

Searching for Accommodation

The content of this document is for information only. The Advice Service cannot comment on the suitability and quality of any accommodation or accommodation provider listed in this document. Inclusion on this list should not be taken as a recommendation by RUSU or the Advice Service. Please consider your options carefully and only enter into an agreement or sign any contract when you are happy to do so.

Accommodation Options

University Accommodation

The University has Halls of Residence which are on campus. Information on the Halls of Residence can be found at www.reading.ac.uk/life/life-accommodation.aspx. There are separate sections for prospective and returning students, as well as for staff and visitors.

Some things to consider when renting University accommodation:

- Halls of Residence agreements usually last for an academic year: this means that you will sign an agreement to say that you will remain in the accommodation for a set period of time. It is unlikely that you will be able to leave within this period: if you do, you may still be liable to pay rent.
- Halls of Residence are paid for in termly instalments.
- Some Halls of Residence packages are catered. With a catered package, you are provided with food in addition to accommodation. The term of this agreement is usually 31 weeks, rather than for the whole period (either 40 or 51 weeks).
- There is some accommodation which can accommodate families, however, the amount available is limited and can only accommodate a maximum of two children under the age of twelve. Further information can be found on the University website:
<http://www.reading.ac.uk/ready-to-study/accommodation/accommodation-families-mature-students.aspx>
- There is less availability for returning students. This means that if you are progressing onto the second, third or subsequent year of your course, you may not be allocated a place in Halls.

Private Halls of Residence

There are a number of Halls of Residence within Reading which are operated by private companies (rather than by the University).

Company	Name of Halls	Location	Website	Accreditation Scheme/Redress Scheme
CityBlock Reading	Berkshire House	Off Kings Road-within walking distance of main University campus and London road campus	http://www.cityblock.co.uk/student-accommodation-reading	<u>National Code: Assured Accommodation</u>
Hello Student	Saxon Court	Located next to the Oracle Shopping Centre, within walking distance of London Road Campus and all major bus routes.	https://www.hellostudent.co.uk/student-accommodation/reading/saxon-court/	<u>National Code: Assured Accommodation</u>
Prestige Student Living	New Century Place	Located near the Oracle shopping centre and University Campus	https://prestigestudentliving.com/student-accommodation/reading	<u>National Code: Assured Accommodation</u>
Prestige Student Living	79 Silver Street	Only 6 mins walk from The University of Reading London Road Campus (and Royal Institute of Architects) and just 17 minute walk from the main University of Reading campus.	https://prestigestudentliving.com/student-accommodation/reading/79-silver-street	<u>National Code: Assured Accommodation</u>
CRM Students	Central Studios	Greyfriars Street in the Centre of Reading, a bus ride away from the main University campus	http://www.crm-students.com/crm-accommodation/reading/central-studios/	<u>National Code: Assured Accommodation</u> <u>The Property Redress Scheme</u>
Aparto Students	Queens Court	Queens Walk in the centre of Reading, a bus ride away from the main University campus	https://apartostudent.com/locations/reading/queens-court	<u>National Code: Assured Accommodation</u> <u>The Property Redress Scheme</u>
Unite Students	Kendrick Hall and Crown House	Both located on London Road, which is a short walk or bus ride from the main University Campus.	www.unite-students.com/reading	<u>National Code: Assured Accommodation</u>
Fawleybridge Student Living LLP	Loddon House	Off the Wokingham Road, and quite close to the main University campus	www.loddonhouse.co.uk	<u>National Code: Assured Accommodation</u>

Some things to consider when renting Private Halls of Residence:

- Private halls of residence tenants should be given a tenancy agreement which would usually – though not always – be an Assured Shorthold Tenancy agreement. This means you are unlikely to be able to leave the accommodation early without having to pay the rent for the duration of your agreement.
- You may not be able to choose the people you will be living and sharing facilities with.
- Extra costs: factor in any up-front or additional costs. For example: You will pay a deposit when you book your room; rent is usually paid in instalments; you may need a TV Licence if you watch TV in your room.
- As private halls are located in various places around Reading, you may need to consider travel to and from the campus.

Private Rented Accommodation

Privately rented accommodation is available throughout Reading. This involves renting a property, either on your own or with other students or individuals, directly from a private landlord or through a letting agency.

This list is not an exhaustive list of letting agents in the local area.

Name	Website	Telephone Number	Redress scheme	Accreditation scheme
Adams Estates	www.studentholmes.net	0118 935 1616	The Property Ombudsman	The National Approved Letting Scheme (NALS)
Chancellors	https://www.chancellors.co.uk	0118 950 4111	Ombudsman Services Property	Association of Residential Letting Agents (ARLA) Propertymark
Haart	www.haart.co.uk	0118 966 8448	The Property Ombudsman	Association of Residential Letting Agents (ARLA) Propertymark
Haslams	www.haslams.net	0118 960 1055	The Property Ombudsman	Association of Residential Letting Agents (ARLA) Propertymark /National Association of Estate Agents (NAEA) Propertymark
Martin & Co	www.martinco.com/lettings-agents/reading	0118 931 2179	The Property Ombudsman	The National Approved Letting Scheme (NALS)

Martyn Russell	www.martynrussell.co.uk	0118 926 6655	The Property Ombudsman	
Milestone Estates	www.milestoneestates.com	0118 967 7666	Property Redress Scheme	
Nicholas Humphreys Estate Agent	www.nicholashumphreys.com	0118 907 1536	The Property Ombudsman	
Prospect Estate Agency	http://www.prospect.co.uk	0118 955 9711	The Property Ombudsman	Association of Residential Letting Agents (ARLA) Propertymark Guild of Residential Landlords- TBC
Reading Lettings	www.readinglettings.com	0118 453 0236	The Property Ombudsman	
Romans	http://www.romans.co.uk	0118 953 8785	The Property Ombudsman	Association of Residential Letting Agents (ARLA) Propertymark
SPACE Lettings	www.studentspace.uk.net	0118 966 6660	Property Redress Scheme	Residential Landlords Associations
The Flatman Partnership	www.flatmans.com	0118 660 055	The Property Ombudsman	National Association of Estate Agents (NAEA) Propertymark
Walmsley Lettings	www.walmsley.co.uk	0118 947 0511	The Property Ombudsman	Association of Residential Letting Agents (ARLA) Propertymark/ National Association of Estate Agents (NAEA) Propertymark
Westgate	www.westgatestudents.co.uk	0118 956 7722	The Property Ombudsman	The National Approved Letting Scheme (NALS)

Alternative places to look for Private Rented Accommodation include:

- Accommodation search websites – for example: www.rightmove.com or www.zoopla.com - can help with searches across letting agencies.
- Reading Chronicle is a local newspaper which advertises properties for rent - www.readingchronicle.co.uk

- Students often advertise spare rooms in privately rented houses on the Facebook page 'Reading University Student Union Find a Housemate'. There is also a noticeboard in the RUSU building (on the Whiteknights Campus) where students can advertise for housemates.
- Find a Landlord noticeboard in the RUSU Building (on Whiteknights Campus) where landlords advertise directly to students.

Some things to consider when renting Private Accommodation:

By law all letting agents are required to belong to one of the following redress schemes:

- The Property Ombudsman;
- Ombudsman Services Property;
- The Property Redress Scheme.

Letting agents can also belong voluntarily to accreditation schemes:

- Association of Residential Letting Agents (ARLA) Propertymark;
 - National Association of Estate Agents (NAEA) Propertymark;
 - National Approved Lettings Scheme (NALS);
- By law letting agents should clearly advertise compulsory fees from the outset, and are prevented from charging fees until a property has been identified and accepted by the tenant. It is also illegal for fees to be charged for supplying address lists; for fees to be taken for a tenant simply registering his/her name, interest or requirements with an agent.
 - Most letting agents charge fees, which can include: agency fees; administration fees; referencing fees and holding (reservation) fees. If you are unclear what you are being charged, or unsure as to whether you should pay a fee, seek advice.

Temporary Accommodation

Temporary Accommodation is accommodation you should use on a temporary, short-term basis, such as a hotel, Guest House or Bed and Breakfast.

- The Cedars is the University owned hotel on campus. Information and bookings can be found on www.venuereading.com. They can be contacted via email (thecedars@reading.ac.uk) or telephone (0118 378 8906).
- There are also a number of private hotels and bed & breakfast accommodation in Reading – the first place to search is online.

Homestay

Homestay accommodation is for students looking to stay with local, host families.

There is no Homestay service operated by the University of Reading or the Students' Union. If you want to consider this option, you would need to look for an external supplier. A search on the internet can provide details of websites which match host families with people looking for homestay accommodation.

Some things consider when looking at Homestay:

- The location of the homestay may not be as convenient, as it is likely that they will be offered all over Reading and the surrounding area: therefore, you will need to factor in the cost of travel as well as accommodation.
- You will be expected to pay rent which will include bills but is unlikely to include use of the telephone.
- You are likely to be considered as an 'excluded occupier' or 'lodger' which give you less rights and protection from eviction than in other private renting situations.

RUSU Advice

If you have further questions or would like specific advice, please get in touch with the RUSU Advice Service. The specialist Advisers offer a confidential service, independent from the University so they can discuss your case with you in private. RUSU Advice Service offers a Tenancy Agreement Checking Service, where an Adviser will look through your tenancy agreement, discuss terms or conditions and highlight any unfair terms or responsibilities that you may need to be aware of prior to signing the contract.

Contact us by email at advice@rusu.co.uk or complete an online client form at www.rusu.co.uk/getadvice

