

# House hunting checklist

Health & safety		
<b>Gas</b> safety certificate ( <i>renewed every 12 months</i> )		
<b>Electrical</b> installation/periodic test certificate ( <i>usually renewed every 5 years</i> )		
<b>Fire safety Measures*</b>	Fire risk assessment in place	
	Smoke/heat detectors ( <i>usually in “high risk” areas and escape routes</i> )	
	Fire safety blankets ( <i>usually in kitchen</i> )	
	Fire extinguisher(s)	
	Emergency lighting	
Does <b>furniture</b> comply with fire resistant legislation? ( <i>e.g. look out for the fire resistant label on chairs/sofas/mattresses</i> )		

*\*Not all properties are required to have all these measures as this will depend on the size and layout of the accommodation although any HMO (“House in Multiple Occupation”) should normally have linked smoke/heat detectors, clear escape routes and the landlord should have carried out a fire risk assessment.*

## Tenancy agreement/rent/inventory

<b>Tenancy agreement*</b>	Written tenancy agreement	
	Joint or individual contract	
	Fixed term (i.e. a start and end date of the contract – <i>is there a “break clause?”</i> )	
<b>Rent/deposit</b>	Deposit ( <i>amount</i> )	
	Rent paid monthly/termly?	
	Includes any bills/utilities?	
Written inventory of what landlord is providing and its condition		

\*Most self-contained student accommodation (shared houses, flats etc) will be let with an “Assured Shorthold Tenancy” agreement. This is a legally binding contract between the land/agent and the tenant.

If you move into a “lodgings” type arrangement (i.e. living with a landlord) you are not classed as a tenant but as a *licensee* or *excluded occupier*. Whilst such occupiers have less statutory rights and thereby less security than a tenant, you should still ask for a written agreement laying out the basic rules and requirements

## Amenities

Communal area ( <i>not including kitchen</i> )	
Sufficient bath/shower room(s) and w.c. for all occupants	
Sufficient storage space in bedrooms and kitchen	
Adequate waste disposal facilities	

## Security

Good locks on external doors and windows	
Locks on bedroom doors ( <i>this is not a legal requirement in most shared accommodation</i> )	
Adequate external lighting	

### Want some advice?

As well as coming to see us in the Accommodation Office (see contact details at the back of this sheet), you can always contact the fxu Advisors:

Woodlane (**01326 213 742**) or Tremough (**01326 255 861**) or by e mail:  
[advice@fxu.org.uk](mailto:advice@fxu.org.uk)

Website: [www.fxu.org.uk](http://www.fxu.org.uk)

## Condition of property/maintenance

Does the property look well maintained?		
Any repairs/maintenance work required <i>before</i> you move in		
Any works planned <i>after</i> you move in		
How do you report repairs/maintenance issues ( <i>including emergency or "out of hours" repairs</i> )		
Does the property suffer from mould growth or damp		
Does the landlord maintain the garden		
<b>Heating/hot water</b>	Gas or electric or oil based heating	
	Ask landlord how to work heating	
	Ask landlord (or current tenants) about bills	
	Is the property insulated	

**This is not a *complete* check but more a quick guide as to some of the main issues you should look out for and ask the landlord or agent about before you commit to signing a tenancy agreement.**

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