



THE UNIVERSITY
of EDINBURGH

Welcome

‘How to’ online session

[www.ed.ac.uk/
new-students](http://www.ed.ac.uk/new-students)

   #edwelcome



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Finding Somewhere to Live

Edinburgh
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What we will cover

Private student accommodation

Private rented accommodation

Tips for searching and keeping safe

Q&As

Private Student Accommodation



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Check the Advice Place's Webpage for a list
of private providers:

eusa.ed.ac.uk/advice > Looking for
Accommodation > Private Student
Accommodation

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What are the pros and cons of private student accommodation?



Pros

- No viewing necessary
- Once accepted your place is secured
- Don't normally require a guarantor
- Payment in advance through secure online website
- Bills usually included

Cons

- Fixed-term contract length (difficult for Jan start)
- Are generally more expensive than private rented flats and university accommodation
- May require a deposit (but this must be protected in a deposit scheme)





Private Rented Accommodation

Pros and cons
Where to find it
What you'll need
How to find flatmates



Pros and Cons?



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Pros

- More choice - flatmates, location, type of property
- More flexible tenancy – no fixed length contract

Cons

- Viewings in person (or online) to avoid scams
- Need a deposit and guarantor
- You need to arrange utilities and bill payments
- Joint tenants must agree when to end the tenancy

Where can I search?

Use a wide range of websites to get a good deal.

Eg. ESPC and Zoopla

List of flathunting websites on the The Advice Place's website: eusa.ed.ac.uk/advice > Looking for Accommodation?
> Renting a Room or Flat

What's your criteria?

- Preferred location?
- Price range?
- Share or live on your own?

What can you compromise on?

- Different area
- Use buses
- Live with flat mates
- Smaller room

What will I need?



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A Deposit/Bank information

- You may be asked to pay a 'holding' deposit first – this must be refunded or put towards your rent or tenancy deposit
- A maximum of 2 months' rent
- Must be put into a tenancy deposit protection scheme by your landlord

References

Your Contact Details

UK Based Rent Guarantor

- Alternative options include University rent guarantor scheme, paying rent upfront (up to 6 months' in advance)



Finding flat mates?



Flatshare website

The site is accessible using your university login once that is active and you are a matriculated student. flatshare.eusa.ed.ac.uk

Online

- Use the webpages listed on the Advice Place's webpage 'Looking for Accommodation'
- Facebook groups, Spareroom.com, StudentPad, EasyFlatmate.com.

Staying Safe

- Meet with prospective flat mates.
- Don't pay a potential flat mate, it is best to send deposit/rent to the Landlord/Letting Agent of your flat directly.





How can I avoid scams?

How can I avoid scams?

- **View the property** (in-person or virtually) before sending any money
- **Search the postcode on the Scottish Landlord Register online** Your landlord should be registered
- **Check photos carefully** Use Google photo search and Google street view to verify
- **Don't pay illegal fees** - Only deposit and rent can be charged
- **Scammers will usually -**
 - pressure you to pay money quickly or before viewing
 - ask you pay using a money transfer service
 - try to prove their identity using fake documents

If in doubt ask the Advice Place!

Edinburgh Housing



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Edinburgh private rentals market –

- Fast moving - Properties advertised near to move-in date and high demand
- Demand particularly high in September
- Challenging - You may need to make many application

Be Determined –

Often you won't get a flat on first try, so be prepared for this

If you experience difficulty -

- The Advice Place can give you tips to maximize your search
- Short-term accommodation options might help whilst you search



PG Specific Housing Issues

- Different schedule to UG Students makes it difficult to share with UG
- Looking for housing for the full year rather than 9 months
- Bringing families to Edinburgh
- May have tight budgets
- Extra responsibilities (work/tutoring/family) which requires searching in a smaller area of the city
- Competing with non-students for housing (family/flatmates)
- Not starting in September

What if I can't find a place to live in Edinburgh?



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Don't Panic

- The Advice Place can give you tips to maximize your search
- Short-term accommodation options might help whilst you search
- Check availability of University accommodation
- Check availability of University emergency accommodation for short term
- Contact your school – can you delay program start or study remotely?

Contact the Advice Place for advice if you find yourself facing homelessness in Edinburgh



Remember...



- Contact the Advice Place
 - Discuss your questions or concerns with an Adviser.
- Free contract checks
 - Make sure your tenancy agreement is legal and fair before you sign it.
- Use the Advice Place's website
 - Online resources to help you look for accommodation and know your rights.





Contact the Advice Place

Free, confidential, impartial advice from trained advisers for all students.

advice@eusa.ed.ac.uk

0131 650 9225

www.eusa.ed.ac.uk/advice





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Thank you for listening, and welcome to Edinburgh!

**If you have any further questions,
please contact**

advice@eusa.ed.ac.uk or call us on 0131 650 9225.

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