to two months' rent. If at the end of your tenancy there has been no such damage, the rent is up to date and bills are paid, the deposit should be returned to you in full so make sure you get a receipt for the full deposit when you pay it. Everyday wear and tear is considered unavoidable and should not affect your deposit. Here are a few things your landlord may keep part or all of your deposit for:

- Replace or repair damaged articles
- Clean the premises in order to restore it to a lettable condition
- Replace keys or locks if they are not returned on time
- Remove rubbish left in and outside the property
- Cover non-payment of bills or rent

If you are signing an Assured Tenancy Agreement your deposit must by law be

protected by one of the three tenancy deposit schemes and you should be told which scheme your deposit is protected under within 14 days of paying it. At the end of the tenancy your landlord will inform you if they wish to deduct money from your deposit. If you disagree with this you can use the tenancy deposit scheme's free dispute service. This is why those inventories and photographs when you move in are so important as they will provide you with proof of the condition of the property at the start of your tenancy. For more information visit www.direct.gov.uk/en/tenancydeposit.

Retainers

So if signing a contract and paying a deposit wasn't enough your landlord/agent may also request you pay a retainer over the summer period before you move into a property. This usually equates to half rent for every month between the previous tenants moving out and you moving in. You can't move in during this time but you may be able to store some belongings there if you ask (this will be at your own risk so make sure you have insurance). Your landlord is free to rent the property out to other tenants during

this time or carry out refurbishments as long as the property is ready for you to move in on the date stated in your contract (if they are carrying out refurbishments make sure you get confirmation in writing including a completion date). Remember, your landlord cannot ask you to pay full rent as a retainer. If you pay full rent then you're entitled to move in.

Guarantors

For many of you this will be your first experience of renting a property and as such it is one of the key stages in becoming an independent adult. But still there's nothing like having good old Mum and Dad to fall back on in case you've spent all your rent money on penny sweets and yoyos. And that's where a guarantor comes in. They're basically someone who agrees to pay your rent if you can't. If you have a joint and several agreement your guarantor will be jointly liable for the entire rent of the property. You can request that they only be liable for your portion of the rent but you must ensure everyone on the contract has provided a guarantor and completed the necessary forms to do so.

We are open to all so why not be treated by the best?

Fully open to the public, we have a team of highly-qualified therapists and practitioners that offer cutting edge services whether you are an elite athlete, a fun-runner or simply recovering from a recent injury or accident.

We offer:

- Physiotherapy • Sport massage • Sport nutrition
- Sport science support • Strength and conditioning
- Sport psychology • Postural screenings
- Health and fitness assessments and testing

**Student
Offers!**

Available at: The University of Bath,
Sports Injury Clinic, Claverton Down,
Bath BA2 7AY Tel: **(01225) 383636**



www.teambath.com

Safety Advice

from Avon and Somerset Police

- 
- Look after your property and mark it with your university initials and your student ID number
 - Register all items on www.immobilise.com. It's free and can help to re-unite you with your property if anything is stolen
 - Lock up whenever you go out
 - Stay safe, alert and in control when out at night. Remember, there's safety in numbers

For more useful tips and information go to www.avonandsomerset.police.uk



Time
to move

yeah!

So the first thing you'll need to sort out is what to do with all your stuff when you move out of your present digs.

If you're lucky you'll have parents with a big lovely car, willing to pick you and everything up, whisk you back to the bosom of the family abode, wash, clothe and feed you during the summer months, and then bring you and all of it back again in time for your move in date. If that doesn't sound like the family you know then you may need the services of a storage company. These guys rent out rooms in vast tiered warehouses, resembling a cross-between something out of a James Bond film and the Shining, and charge you a weekly rate for the time your gear's there based upon the size of the container you need. The benefits of using a storage company are they're secure (you use your own padlock for the room so buy one from a hardware store rather than the storage people as they charge more), you don't have to haul your belongings halfway across the country and back, and your gear is all boxed up and ready for the big day, making the

moving in process that much easier. Storage companies often offer reduced rates on removal services too so if you are thinking of using a removal firm, make sure you ask about these costs when booking your storage.

Storage companies also sell packing boxes, bubble wrap etc but to save you some cash head down to your local shops and ask there first. Supermarkets, shops and pubs get deliveries in boxes daily and are usually more than happy to give them to you for free. Black bags are great for packing your bedding and clothes. You don't even have to take out the hangers. Just roll the clothes round the hanger and in they go - saves time at the other end as you just have to unroll them and hang them back up again. Who says students are cheap? Boxes are good for books, cd's and all your other junk but refrain from filling up too big a box as you may find you can't lift it or the bottom falls out because you've crammed in too much heavy stuff. And make sure you label the boxes as you go. If they all end up saying 'stuff' you won't

know where to look if you need to dig out something important (like your passport, cheque book or vital daily medicine).

If you're using a removal firm make sure you ring round a few companies for quotes (you'll need to have an idea of how many boxes etc you're likely to have). Once you have a price you're happy with, book them in for a specific date and time. Make sure you get in early as removal companies get booked up fast - remember, a big portion of the students in Bath will be moving at the same time as you. The other option is you can rent a van yourself. Just take note with this last option that many hire companies only rent to drivers over 25 so you'll have to refer to their terms and conditions first. If you can't rent a van yourself you could enlist the services of a 'man with a van'. You'll see these advertised in the classified ads of local newspapers or on your university message boards. Beware though, these are unregulated services. **Never** go on your own and make sure you agree the price in advance.



TEAMBATH™
UNIVERSITY OF BATH

Be a part of it...

- Bath's leading sports and fitness gym.
- Membership options include: fitness suite, studio classes, swimming and much more.

Exclusive
Student
fitness offers

For further details please see the Team Bath website or contact us: teambath-membership@bath.ac.uk or tel: **01225 383597**

- **JOIN NOW!**



UNIVERSITY OF
BATH

www.teambath.com

After the move

checklist

PHOTOS

Take photos of your new property so you have a record of the condition of the property and the contents when you move in. Get these photos signed and dated by your landlord or agent.

INVENTORY

Go through the inventory carefully. Tick off items as you find them and check the condition. Note down any marks on the carpets, walls, furniture and bring them to the attention of your landlord/agent. The last thing you want when you're moving out is to get a bill for damage which was there when you moved in. Some contracts stipulate you must have the place professionally cleaned when you leave. If that's the case check it's clean when you arrive. Also, make a note of any extra items and ask your landlord about them.

METER READINGS

Take a reading of the electric, gas and water meters the day you move in. You shouldn't pay for anything before these readings. Ask your landlord/agent if you don't know where to find the meters. If you're unsure which numbers you need, write them all down. When you contact the utility companies they'll tell you what they need.

REGISTER FOR BILLS

You need to check your contract to see whether it's your responsibility to contact the various utility companies to register yourselves as the new tenants. Your landlord/agency will be able to tell you who currently provides the gas and electric to the property. Make sure all your names go on all of the bills as only those named will be held responsible for paying. If you've rented through an agency it's worth asking them if they have already

done this for you. If you wish to switch energy provider, get permission from your landlord/agent.

COUNCIL TAX

As a full-time student, you are not liable to pay Council Tax. However, you must be able to prove this. Please see the below information relevant for your University.

If you are a full-time student occupying a property with non-students, please contact the Council. You must inform the Council if you leave the property or if you or any of your student house mates cease to be a student. Please contact the Council with any queries on (01225) 477777 and select option 1 or e-mail counciltax@bathnes.gov.uk.

University of Bath students:

When you register your details online at www.bath.ac.uk/registrationon- online (ensuring you use your Bath address) there is an option where the University can help you prove you are a full-time student. If you agree for your details to be passed to the Council, please ensure you leave the tick in the box on the bottom of the registration form. This is beneficial as it saves you having to provide a certificate.

Bath Spa University students:

Use the Student Portal to register your details online, (ensuring you use your Bath address). If you agree for your details to be passed to the Council, please ensure you leave the tick in the box. This is beneficial to you as it saves you having to provide a certificate.

**As a student,
you may be
exempt from
paying Council
Tax or be able
to claim a
discount.**



**Don't forget to sort out
your Council Tax!**

**If you're studying at Bath Spa or
Bath University...**

... you must register online with your university when they ask you to, confirming you're a full-time student.

If you're studying elsewhere or not living in an all student household, please contact us for more advice.

Tel: 01225 477 777 Email: counciltax@bathnes.gov.uk

**Bath & North East
Somerset Council**

For more information
visit the website:
www.bathnes.gov.uk

Last but not least

If there are 3+ of you then you could share the cost of a cleaner. A couple of hours every week or two will cost around £20-25 between you all and in that time the cleaner will handle most of the bigger jobs around the house - the vacuuming, floor washing, dusting the tapestries - leaving you just the everyday stuff like washing up and washing your clothes. Sure it may seem a little extravagant (which it is) and sure some people will say if you made the mess you should clean it up (which you should) but if you've got the cash and you're lazy then why not?

To hook up to the internet you're going to need a landline or a wireless

mobile broadband provider. When looking at your options, you might want to check out a package that includes TV as well as it usually gets thrown in for free (or at least for a very reduced rate) - especially useful if you like Top Gear or Come Dine With Me. Landlines usually work out a lot cheaper than mobile phones as most companies offer free evening and weekend calls (to other landlines) so you could save some cash by downgrading your mobile package too. As always before signing up to any agreement, shop around for the best package - student discounts and packages are being offered on an increasingly wide variety of products. Ideally if you go for a package deal you'll want a free wifi router and you shouldn't be paying any more than £25-£30 for the whole package.



Remember to check with your landlord before you sign up to an agreement and install a landline, internet connection or digital dish/box.

If you need more furnishings check out your local furniture projects (details in the back of this magazine). They take in good quality second hand furniture and sell it on in the name of charity.

You should also check notices in local shops, local papers, Trade It and charity shops. There is also a great online community called Freecycle where people give stuff away for free. Sofas, beds, tables. All you have to do is apply to become part of the community and respond to posts fast. Make sure you check your contract or with your landlord first as some contracts state you're not allowed to bring in extra furniture.

Don't forget to let your landlord know if the property is going to be empty for a period of time (if you are going away for Christmas etc).

Money Matters



If you have concerns or find yourself in difficulties, ask for help sooner rather than later.

FOOD

Shop together as a household, either weekly or fortnightly. Do your grocery shopping online if it helps.

Plan your menu's for the week. You'll be surprised at how much money you can save if you do this.

Ever thought about investing in a slow cooker? They come in different sizes and can save you both time and money, especially if you want to share cooking responsibilities. In addition, they don't use a lot of energy. www.amazon.co.uk
Recommended Book: Hamlyn All Colour 200 Slow Cooker Recipes by Sara Lewis.

SOCIAL LIFE AND ACTIVITIES

A good social life doesn't have to be expensive - and remember that your student friends will be just as keen as you to find social activities that don't cost too much.

You'll find that the Students' Union features in your social life - the SU organises many events during the

year and there are lots of clubs and societies you can get involved in.

TRAVEL

Wessex Connect and First Buses travel to Bath Spa University and the University of Bath sites.

www.uni-connect.co.uk

www.firstgroup.com/ukbus/southwest/bristol/students_bath

Consider buying a 16-25 railcard. Some mature students are also eligible. It's a very good proposition if you intend making longer journeys during the year. www.16-25railcard.co.uk

BILLS

Don't pay off bills based on 'estimated' readings.

Agree with your housemates how bills are to be paid. How about setting up a joint household account with a bank or building society? Alternatively, you could have a 'pot' that you all can contribute a weekly or monthly amount into.

Don't place sole responsibility on one person to collect in the money and pay all the utility bills.

Try to get as many of your housemates names on the utility bills, and any other items for which you are jointly responsible.

If your landlord will allow it, shop around for cheaper utility providers. www.uswitch.com

CONTACT DETAILS

Bath Spa Students

Student Support Service: Our Main Office is in Doynton Building.

Welfare and Student Money Advice

Email: studentsupport@bath.ac.uk

Telephone: 01225 876163

Website: www.bathspa.ac.uk/services/student-services/current-students/your-money/

University of Bath Students

Student Services Centre

4West

Access online help via SAMIS – just log in and look for the Student Services Helpdesk tab.

Telephone: 01225 385538

Website: www.bath.ac.uk/student-services/money-service/



Ok so you've moved your gear in, hooked up your stereo and built a little fort in your cupboard no-one else knows about, job done right? Well sort of, but if you want to keep on good terms with your housemates, it's worth spending a little time as a group deciding how you will run things first.

The Kitty

To save space and wastage there are certain essentials it makes sense for you to buy as a group - milk, teabags, washing up liquid, black bags etc. But how you agree who buys what and when can be trickier than you think. People generally start off with the same idea - we'll put 'X' amount into a kitty each week to buy all the shared things. But it's not always that easy. It can be hard knowing who has paid and who hasn't and even if you keep up to date, who's actually going to the shops? Sure you can agree to take turns, but it won't always be the case that whoever's turn

it is to go will be around when you need them to (which is generally the moment you find out there's no toilet roll). So you may find it better to have a set day each week when you all go shopping together. This won't eliminate the need to head to the local shops for a pint of milk now and then, but it should help keep general stocks up and make sure everyone is contributing the same amount. It also means you can plan group meals together which saves money and limits the washing up.

Cleaning

If you want to stick to the terms of your contract and avoid contracting something unpleasant, you're going to have to clean up once in a while. Many people start out with a cleaning rota where set jobs rotate between the housemates and everyone has a go at every job at least once, including tackling the darkness each and every one of us all must face one day - cleaning the toilet. This can work as long

as you're all keen on keeping the house to the same standard but problems arise when one or more housemates are less committed than the others and jobs get left. So like with the shopping, you may find it best to ditch the rota and plan group clean up days instead. Sure it's no trip to Alton Towers, but... err... hmm... okay there's no but, you just gotta clean up sometimes.

Respect your housemates

Sorry to break the bad news but there's going to be times when you have to get out of bed. It's the only drawback of being a student. So to make the pain more bearable, it helps to respect each other's early starts.

If you do have a problem with someone in the house, then speak up. It will only get worse if you don't.

REMEMBER The number of people you live with directly correlates to the amount of understanding, flexibility and toilet roll you will need.

Safety

In the home



Useful tips from the Police to help keep you and your stuff safe

The patterns and habits of students are quite predictable, therefore it makes sense to be extra vigilant when it comes to crime prevention at student properties. Neighbourhood Watch is one of the biggest and most successful crime prevention initiatives ever. If you would like to find out if there is a Neighbourhood Watch or would like to set one up please contact Bath Police Station on (01225) 842480.

emergencies telephone 101 and for an emergency telephone 999

To find out who your local area Police Constable/ Beat Manager is and to report incidents of crime online visit: www.avonandsomerset.police.uk

Protecting your valuables

University of Bath students - Over the next 3 years the University of Bath Security Department will be working in partnership with SelectaMark, a property marking company and the local Police to encourage students to mark their property with 'SelectaDNA' and other similar products prior to coming to the University; the 'SelectaDNA' product registers the property to the owner and allows the University and Police to readily identify lost or stolen recovered property and return it to the rightful owner.

For more details go to www.bath.ac.uk/study/applicants/gettingstarted/safety/
Bath Spa University students - please register the details of your property at www.immobilise.com

All Students can be quite vulnerable, especially in their first year at University. This could be due to not knowing many people, or having little knowledge of the area in which you live. It can also be due to drinking excess alcohol on a night out, therefore, it is important that you take this simple advice when going out at night:

- Stick together and look out for each other... don't walk home alone and carry a personal alarm.
- Don't walk along dark roads, by canals or rivers and use well lit routes.
- If you go to an ATM, check if anyone is watching and be discreet about your PIN.
- If a friend has had too much to drink, ensure they get home safely and receive any medical attention as appropriate. Lie them in the recovery position to prevent choking.
- If you are going to drink... do it sensibly... drink water between alcoholic drinks and have a decent meal before you go out.
- Plan your route home before you go out.



Students keeping Students Safe

- Check that the property has decent doors & windows with locks that work. If you're not happy, speak to your landlord.
- Don't forget to close your window or assume that your housemate will do it.
- Always remember to check that the front door is closed/locked etc.
- Look out for anyone you do not recognise and be prepared to ask them who they are and why they are visiting.
- If you see something suspicious or, out of the ordinary, report it. For non-

Don't make it a Night to Regret



Staying safe in the home

Let's be honest, there isn't anything particularly exciting about fire safety is there? So, as you move into your new home there's probably a million and one more interesting things on your mind – but please just take five minutes to read on because fire really could affect you.

The fact is that students are one of the groups most at risk of having a fire. There are many reasons for this, from late night cooking after a night out, smoking or leaving the odd candle burning unattended.

You might not realise, but more than half of all house fires in the area start in the kitchen. And you'd be surprised at how many of these are caused by embarrassed students who have come in from a night out, put something under the grill and promptly fallen asleep. The lucky ones have working smoke alarms

or a neighbour to thank for waking them up. But for others, there isn't such a happy ending.

You are probably like almost half the population who think they would wake up if they smelt smoke. The truth is if you had a fire in your house just a few breaths of smoke will numb your senses, rendering you unconscious. Unless you are woken by your smoke alarm or a neighbour, you may never wake up.

If you've had a drink, please don't cook – why not buy a kebab or some chips? Even stone cold sober, people who put food on to cook and then leave the kitchen, end up making 999 calls to us almost every day of the week. So remember, never leave your cooking unattended and keep your grill pans clean from fat build-up.

Despite your best efforts accidents can happen. So please make sure you have a

smoke alarm and that it's working. It's very tempting to take the batteries out to stop it beeping every time you burn the toast but it's not worth the risk. Smoke alarms can only save your life if they are working and it's your responsibility to check them regularly.

And remember if you have a fire, get out, stay out and call 999.

If you would like to know more about all aspects of Avon Fire & Rescue Service, from fire safety and community events to careers in the service, why not find us [Facebook.com/avonfirerescue](https://www.facebook.com/avonfirerescue), follows at [Twitter.com/avonfirerescue](https://twitter.com/avonfirerescue) or visit www.avonfire.gov.uk

Don't make it a Night to Regret





AVON
FIRE & RESCUE

www.avonfire.gov.uk

Batteries not included?



**Smoke alarms
only save lives
if they're working**

For more fire safety tips visit
www.avonfire.gov.uk



PREVENTING PROTECTING RESPONDING



Living in the Community

Living in town is a different experience to living on campus. As well as many students, you will be part of a wider community made up of a whole host of different people - families, professionals, pensioners to name but a few.

Get to know the people around you. Introduce yourself to your neighbours, a brief chat can go a long way to putting people's minds at rest and can help you learn about the area. Although you may wish to have the occasional party or gathering. Please be aware that if yours or your guest's actions impact negatively on those around you (for example if neighbours are disturbed by noise) this may generate complaints to the Council, your Landlord/Letting Agent and/or your University. Please also note that you should check your tenancy agreement as contracts do differ and some state that you are not allowed to have parties or that you need to get permission from your Landlord/Letting Agent.

- Let your neighbours know about your party giving plenty of notice (please remember that making your neighbours aware before you have a party, does not mean that it is OK to

make excessive noise until an unreasonable time).

- Let your neighbours know when your party will start and expect to finish and stick to that time.
- Keep the music down and make sure you keep regular checks on noise levels, especially the bass.
- Ask your guests to leave quietly and clear up any debris.
- Remember you are responsible for your guests so please make sure they respect your neighbours too.

The Council runs the Student Action Line where students or long-term residents can report any student/community related issues (01225 396996). Your University is keen to maintain healthy relationships with the local community and any disruption you cause will be taken seriously. Environmental Health could also get involved; they have powers to seize equipment and/or issues fines.

PARKING

If you have a car, please contact the Council about whether you are eligible for a parking permit. The allocations for parking permits within Bath's residential areas are very limited. You should also contact your Landlord to

find out whether there is an allocated parking space or permit for the premises. For more information on parking zones in the city visit: www.bathnes.gov.uk or contact: 01225 477133/4

University of Bath students:

Parking spaces on the University campus are very limited in numbers and students wishing to park without a permit must use the Pay-and-Display facility, the cost of which equates to £9 per day. Permits are only issued in exceptional circumstances thus students are encouraged to use public transport to and from the campus.

Bath Spa University students:

Please note that if you live in Unite accommodation you will have been made aware that you are not permitted to bring a car, you will have also agreed to the terms and conditions as set out in your tenancy agreement with Unite when you signed your agreement and took up occupancy. Students who live in University owned and managed accommodation are not allowed to park on site or to have a car park permit unless they have a disability. Students and staff are encouraged to use public transport, car sharing and cycling.

Illegal evictions and Harassment



It pays to know your rights

Illegal Evictions

As a tenant you have something called security of tenure. This means you can't be evicted without the correct notice and in the case of an Assured Shorthold Tenancy, a court order. If your landlord tries to evict you without this documentation they are committing a criminal offence and it's time to report it. This is the case even if you have rent arrears (which means you're behind with your rent) or if you've breached your tenancy agreement in some other way.

Harassment

As far as renting goes, harassment is basically anything done by your landlord that interferes with your occupation. This could include letting themselves into the property or showing prospective tenants round without giving you notice

and attempting to evict you without proper procedure. If you are suffering harassment you can get an injunction to stop it as well as compensation.

Here's a list of possible actions by your landlord which could be considered as harassment:

- Refusing or restricting your access to parts of your accommodation.
- Stopping you from having a guest (unless this was part of your contract).
- Constant visits from your landlord or their agents, visits late at night or without warning.
- Offering you money or threatening you.
- Entering your home when you're not there and without permission.
- Allowing the property to get into such

a bad state of repair that it is dangerous or uncomfortable for you to stay there, or start building works and leaving them unfinished.

- Sending builders in without any notice or at unsociable hours.
- Removing or restricting services such as hot water or heating.
- Changing locks (and not giving you the new keys).
- Moving in 'stooge' tenants who cause a nuisance.
- Forcing tenants to sign agreements that reduce their rights.

If you feel you're being harassed or your landlord is attempting an illegal eviction, get in contact with the advice services in your Students' Union or the Student Support Services at your university for more advice.

Insurance



- Students carry over a third of their possessions with them worth over £1,300
- BlackBerry winning the mobile battle over iPhones

STUDENTS TAKE NEARLY £3000 WORTH OF POSSESSIONS TO UNIVERSITY

Tech-savvy students regularly carry £1,165 worth of gadgets with them every day

A new survey published by Endsleigh, the number one student insurance provider, reveals that today's student will take £2,652 worth of possessions with them to university. In addition, students are getting more tech savvy, with all students owning a computer, and expensive items carried on their person every day.

The survey, compiled by Endsleigh and the National Union of Students, revealed that 83% of students will be taking a laptop, a desktop computer (14%) and/or a tablet PC* (4%) to university for the start of the new term.

Endsleigh found that the average student carries many of their most expensive possessions with them every day, including items such as laptops, iPhones, MP3 players and digital cameras. As a result, students regularly have an average of £1,165 worth of gadgets on them - even excluding other popular items, such as jewellery, make-up, cash and credit cards.

Other popular possessions students take to university include:

- MP3 players/iPods (64%)
- Digital cameras (60%)
- Hair straighteners (39%)
- Games consoles (25%)
- Sports equipment (including surfing and ski) (20%)
- Bicycle (17%)

A fifth of students take a musical instrument to university, and these are the most expensive possession, with the average valuation worth £684.

Every student takes a mobile phone to university, with 59% taking smart phones such as iPhones or Blackberries. Many students take more than one mobile to uni to take advantage of cheap tariffs and deals.

The average student's wardrobe is worth £542.

Endsleigh's top tips to help students keep their possessions safe:

1. Ensure that you check the security

- of your accommodation when you arrive and raise any safety concerns with the landlord/halls of residence immediately
2. Always make sure the doors and windows to your room/flat are locked when you leave
3. Make sure valuables are not left in full view if leaving them unattended any length of time
4. Try not to draw attention to valuable possessions when walking around the town or campus
5. Ensure you are covered by contents insurance that is specially tailored to students' needs

*such as an iPad.

The survey was conducted online during June 2011 and surveyed 2608 representative university students.





Low cost student insurance bundles...

...for laptops,
mobile phones
and gadgets.

Includes 24
hour laptop and
mobile phone
replacement*

Get an instant quote online

Visit endsleigh.co.uk/bath

or call 0800 783 5499



We're behind you

*24 hours represents 1 working day from us accepting your claim.

Endsleigh Insurance Services Limited is authorised and regulated by the Financial Services Authority. This can be checked on the FSA Register by visiting its website at www.fsa.gov.uk. Endsleigh Insurance Services Limited. Company No: 856706 registered in England at Shurdington Road, Cheltenham Spa, Gloucestershire GL51 4UE.

A member of the  Zurich Financial Services Group



Energy saving & Recycling

Climate Change and peak oil are some of the biggest challenges we face, but we can all do our bit! When you are looking at properties, make sure it is on the Accreditation Scheme which will mean it reaches basic levels of energy efficiency, and ask to see the Energy Performance Certificate (EPC), which the Landlord is legally obliged to have. An EPC provides an energy rating A-G for the property; the better the energy rating the lower your bills will be.

You can save around £300 a year by being more careful with electricity and heating in the home. You can borrow an electricity monitor for free from the Council's Library Service to find out how much you are using, and how to reduce it.

You may be paying more than you need to on your bills; Use an impartial website comparison service such as USwitch or GoCompare to check your electricity/gas prices.

You can help persuade your Landlord by using the Energy Savings Trust's standard Landlord letter. Privately rented properties are eligible for certain energy saving grants which your landlord may be able take advantage of, download the letter from www.energysavingtrust.org.uk

Make your landlord aware of 'solar for free' schemes, where companies will install solar panels on the roof at no / low cost to the landlord, and the tenant will benefit from the free electricity produced, lowering your bills. After tackling your own home, you might want to consider helping your neighbours become more energy efficient; why not join the B&NES Environmental Sustainability Network to find out what's going on in your area: www.sustainabilitynetwork.co.uk

RECYCLING AND WASTE

Bath and North East Somerset (B&NES) produces about 77,000 tonnes of waste each year - one huge heap of rubbish. Not only does this cost us all money and put a lot of

pressure on our environment but it's also producing a race of renegade seagulls who once stole a Cornish pasty out of my hand in broad daylight. But not all the waste we produce has to end up in landfill sites. In B&NES around 46% of household waste collected is recycled. Your recycling and waste is collected weekly from your home. Make sure you have the correct containers - a green box for recycling, a blue bag for cardboard and two black containers for food waste. These containers are all available free from Council Connect: email councilconnect@bathnes.gov.uk or tel 01225 39 40 41.

Garden waste can be collected from your home but there is a charge – see the website for details. Non-recyclable rubbish is collected on the same day as your recycling and needs to be put out in black bin bags or a conventional dustbin. You are responsible for keeping your home and garden free from waste so if rubbish is spilled then it's your responsibility to clean it up. Spilled rubbish is a health risk and an eye sore, not to mention a possible source of identity theft. Put your recycling and rubbish out by 7am on your collection day at the front edge of your property so it can be easily seen by the crews and make sure you bring in your containers as soon as possible after emptying. If you continue to put your

rubbish out at the wrong time and place the Council has the power to fine you £75.

To find out your collection day go to your information' box on the Council website homepage www.bathnes.gov.uk and enter your postcode.

Here's a few guidelines for recycling and rubbish collection:

- Bag up rubbish carefully and remember to put it out every week rather than let it build up.
- Recycle everything you can using your green box (including glass bottles and jars, paper, cans, batteries, foil, plastic bottles, and other household plastic packaging, clothes and shoes). Make sure it is clean and sorted into material types.
- If you have extra recycling you can put it out in carrier bags but leave them open so they can be identified as recycling rather than rubbish.
- Please cut and flatten your cardboard and brown paper so it fits into your blue bag and remove any plastic/sticky tape.

There are also three Recycling Centres in B&NES where you can take extra recycling, rubbish or larger items such as unwanted furniture and electrical goods. Visit the Council website www.bathnes.gov.uk/wasteservices to find the centre near you.



Useful Contacts

STUDENT COMMUNITY PARTNERSHIP (Bath)01225 385 113
www.townandgown.org.uk

BATH SPA UNIVERSITY

Private Sector database www.bathspastudentpad.co.uk

Student Housing Services01225 875 843
<http://housing.bathspa.ac.uk>
Stewards Lodge, Newton Park, Newton St Loe

UNIVERSITY OF BATH

Private Sector database www.bathstudentpad.co.uk

Accommodation Office01225 383 111
www.bath.ac.uk/accommodation
6 West Level 1, Claverton Down Campus

Advice and Representation Centre (SU)01225 386 906
<http://www.bathstudent.com/welfare/>
SU Student Centre, 1 East Level 3, Claverton Down Campus

AVON AND SOMERSET POLICE101
www.avonandsomerset.police.uk

AVON FIRE & RESCUE0117 926 2061
www.avonfire.gov.uk

SHELTER0808 800 4444
<http://england.shelter.org.uk/>

BATH AND DISTRICT CITIZENS ADVICE0844 111 444
www.adviceguide.org.uk

TV LICENSING
www.tvlicensing.co.uk

GENESIS FURNITURE PROJECT (good quality secondhand furniture and white goods)01225 463 549
www.genesistrust.org.uk

BATH FREecycle
<http://groups.freecycle.org/bathfreecycle>

WESSEX WATER0845 600 3 600
www.wessexwater.co.uk

DIRECTGOV - DEPOSIT ADVICE
www.direct.gov.uk/en/tenancydeposit

ENERGY SAVING TRUST0800 512 012
<http://www.energysavingtrust.org.uk>

B&NES - (Council Connect)01225 394 041
www.bathnes.gov.uk/contactus

Getting around

WESSEX CONNECT0117 321 3190
<http://wessexconnect.com/>

FIRST BUS0871 200 2233
www.firstgroup.com

Moving Out

checklist



Please leave your property in good condition inside and out and as you found it. Not doing so could lead to a deduction from your deposit



Sort and pack to take as much home as possible with you



Get organised a few weeks before your move out date and use your weekly rubbish collections for anything that you will not be taking with you



Check your contract to see if there are any additional requirements that your Landlord/Letting Agent requires you to action prior to vacating the property



Donate or recycle any items that you are not taking to local charities or the Recycling Centre



Call Council Connect for bulky waste pick up and please be aware that there is a small cost involved



Make sure you let the Council and your other utility providers know that you are moving out



Notify others of your change of address

Council » Connect



Got a problem? Report it!

It's quick & easy to report issues about...

- » litter and graffiti
- » broken paving slabs
- » potholes
- » faulty streetlights and more.

Visit our website now at... www.bathnes.gov.uk/reportit

Need help and advice?

Contact us about council services including...
libraries, waste & recycling, transport & roads and
general planning applications.

**Bath & North East
Somerset Council**

Email: councilconnect@bathnes.gov.uk
Tel: 01225 39 40 41
Text (SMS): 07797 80 65 45
Website: www.bathnes.gov.uk