



National Structural Integrity Research Centre, Cambridge

Private Rental Sector Information



Brunel
University
London



Brunel
Commercial
Accommodation
& Residences

Costs involved in renting

The rental process in the UK is well regulated and there are a number of steps involved, with many private landlords requiring a third party to act as a guarantor, before they will agree to let a property to a student.

International students can find it quite a challenge to find the funds to cover all of the fees a letting agent might want to charge before you even move into the property. The advice is always ask the letting agent how much their combined fees will come to before you begin to look at properties with them.

Booking / Reservations Fees

When you find a property the first fee you may be asked to pay will be a booking, or reservation fee, which is usually, but not always, offset against the deposit. The amount can be anything from £100 to the full amount of the deposit, depending on the agent.

Referencing Fees

Letting Agents will take up a reference on you (*and also on your guarantor if required*). The fees for this varies widely and can be anything from £40/£50 upwards, per reference.

Deposits

The deposit is usually in the region of one month to six weeks equivalent of rent. This will be placed in a government approved deposit guarantee scheme, which is a legal requirement and refunded at the end of the contract less any outstanding costs (i.e. cleaning, damages, unpaid rent, etc). See the following link for full details

<https://www.gov.uk/tenancy-deposit-protection/overview>.

Guarantors

Lettings agents and individual private sector landlords will also ask for a UK based guarantor, who earns in excess of £10k per annum. Your guarantor is agreeing to guarantee your rent and to make the payment if you default.

If a guarantor is not an option because you do not know anyone in the UK, the only other option open to you is to pay up to six months' rent in advance. Therefore, you may need seven to eight months equivalent of rent before you can actually rent a property.

To help address this need, a couple of companies have begun offering a rent guarantee service to anyone who requires a UK based guarantor. One such company that provides a guarantor service is Housing Hand

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

In common with other guarantor schemes, there is a charge for their service and it is advised to make sure you confirm the total cost before signing up with them. Should you experience difficulties in providing UK based guarantors, or six months advanced rent please contact the Brunel-NSIRC Administrator Cathy Wells or Brunel student homes housing-uxb@brunel.ac.uk

Example upfront costs

Example – a room costing £400 per month

Booking fee approx	£100
Deposit x6 weeks	£600
References approx	£100
Advance rent 6 weeks	£2,400
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Upfront Total required	£3,200

How long will the rental period be?

The vast majority of contracts though lettings agents and private sector landlords will be a fixed term of twelve months.

A small minority may offer shorter contracts but expect the contract to be between at least six and nine months.

Accommodation Availability in Cambridge

If you are currently in the UK, or can travel easily to the UK, you are highly recommended to look for accommodation as soon as possible, as accommodation in Cambridge is in High demand.

Rental Prices in Cambridge

The following shows an average rent within Cambridge. These costs do not include utilities.

Studio	£650–£750 pcm
One bed flat	£700–£1000 pcm
2 bed property	£1000–£1900 pcm
3 bed property	£1200–£3000 pcm
4 bed property	£1200–£2000pcm
5 bed property	£1400–£3250
6 bed property	£2250–£3900

Reserving Accommodation in Cambridge

- Be prepared to travel to Cambridge to view the properties, as they will not agree to rent out the property unless the prospective tenant/s have seen it.
- Begin looking for accommodation as soon as possible. If your course begins in September, try to secure accommodation at least two to three months before your course starts.
- *If you are overseas and it is not possible to view and secure a property, we advise you arrive a week or two earlier and book into Bed & Breakfast or hotel accommodation, to give you time to search for and secure a suitable property.*
- Even if you are registered with lettings agents, check the agent's websites frequently as properties get let very, very quickly. Mailing lists may be sent out only weekly, making them instantly out of date.



- Key Points – In order to avoid any problems when arranging your rent, please be prepared with the following:
 - **Passport or identity card**
 - **Student visa stamp in passport and/or documents showing right to remain in the UK**
 - **References**
 - **Proof of income**
 - *Tenants may also require a **UK based guarantor** to guarantee their rent, or may have to pay a lump sum in advance*
 - **Deposits** for the property will normally be between one month and six weeks equivalent of rent and will need to be protected by a Deposit Protection Scheme
- There are **further fees** for taking up references, guarantors, etc which vary from agent to agent. Please enquire from the individual agent how much these are likely to be.
- Contracts are likely to be 6, or 12 months in length
- Two people looking together can often find something more quickly than a larger group of three or four people
- For those wishing to rent for a year from September, you will be able to look for a property in May and June and secure it, with the contract commencing late August or early September.

For further information or advice on looking for accommodation, you can contact the Brunel Student Homes office. Our team will be able to clarify on the points above and advise on some of the legalities surrounding renting a property.

You can contact us on
Brunel Student Homes
Brunel University
Uxbridge
Middx UB8 3PH

Tel 01895 266184
Email housing-uxb@brunel.ac.uk

Catherine Wells
Brunel NSIRC and Theme Administrator
Granta Park,
Great Abington,
Cambridge, CB21 6AL

Tel +44(0)1223 940101
Email Catherine.Wells@brunel.ac.uk



The following agents in the Cambridge area are happy to help

Tylers Property Partnership Ltd

104 Cherry Hinton Road,
Cambridge CB1 7AJ

Tel 01223 21 44 00
www.tylers.net

Register two months before accommodation is required, properties move very quickly, check their website frequently

SAB (St Andrews Bureau)

18 Mill Road,
Cambridge CB1 2AD

Tel 01223 352 170
Email cambridge@sab.co.uk
www.sab.co.uk

SAB frequently have rooms in shared houses available

You cannot register and will need to check their website frequently. Rooms and properties move very quickly, check the website frequently

Whitfield Students Cambridge

The Grange, Market Street, Swavesey, Cambridge CB24 4QG

Tel 01954 234200
www.whitfieldstudents.com

Russells Lettings Agent

5 Dukes Court,
54-62 Newmarket Road,
Cambridge CB5 8DZ

Tel 01223 521152
www.russellres.co.uk

Enquire about two months before, properties move very quickly

Belvoir Lettings

1 Dover Street,
Cambridge CB1 1DY

Tel 01223 352225
www.belvoir.co.uk

Belvoir will often have individual rooms available

Enquire about two months before accommodation required, properties move very quickly. Check their website frequently

Cambridge Property Lettings

Rose & Crown House, Newmarket Road,
Cambridge CB5 8HE

Tel 01223 3222277
Email cpl@home.letmc.com
www.cambridgepropertylettings.co.uk

Enquire about two months before accommodation required, properties move very quickly. Check their website frequently

Tucker Gardiner

Bateman House, 82-88 Hills Road,
Cambridge CB2 1LQ

Tel 01223 350800
<http://tuckergardner.com/Rent/>

Enquire about two months before accommodation required, properties move very quickly. Check their website frequently

Leaders

140 Hills Road,
Cambridge CB2 8PB

Tel 01223 500387
www.leaders.co.uk/branches/cambridge

Enquire about six weeks before accommodation required, properties move very quickly. Check their website frequently.

Haart

64 Regent Street,
Cambridge CB2 1DP

Tel 01223 365 931
www.haart.co.uk

Enquire about six weeks before accommodation required, properties move very quickly. Check their website frequently

Other Options

Other options are through search websites such as Rightmove.com and Spareroom.com on which may of the agents will advertise properties, as well as on their own web pages.

Map of Cambridge

