



# St. Cuthbert's Society Housing Talk



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# Try not to panic

- Thinking about where you're going to live next year can be exciting but it can also be stressful.
- Durham city has enough accommodation for students and you have a lot of options about where you would like to live.
- The JCR exec, in particular me and the welfare team, are here if you need help.

# What should you do first?

Before you start looking at houses you need to think about what is important to you.

- What location in Durham do you want to live in?
- What is your budget?
- Who do you want to live with me?
- What do you want to prioritise?

# Deciding on Housemates

Deciding who to live with is important and can be difficult as most of you will have only just met each other.

Questions to consider:

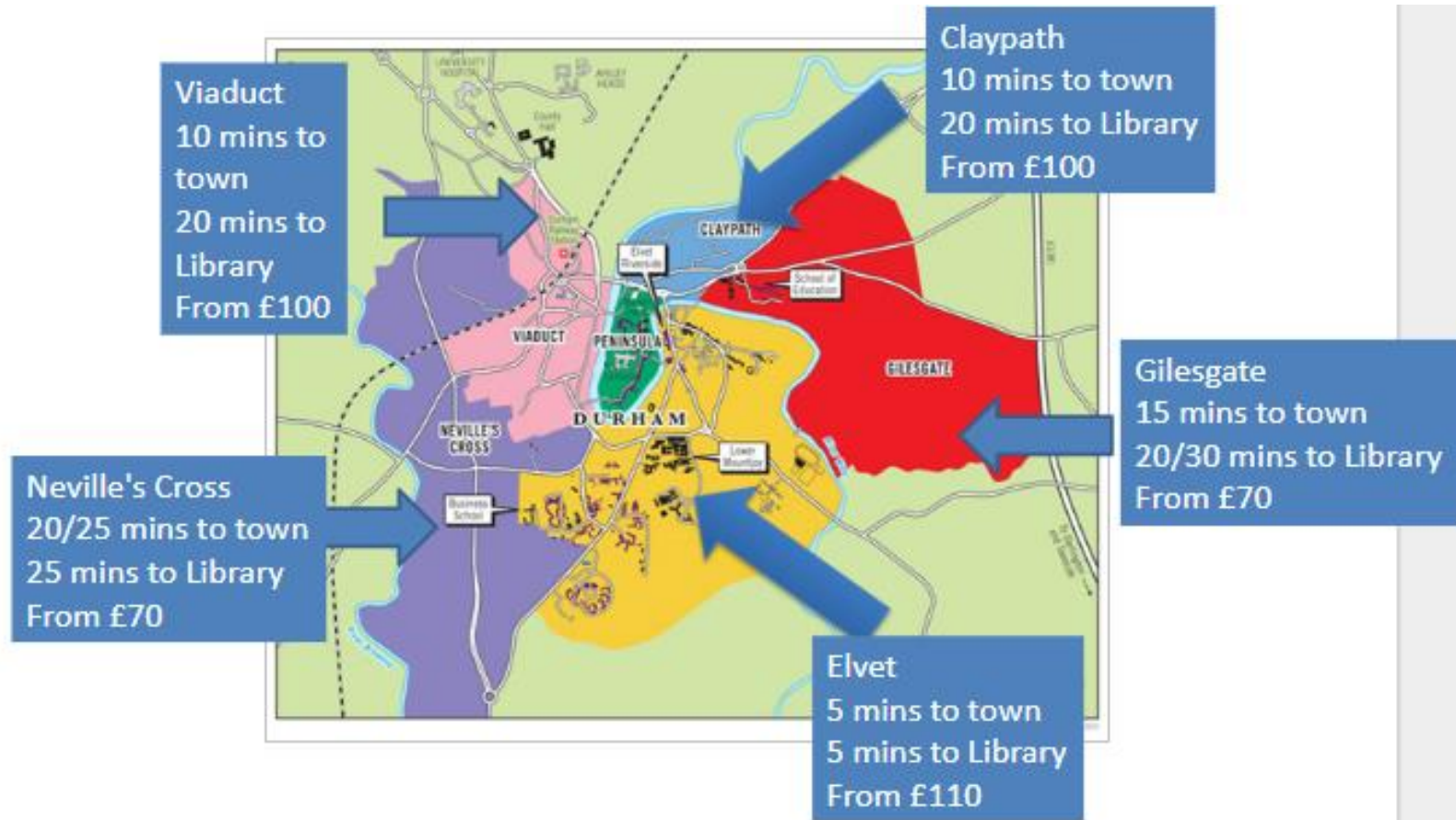
- What is your budget? What is their budget?
- Do you agree on where you want to live?
- Do you smoke/drink/eat meat? And do they?
- How clean/tidy are they? How important is this to you?

# Living in vs Living Out

Most people in Cuth's will move out after first year but there are a returner rooms available for you in Brooks.

- The accommodation for returning students is in single, en-suite rooms in Brooks House, at Parson's Field.
- Rooms can be selected individually or can be reserved in groups for those wanting to live together.
- Rooms are offered on a self-catered basis, but you can opt on to the meal package for the year, or buy meal tickets on a weekly or monthly basis.

# Locations Around Durham



# Budget

It is important to consider that it is not just rent you will have to pay for:

- Food
- Socialising
- Bills
- Academic Provisions
- Household Items
- Transport (if needed)

Work out if you can afford of all of this on top of the rent before you commit to a house

# Bills Included/Not Included

Bills Included	Bills not Included
You don't have to worry about your bills	Could work out cheaper
You won't have to chase each other for payment	You can shop around
It will be easier for you	You will gain practical life skills
Bills will be charged for every month whether you are in Durham or not	Bills will be cheaper when you are not in Durham
You may be paying more for your bills	A member of your house will have to take responsibility for each bill
Fair usage policy – there is a limit of how much you can use	



# Looking for houses

- Making an informed decision is key: you are a consumer.
- Shop around, don't sign the first house you see, it's good to get a comparison.
- Look online at Letting Agencies websites or ask students in the years above for advice on where you should look.
- Checklist: location, state of property, big enough for everyone, right size bedrooms, gas and electrical safety certificates, smoke and carbon monoxide alarms, maintenance of a garden.

# Contracts

- They are legally binding
- You should be given at least 24 hours to look over your contract before you sign it
- Most contracts are for 12 months in Durham
- Joint tenants – by signing a joint contract you are liable for each others rent
- The DSU can help with this with their Contract Checking Workshops

<https://www.facebook.com/events/321973871929393/>

# Deposits and Other Fees

- Be aware of up front fees.
- Tenancy Deposit Scheme – a security deposit must be protected by law within 30 days of payment.
- Details of the scheme should be in your contract – **MAKE SURE YOU ASK ABOUT THIS.**
- Holding Deposit – If you use an agency some will ask for this deposit. This is a one off fee to keep the house for you while you decide whether you want it. This is not something you need to be paying.

# Guarantors

- Your parents or guardians may be required to sign as a Guarantor for your rental obligation.
- They should seek advice.
- A guarantor must be based in the UK.

# **Livers Out Handbook**

The Livers Out Handbook is something made each year aimed at the years above you on how to handle living outside of college. However you may find some of the information useful when thinking about next year.

# Places to go for advice?

Sarah McAllister – Communication Officer –  
which includes Livers Out Rep –  
[communications@cuths.com](mailto:communications@cuths.com)

Welfare – Lauren McNally, Beth Sutherland and  
Ewan Swift ([senior-welfare@cuths.com](mailto:senior-welfare@cuths.com), [female-welfare@cuths.com](mailto:female-welfare@cuths.com), [male-welfare@cuths.com](mailto:male-welfare@cuths.com))

Amy Kuner- President – [president@cuths.com](mailto:president@cuths.com)

College Staff- Charlotte Imlach

# Places to go for advice?

Durham Student's Union

<https://www.durhamsu.com/advice-and-support/housing-support/useful-resources>

Includes a Housemate Quiz and Viewing Checklist

Tenants' Rights' pro-bono

<https://www.facebook.com/tenantsrights.dups/>

**ASK ME!  
ANYTHING!**