Private Accommodation - Frequently Asked Questions

Should I look for private accommodation before leaving my home country?
You should make sure you have temporary accommodation booked for when you arrive. It's important to give yourself a few days to recover from your journey and get used to Dundee before you sign for a rental property. During your first week you will meet people who will be happy to share information with you and help point you in the right direction. There are many websites advertising property for rent, and although the adverts may look ideal, they may not be legitimate. Therefore, it's important you don’t rush in to paying money without verifying that the advert is legitimate and the company/owner/landlord is genuine.

Where can I find temporary accommodation for a few days?
There are plenty of hotels and small bed and breakfasts close to the University campus. You can find more information at: [http://www.visitscotland.com/accommodation/](http://www.visitscotland.com/accommodation/).

How will I know if the advertisement is genuine?
Dundee City Council (local authority) [http://uod.ac.uk/intl-050](http://uod.ac.uk/intl-050) have a responsibility to ensure that all landlords are registered to rent out properties. They work with local landlords and letting agents to promote and recognise those who take a responsible approach to letting their properties and support the good practice already going on in the city. Dundee City Council are responsible for renting through Dundee Landlord Accreditation [http://uod.ac.uk/intl-052](http://uod.ac.uk/intl-052). It's a good idea to ask landlords/agents for their registration number.

What does houses of multiple occupation mean?
A simple definition of an HMO is a house or flat which is occupied by 3 or more unrelated persons. The term can apply to hostels, including student residences, bedsits and shared flats. [http://uod.ac.uk/intl-051](http://uod.ac.uk/intl-051). All HMO landlords must have an HMO license.

Rental advertising jargon - what does it all mean?
When you look at classified advertisements for rental properties you could find yourself confused by all the abbreviations. But don’t worry use our handy jargon guide:

- GCH = gas central heating
- WM = white meter for electricity
- WC = water closet (toilet)
- N/S = no smoking
- DG = double glazing
- CT = council tax
- PCM = per calendar month
- PW = per week
- lge = large
- sm = small
- rm = room

How close to the University do you want to live?
The closer you live to the University, the more it may cost, depending on the postcode: DD1 will generally cost more than properties in DD2, DD3, and DD4. You may find that some properties may appear to be less expensive, but they may not be owned by registered landlords.

The flat I have looked at is not clean. Do I have to clean it when I move in?
No, you should not have to clean when you move in. Your landlord has a responsibility to rent you a clean, wind and water tight property.

The landlord promises to replace some of the carpets and furniture if I sign the lease now, but how do I know he will?
You can ask the landlord to put any replacements/changes in writing before you sign the lease or move in to the property.

The landlord says I don’t need a lease or a receipt for the deposit and rent, is this true?
No, this is not true. You are entitled to a proper written receipt, and you are strongly advised not to make payment
without receiving a receipt on headed paper. This is your evidence of purchase. The landlord is also required by law to provide you with a copy of your tenancy agreement within 28 days of you signing contract.

The lighting outside the property is very poor, and there is a lot of rubbish lying around, is this acceptable?
No, this is not acceptable. There should be adequate lighting. If there is a security entry door, it should be working and rubbish should not be lying around.

How much money should I pay as a deposit?
Normally you are asked to pay one month rent and one month deposit. However, that is usually if you can provide a UK referee. If you don't have a UK referee, then you may be asked to pay up to two months rent as a deposit. You cannot be asked to pay a deposit which is greater than two months rent.

Where can I get a reference?
If you have stayed in University residences, you can request a reference from the Residences office. If you stayed in private accommodation, please contact your previous landlord.

What is a Tenancy Agreement/Contract?
Once you have found a suitable place to rent, you will need to agree terms with your landlord, sign a tenancy agreement and pay a deposit and rent in advance. You may also be asked to provide references. If you are renting through an agency, they may charge you a fee. However, it is illegal for a landlord or letting agency to charge you money for a key.

What if I have signed a Tenancy Agreement, and then I find somewhere cheaper?
When you sign a tenancy agreement, you have entered into a legally binding contract. You either have to find a replacement tenant, or you will have to pay for two rented properties. If you are the only tenant, or if all tenants wish to leave, then you can give 28 days' notice to leave. If only one tenant wishes to leave then you will need to contact your landlord to discuss finding a replacement tenant. If you or your landlord cannot find an acceptable replacement then you will need to pay rent for two properties until one has been found. For more information about your rights as a tenant see: https://rentingscotland.org

Students with Dependents
University Residences are not available for students with a family or dependents. It is recommended that a student with family arrive in Dundee alone and have their family join them only when they have found suitable accommodation. Alternatively, a student arriving with family would be advised to obtain hotel/B&B accommodation initially to provide the opportunity to secure suitable housing for their family.

If it is of assistance, the Residences Office would normally be able to offer temporary (minimum charge - one week) SINGLE accommodation during the academic summer vacation (early June to late August) to allow students the opportunity to arrange suitable family accommodation. Please note: single accommodation is NOT suitable for a family or a couple even on a temporary basis. Contact the Residences Office for single accommodation information.
residences@dundee.ac.uk

Where can I get further help?
DUSA | The Union provide advice on issues relating to private accommodation and answer any questions on housing matters for students including:

- Tell you about DUSA's DUSA Housing Facebook page
- Explain your rights and responsibilities as a tenant
- Give advice on your landlord's rights and responsibilities
- Help with inventory and deposits
- Give advice on repair issues

For further details visit the student hive, Level 4 DUSA | The Union website: dusa.co.uk/advice/housing/

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