

Falmouth  
Exeter  
Plus

# House Hunting Checklist



**What to look out for during  
your viewing**

**FALMOUTH**  
UNIVERSITY



University  
*of* Exeter

## Health and Safety

- Gas Safety Certificate  
(Renewed every 12 months)
- Electrical Installation/Periodic test certificate  
(Renewed every 5 years)
- Does furniture comply with fire resistant legislation?  
(Check for fire resistance labels on chairs/sofas/mattresses)



## Fire Safety Measures\*

- Fire risk assessment in place
- Smoke/heat detectors
- Fire Safety Blanket (kitchen)
- Emergency Lighting

\*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\*

- Written tenancy agreement
- Joint or Individual contract
- Fixed term (i.e. a start and end date of contract)

*Is there a break clause?*

## Rent/Deposit

- Deposit amount
- Rent paid monthly/termly?
- Includes any bills/utilities?

## Inventory

- Written inventory of what the 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 landlord/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  
(*not including kitchen*)
- 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   
(*This is not a legal requirement in most shared accommodation*)
- Adequate external lighting

## Need Advice?

Contact information for the Accommodation Team can be found on the back of this leaflet. Alternatively, you can book an appointment with an SU advisor.

## Condition of Property

- Does the property look well maintained?
- Any repairs/maintenance work required *before* you move in?
- Any works planned after you move in?
- How do you report repairs/maintenance issues?   
*(Including emergency/out of hours repairs)*
- Does the property suffer from mould growth or damp
- Does the landlord maintain the garden?

## Heating/Hot Water

- Gas or Electric or Oil based heating?
- Ask landlord how to work heating?
- Ask landlord (or current tenants) about bills
- Is the property insulated?

## Remember

This is not a *complete* checklist. It is a quick and simple guide to the main issues you should look out for and ask the landlord or agent about **before** you commit to signing a tenancy agreement.

## Contact Us



The Accommodation Office, Glasney Lodge,  
Penryn Campus, Treliever Road, Penryn, TR10 9FE



01326 253639



accommodation@fxplus.ac.uk



[www.fxplus.ac.uk/accommodation](http://www.fxplus.ac.uk/accommodation)