



The Cornwall College Group

University Accommodation Guide for 2017-18

Contents

Introduction

1. Types of accommodation
2. Checklist – what to look for in a property
3. Living and studying in Cornwall
4. Accommodation prices/what is included in the accommodation costs
5. Television licences
6. Assured Shorthold Tenancy Agreements
7. Tenancy Deposit Protection
8. Be a good neighbour
9. Final Tips for moving in
10. Final tips for moving out
11. Useful numbers/contacts

Introduction

We are delighted that you have chosen The Cornwall College Group as your place of learning during the next stage in your education. Where you live is key to your College life and you need to ensure you are going to be happy in your surroundings. Whilst there is plenty of time to think about where you would like to live and the type of accommodation that would best suit you, and your budget, we advise that you start looking as soon as you have received an offer.

Unfortunately we do not have halls of residence for our HE students on our sites at

- Cornwall College Camborne
- Cornwall College Newquay
- Duchy College Rosewarne
- Falmouth Marine School
- The Eden Project

However, in my role as HE Accommodation Development Officer I am in the process of building up a range of safe, affordable student accommodation in the private sector. This could be rental through letting agents, private rental or a self-catering room within a family home.

It is not the college's responsibility to inspect the properties, but we provide an up to date list of current properties available for students. Students must contact landlords/agents direct to arrange viewings of property.

Any contracts you enter are between the landlord and yourselves, but I am here to help if you have any questions/queries or would like any more detail on the properties.

Please note that the accommodation list is made available to you free of charge. Cornwall College has compiled the list to assist you with securing accommodation close to our academic hubs. Before including any property in this list, we have carried out a brief visit to the property for our own purposes. However, the Cornwall College Group does not guarantee that the properties are safe or meet your requirements. You must therefore rely upon your own inspection and enquiries. We do not recommend that you secure a property and sign into a tenancy agreement without first having viewed it. Should you have any queries about the tenancy, you should take your own independent legal advice. The Cornwall College Group accepts no responsibility for any losses or damage arising to any student as a result of securing accommodation in a property which is included in this accommodation list.

The accommodation list is updated weekly and advertised on the Cornwall College website <https://www.cornwall.ac.uk/student-support/accommodation/>

New property that becomes available is also advertised on my Facebook page Cornwall College - HE Accommodation. Once you have applied to study at The Cornwall College Group you will be invited to join the closed Facebook page for your campus of choice.

We look forward to welcoming you to The Cornwall College Group.

Kind regards, Liz Hellier

Tel: 07500 572546 Email: liz.hellier@cornwall.ac.uk Facebook – Cornwall College – HE Accommodation

Types of accommodation

Living in private sector housing/lodgings – your options

House share

Renting a property with friends via a letting agent/private sector.

Note: letting agents have to be a member of one of three letting agent redress schemes. The letting agent redress scheme provides a free, independent service for resolving disputes between letting agents and their customers. Landlords and tenants can use the schemes. The decision made by a redress scheme is binding on all parties.

Ask your letting agent which scheme they belong to or check their website. Some letting agents display details on stickers in their windows.

There are three government approved letting agent redress schemes:

- [The Property Ombudsman \(TPO\)](#)
- [The Property Redress Scheme](#)
- [Ombudsman Services Property](#)

Room in a private house

This is where you rent a room out in a house where the landlord currently lives, you are the lodger. This type of accommodation can offer a bit more support when it is your first time living away from home.

Private Flats/Studio Flat

Private flats can appear extremely appealing if you've had a bad experiences previously sharing with other students. The two things to consider are firstly, whether you enjoy your own company – understand that whilst you'll probably be out socialising in the day; you'll most likely be by yourself most nights. The other thing to consider with private flats is the price – they are likely to be the most expensive accommodation.

H.M.O.

Houses of Multiple Occupation – these are houses licenced by the local Council. All larger HMOs must be licenced. A HMO needs a licence if it has 3 storeys or more and is occupied by five or more people who form two or more households. The Council is responsible for enforcing HMO standards and can make a landlord take action to correct any problems.

If you live in an HMO your landlord has to meet extra responsibilities which are in addition to their repair responsibilities. These are on:

- fire and general safety – mainly the provision of properly working smoke and/or heat detectors with alarms and a safe means of escape in case of fire
- water supply and drainage – these cannot be unreasonably interrupted and must be kept clean and in good repair

- gas and electricity – appliances and installations must be safe, which includes arranging an annual gas safety check and having electrical installations checked at least every five years
- communal areas – such as staircases, halls, corridors and entrances, must be kept in good decorative repair, clean and reasonably free from obstructions
- waste disposal – there must be enough bins for rubbish and adequate means of disposing of rubbish
- living accommodation – the living accommodation and any furniture supplied must be clean and in good repair.

Landlord of a student HMO in Newquay – November 2016

“We take pride in our HMO property with the aim of providing good quality, home from home accommodation in which students can thrive. We take a keen interest in the wellbeing of each of our students and enjoy a good rapport with the housemates.”



Judit Szabo 1st Year FdSc Vet Nursing at Duchy College Rosewarne

“I am living with a nurse and her family who are really really lovely, helpful, it is a nice house, clean and warm and I really like living there, it’s perfect! It is in Threemilestone, near Truro, it is handy for my practice and the park and ride. I’m really happy with it and enjoying college so far. Thank you for your help again with finding them.”

Adam Rivers 2nd Year FdSc Horticulture at The Eden Project

“I live in an awesome flat right in the centre of St Austell, just a minute’s walk away from the supermarket, shops, cinema, cafes, laundrette, takeaways, pubs, train station. The bus stop for The Eden Project is literally 30 seconds away from the front door - and, thanks to The Eden Project's green deal with the bus company, totally free. The excellent transport links into Eden are making Uni life - both at home and on campus - so much more simple, and really letting me get stuck into the work. Plymouth is only an hour away on the train, and that's one of the biggest student cities in the UK, so if you're after the full university experience, you're definitely not going to miss out.”

Jason Carter 1st Year FdSc Horticulture at The Eden Project

“I am currently living in Bodmin and I have found it to be a very friendly place. After much worry and deliberation, I was convinced by my wife (who had already been studying here for a year) that it was time for a change. This was a very daunting invitation for me as I had a job and a house as well as progression prospects for my studies. I was very nervous about giving all this up in order to go back to square one, but I did it anyway. I am now thoroughly enjoying my course and determined to succeed. Cornwall as it turns out is one of the most beautiful areas in Britain and with this comes a relaxation that I have never felt before. I have been overwhelmed by the help that I have received from everyone that I have met so far and I am pleased that I chose to DO rather than regret something I did not DO.”

Tyler Huckerby 1st Year FdSc Zoological Conservation at Cornwall College Newquay

“I live in a shared house in Newquay and it is a great place to live. It's got a social atmosphere and is brilliant for independent study. Since moving to here from the last place I am enjoying my time here much more and developed more friendships with people from other courses. The area is nice and quiet and is located near everything I require such as supermarkets and the town centre. The nightlife is relaxed and every venue has something different to offer to many different preferences.”

Checklist – what to look for in a property

<http://www.savethestudent.org/downloads/HouseViewingChecklist.pdf>

[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/496709/How to Rent Jan 16.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/496709/How_to_Rent_Jan_16.pdf)

Living and studying in Cornwall

<https://www.visitcornwall.com/>

For students studying at The Eden Project there are various options. Eden is situated within travelling distance of Bodmin, Lostwithiel, St Austell, Newquay and Truro.

St Austell

St Austell is a medium sized town with a shopping centre consisting of a variety of both local and national shops. The town centre has a popular 4 screen cinema, a tenpin bowling centre and a range of pubs, restaurants and cafes. There is also a leisure centre with sports hall, swimming pool and squash courts etc.

St Austell is approximately 1 mile from the coast and boasts wonderful coastal footpaths and several outstanding beaches. The beautiful Georgian village of Charlestown is a hugely popular tourist attraction and has been used as the location for many films and TV dramas, the latest being Poldark. St Austell is on the main London to Penzance railway line with a link to an hourly bus service to the Eden Project and students studying at The Eden Project will benefit from a free 'First' bus pass (subject to availability).

<http://staustelltown.co.uk/>

www.visitthecornishriviera.co.uk

Falmouth

Falmouth is a booming tourist destination and the town has continued to flourish, with the recent influx of students. Falmouth is an appealing place, with a cobbled and pedestrianised main street, a series of fine sandy beaches at the opposite end of town to the harbour, many attractive old pubs and an abundance of cafes and cocktail bars and a vibrant night life. Places of interest include Pendennis Castle and the National Maritime Museum. The National Maritime Museum is a centre of nautical excellence and is based in Events Square. This is a vibrant part of Falmouth's water front with a great mix of shops, businesses and cafes and restaurants. Falmouth has good rail links to and from Truro.

<https://www.falmouth.co.uk/>

Truro

Truro is a bustling Cathedral City and is Cornwall's main shopping hub and is home to all the major stores and chains, although there are plenty of small, independent shops hidden away down narrow back streets. The Royal Cornwall Museum, on River Street, contains exhibits from archaeological excavations across the county as well as a genuine Egyptian mummy. Truro has a vibrant nightlife with many clubs, bars and restaurants. It also has a leisure centre. With its central location and good transport links, (it is on the main London to Penzance rail line), Truro makes a great base for exploring the rest of Cornwall.

www.enjoytruro.co.uk

www.visittruro.org.uk

Bodmin

Bodmin is one of the oldest towns in the County with a great deal of history. Bodmin sits on the edge of Bodmin Moor an Area of Outstanding Natural Beauty – the moors offer walking and horse riding. It has a busy town centre with both independent shops and national chains, restaurants and pubs. Bodmin is on the main London to Penzance rail line and has good bus links.

<https://www.visitcornwall.com/places/bodmin>

Newquay

Newquay is a bright and bustling town and is one of the 'go to' places in Cornwall. It is busy all year round with locals, visitors and students and offers beautiful beaches, spectacular coastal scenery and a thriving night life. Particularly famous for its association with surfing, Newquay has a host of beaches. Towan, Great Western, Lusty Glaze and Tolcarne are all reasonably safe and sheltered and within easy reach of the town centre, while the more exposed Fistral regularly plays host to major surfing events, attracting competitors from all over the world. Newquay Zoo and the Blue Reef Aquarium are popular attractions. There are a good selection of local shops, cinema and a leisure centre. It has good bus links and a links up to the main London to Penzance rail line via the Par to Newquay branch line.

www.newquay.co.uk

www.visitnewquay.org

Camborne

Camborne is best known as a centre for the former Cornish tin and copper mining industry. The town centre offers traditional, local businesses and national chains. Some of Cornwall's finest scenery, heritage and nature can be found right on Camborne's doorstep. Within just a few miles, there are the cliffs at Hell's Mouth, and the bluebell-strewn woodlands at Tehidy and Pendarves. Portreath is a North Coast beach approximately 4 miles from Camborne and is a popular beach for surfers and body boarders and a few shops, cafes and pubs. Portreath also forms part of the Coast to Coast trail to Devoran. Camborne has good public transport and is on the main London to Penzance rail line.

<http://www.cambornetown.com/>

Accommodation prices/what is included in accommodation costs

Accommodation costs can vary from location to location. Some accommodation will include all bills, utilities etc., and with some there will be additional costs. It is important to budget carefully.

Additional costs to consider when renting

When renting a property, the monthly rent is unlikely to be your only expense. There will be other costs you should consider in order to calculate how much you and your new housemates can afford each month.

- **TV licence:** this can be paid either annually or in monthly instalments. If you are renting a property on a group tenancy then you will be liable for only one licence, however if sharers with individual agreements will need a licence for each occupier that owns and uses a TV. If you're renting a room in a private hall, you need to check if you need a TV licence for a TV in your living area or bedroom. You're also required to purchase a TV licence if you watch live streaming via your PC or laptop. (see *links below*)
- **Utility bills:**
These are payable in a number of ways and it is advisable to check with your landlord/letting agent what exactly they require from you (many will ask for proof of payments before returning your deposit).
- **Internet/Digital TV:**
Optional. Internet can be highly useful when it comes to coursework and revision, and more importantly, checking your Facebook!
- **Contents insurance:**
Definitely something to consider and well worth the money just in case something were to happen.
- **Council tax:**
Whilst full-time students are exempt from this, part-time students are not. If you are planning on living with part-time students, you will need to take council tax into consideration. (You will need to obtain a certificate from the college confirming your course details to take to the Council to obtain exemption).
- **Food:**
Food can be expensive. Cut down the costs by eating together – it's a great social activity and it'll save you money.

Television licences

Thursday 1 September 2016 Renting A Home

You need to be covered by a [TV Licence to watch or record live TV programmes](#) on any channel, or download or watch BBC programmes on iPlayer.

This could be on any device, including a TV, desktop computer, laptop, mobile phone, tablet, games console, digital box or DVD/VHS recorder. If you do any of the above without a valid licence, you risk prosecution and a maximum penalty of up to £1,000, plus any legal costs and/or compensation you may be ordered to pay. You will also still have to buy a TV Licence if you need one.

To find out more, go to tvlicensing.co.uk/studentinfo

How can I buy a TV Licence?

There are lots of different ways to [buy a TV Licence](#). Whether that's through weekly cash payments, using your nearest PayPoint outlet, spreading the cost with monthly, quarterly or yearly direct debit, credit/debit card or by post – just choose the one that suits you best.

For more information on the ways to pay, go to tvlicensing.co.uk/payinfo

What if I live in a shared house?

You'll probably only need one licence between you if you have a **joint tenancy agreement** for the whole house – this is the most common type of shared house arrangement. You might need your own licence if your accommodation is self-contained. That means you have exclusive access to washing facilities, or your own entrance to the property. You will also need your own licence if you have a **separate tenancy agreement** for your own room. If you're not sure, check our advice for [tenants and lodgers](#).

Won't my parents' licence cover me?

Your parents' licence will not cover you while you're away at uni unless you only use a device that's powered solely by its own internal batteries and not connected to the mains.

What if I'm not at uni for the summer?

If you're leaving your halls or rented accommodation and moving back home for the summer, there's a good chance you won't need your TV Licence if there's one at home. You can see our policy and apply for a [refund online](#).

Assured Shorthold Tenancy agreements

Assured shorthold tenants have a number of important rights. However, if your landlord follows the correct legal process, they can evict you quite easily. You should bear this in mind before trying to enforce your rights. For example, some landlords may decide to evict a tenant rather than doing repair work which is being complained about.

Most landlords will give you an inventory at the start of your tenancy. You will be in a much stronger position to argue about maintenance issues if you have filled out an inventory; or have taken photographs of the property on the day of moving in.

You should be given a copy of the tenancy agreement before you move in, and it would normally include the date it began, the rent due and when it must be paid, how and when the rent can be changed and the length of any fixed term. Always a good idea to ask for a copy of the tenancy agreement and to check it carefully before you sign it.

Tenancy Deposit Protection

Your landlord must put your deposit in a government-backed tenancy deposit scheme (TDP) if you rent your chosen accommodation on an **assured shorthold tenancy** that started after 6 April 2007. However, if you do not have an assured shorthold tenancy your landlord doesn't have to use this scheme but it is advisable. In England and Wales your deposit can be registered with:

- [Deposit Protection Service \(Custodial and Insured\)](#)
- [MyDeposits](#)
- [Tenancy Deposit Scheme \(Custodial and Insured\)](#)

They make sure you'll get your deposit back if you:

- meet the terms of your tenancy agreement

Your landlord or letting agent must put your deposit in the scheme within 30 days of receiving it.

At the end of your tenancy

Your landlord must return your deposit within 10 days of you both agreeing how much you'll get back.

If you're in a dispute with your landlord, then your deposit will be protected in the TDP scheme until the issue is sorted out.

Holding deposits (this is the payment to secure your chosen accommodation)

Your landlord doesn't have to protect a holding deposit (money you pay to 'hold' a property before an agreement is signed). Once you become a tenant, the holding deposit becomes a deposit, which they must protect.

Deposits made by a third party

Your landlord must use a TDP scheme even if your deposit is paid by someone else, e.g. a rent deposit scheme or your parents.

For more information go to <https://www.gov.uk/tenancy-deposit-protection/overview>

Be a good neighbour

(taken from NUS www.nus.org.uk)

1. Introduce yourself to your neighbours when you move in and establish a good relationship. Some people may find it daunting to approach neighbours they do not know well, but getting to know one another will help to develop a good relationship. That way you can get in contact with each other should any problems arise.

2. Respect your neighbours. Whether, student or non-student, remember that if you are coming home late, there's a high probability you'll wake at least one house up if you are shouting down the street. Try to keep noise to minimum and don't leave litter on the streets – that's not nice for anyone. And remember, keep safe on your journey home and don't travel alone.

3. Love your home. If your landlord is responsible for the maintenance of the house, there's still no excuse! Let your landlord know if there is something that needs tending to, and keep copies of all your correspondence.

4. Keep it locked. Remember to lock your windows and doors. No-one wants to get burgled, or live next door to somewhere that keeps getting broken into. It's upsetting, it'll make your insurance go through the roof and everyone feel unsafe. A quarter of all burglaries happen through unlocked windows and doors.

5. Keep your neighbours in the loop. Be sure to let your neighbours know if your house is going to be empty for a considerable period – whether this is you going on holiday, on a placement or on a study break. This means they can keep an eye out for anything suspicious and that they know they are next to an empty property.

6. Party monster? If you are planning to have a few people over, do tell your neighbours. Having the **occasional** party is everyone's prerogative. If you decide to hold one, hold it at the weekend or at a time agreed with your neighbours. Tell your neighbours about the party, keep the noise to a reasonable level, and agree a time to end it by. Make sure your friends leave quietly and you clear up any debris.

7. Find out when the bin day is. It's the local authority's responsibility to provide a waste collection service, but as residents we all need to make sure that we help it run effectively. This is by far the issue that we hear up and down the country that irks residents the most. No-one wants a street with rows of overflowing bins. If there's a problem with your waste collection, let your local authority know! If you live in an area with a seagull problem that local council can provide 'seagull proof' bags which help to avoid split bags on the street.

Final tips for moving in

- Go through the inventory with the landlord before you even unpack your belongings. This is a list of all items within the property and the condition they are in. If you disagree with something this is the time to document it on the inventory.
- Take photographic evidence of all areas of the property (internally and externally) before you unpack. Make sure your photos are dated.
- Get the landlord to show you where the water stop cock is and where the meters are for gas and electricity. Take meter readings.
- Ensure that the landlord gives you a copy of your tenancy agreement, details of where the deposit is being held and their contact details in case of emergency.
- Make sure you know the refuse collection days.

Final tips for moving out

- Take final meter readings, keep a copy and send a copy to your landlord.
- Clean the property throughout. Wipe down windowsills and skirting boards in your bedroom and communal rooms.
- Empty the fridge and freezer and make sure all rubbish is bagged up and put in the bins.
- Go through the inventory and make notes of any breakages, damage and take photographic evidence to support your inventory.

Useful numbers/contacts

Liz Hellier HE Accommodation Development Officer	07500572546 liz.hellier@cornwall.ac.uk
The Cornwall College Group main switchboard	0845 2232567
Devon and Cornwall Police non-emergency number	101
NHS non-emergency number for medical help/advice	111
South West Travel Line	http://www.travelinesw.com
Visit Cornwall website	www.visitcornwall.com