



RECOMMENDED STANDARD REQUIREMENTS FOR STUDENT ACCOMMODATION

Popular areas for University of Warwick student rented accommodation are **Coventry** (specifically Canley, Cannon Park, Westwood Heath, Tile Hill, Earlsdon, and Green Lane), **Leamington Spa** and **Kenilworth** catchment areas. We do not accept properties outside these areas.

The purpose of this document is to provide guidance only on the minimum level of standards the University expect for good quality student properties. It should not be relied upon as setting out the legal requirements or obligations that need to be met by you in order to rent your property to students. You must ensure that you have familiarised yourself with and complied with all legal requirements before advertising your property for rent.

This guidance is to help landlords provide quality student accommodation.

Students searching for accommodation using our service do so expecting they will be living in a dwelling which is managed by the owner or their agent, and meets current housing standards.

It is the landlord's duty to carry out statutory testing and servicing of services/appliances/ assets such as fire detection systems, emergency lighting, passenger lifts, fire doors, including water hygiene, and electrical and gas equipment owned, provided or installed by the landlord within the property. Please contact your local authority concerning regulatory checks which need to be carried out by a competent person, frequency of checks and how checks are to be recorded.

For properties that require licensing please refer to the Coventry City Council, or Warwick District Council website.

General Conditions

- Properties must have a current Energy Performance Certificate (EPC) rated E or above to be advertising for rent.
- Provision of an Electrical Safety Certificate (EIC, EICR or PIR) which must be issued by a competent person who is a member of ECA or NICEIC. The local authority may accept a certificate from another electrical contractor provided that it is from an approved or affiliated company. You will need to contact them to clarify the situation.
- Properties should have a gas maintenance contract in place with a Gas Safe registered gas contractor. This should cover annual landlord's gas safety certification (CP12) and servicing as well as breakdowns. Any remedial works or boiler replacements must be carried out as recommended by the competent person and paid for by the landlord. Gas Safety Certificates must be provided to the tenants.

General Guidance

- We suggest: 1 x set of keys for each student (including front door, back door and if applicable bedroom door keys).
- We suggest you provide a washing line in the rear garden as it helps to prevent condensation in property.
- It is good practice to provide a noticeboard in the hallway. Please provide tenants with emergency procedures, emergency numbers and contact details for reporting faults etc.
- Curtains or blinds should be provided in all rooms except bathrooms and kitchens where blinds should be provided. To avoid light penetration, it is preferred that curtains are lined.



Kitchen

- Please provide enough kitchen cupboards to give each student a minimum of a 500mm single cupboard each. Please note the sink base unit is not accepted as suitable to meet this requirement.
- Suitable fridge/freezers – minimum one fridge shelf and one freezer shelf per student. Gas/electric cookers for the number of students.
- Ensure there are at least 3 double electrical sockets above worktops.
- Supply a microwave, fire blanket (wall mounted at least 1.5m from cooker between cooker and exit) with clear instructions, and a kitchen bin.
- All appliances, if not supplied new, must have a valid and satisfactory PAT test.
- The following cleaning equipment is usually required:
 - Suitably sized vacuum cleaner
 - Ironing board
 - Mop & bucket
 - Dustpan and brush
 - Broom

Bedrooms

- If applicable, all study bedrooms sizes must comply with HMO regulations. We recommend that furniture and furnishings should be coordinated.
- The following items are required as standard:
 - Depending on room size, a double or $\frac{3}{4}$ bed, (or a single bed in rooms with limited space).
 - Good quality mattress with no stains (no memory foams)
 - Mattress protector
 - Sound bed base
 - Chest of drawers
 - Wardrobe
 - Large study desk (minimum 1.2m x 0.6m)
 - Shelving/Bookcase providing minimum 3.5m total storage space
 - Office chair
 - Bin
 - Mirror
 - Large notice board
 - Curtains
 - Lightshade
- All bedrooms must have a minimum of 2 double plug sockets.
- Please provide at least a privacy bolt on each study bedroom door.

Gardens

- We suggest that it is unrealistic to expect student tenants to maintain the property's garden. We recommend that gardens must be maintained throughout the growing season by the landlord.
- Please provide drain covers to prevent blockages with garden debris.
- Please provide a washing line.
- Ensure rear garden is secure with fences intact and gates padlocked. Padlock keys to be left in the house if student requires access.
- Ensure all sheds/garages contain no flammable liquids.
- Where appropriate wheelie bins to be provided for the number of occupants in property.

Lounge/Sitting Room

- Provide sufficient seating for the number of students. Soft furnishings must comply with the Furniture and Furnishings (Fire Safety) Regulations 1988 and be in a clean condition.
- It is recommended that any original fireplaces are boxed in to protect them; they will need to be decorated to match the walls. This is to discourage fires being lit and protect surround.
- Provide a dining table and chairs sufficient for the number of students. This can be provided in the kitchen/dining area, if applicable or in a separate dining room.

Bathrooms/Shower Rooms

- Please ensure that there is an extractor fan fitted and that it comes on with the light and has an over run of 15 minutes. A humidistat type of extractor fan is acceptable provided the setting is sufficient to remove condensation after showering.
- Showers must be thermostatically controlled.
- Please provide a shower screen or nylon shower curtain.
- Supply a blind to the window(s).
- Light fittings must be enclosed.
- We suggest where carpets are fitted please replace with vinyl or similar flooring.
- We recommend you supply:
 - Toilet roll holder
 - Towel rail
 - Hooks (on the back of the door)
 - Bin
 - Toilet brush (to be replaced yearly).
 - Cabinet and shelving for the storage of toiletries
 - Mirror

Council Guidelines

A house in multiple occupation is a property occupied by 3 or more persons forming 2 or more households who normally share kitchen and/or bathroom facilities. Landlords who operate HMOs will need to ensure they comply with the relevant legislation and the adopted space and amenity standards.

- Please read this important document from Coventry City Council:
<https://www.coventry.gov.uk/downloads/file/27566/i>
- Please read this important document from Warwick District Council:
https://www.warwickdc.gov.uk/downloads/file/2959/hmo_space_and_amenties_standards

Please contact your local council for detailed planning, compliance, private rented accommodation information, and HMO Licensing requirements.