



University of
Salford
MANCHESTER

ACCOMMODATION FINDING PRIVATE RENTED ACCOMMODATION

This factsheet provides information about the options available when looking for accommodation.

Avoiding Fraud/Scams

Housing fraud is increasingly common in the UK.

You must be wary of people pretending to be landlords in order to cheat tenants out of money. Please read our Renting Safely Factsheet for more information.

Personal safety

Always try to take someone with you when you go to view a property. If you have to go alone make sure someone knows where you are going, who you are meeting and when you will be back.

You can avoid being cheated by renting through [Manchester Student Homes](#) or through a large commercial provider or an agency that is a member of a professional body.

Never transfer money unless you are **100%** sure that the situation is authentic. If you are in any doubt, contact us for advice immediately.

Right to Rent

The UK Government has introduced new law that requires all private landlords in England to check that prospective tenants have the right to live in the UK. This will apply to everyone renting private sector accommodation so please read our factsheet for more details.

Where to find rented accommodation

Manchester Student Homes

Manchester Student Homes is a free, university run housing service for students in Manchester and Salford, this should be the first place you look.

They offer a full range of private accommodation options for individuals or groups but with no agency fees to pay. See www.manchesterstudenthomes.com/Accommodation

Manchester Student Homes Message Board

Students with vacancies in their accommodation looking for sharers or students looking for a student to take over their contract will advertise here. Alternatively you can post an advert here yourself if you're looking for other flat sharers

www.manchesterstudenthomes.com/MessageBoard

Letting Agencies

There are plenty of letting agencies near the University. Most agencies will charge a fee if you rent a property through them. Always use an agency who is a member of a professional body e.g. NALS, ARLA, The Property Ombudsmen, recommended agencies are;

www.manchesterstudenthomes.com/Pages/Agents_Homes4U

www.manchesterstudenthomes.com/pages/Agents_PhilipJames

www.manchesterstudenthomes.com/pages/Agents_Kexgill

Rented accommodation costs

Rent prices range from £600pcm to £800pcm or more for an apartment, depending on the location and rent package. If you opt for a room in a shared house you will pay less, with prices starting from £80 per week as an absolute minimum. It is a good idea to choose accommodation with bills included to avoid the stress of paying electricity, gas, and water bills on top of the rent.

Large commercial providers

In Salford there are a number of large properties built or refurbished by private developers specifically for students. They do not provide accommodation for families/ children but accept singles and some may have limited accommodation for couples. Most require UK guarantors or expect the whole years' rent in advance. They usually offer tenancies of a minimum of 42 – 51 weeks.

CLV John Lester & Eddie Colman Court – 10mins walk to main campus and 30mins walk to Media City UK (or 10mins on free No 50 bus), ideal for returning students, PG students and those studying nursing or healthcare, rooms in 2-4 bedroom flats with shared kitchen and bathroom, on site gym and launderette <https://campuslivingvillages.com/united-kingdom/salford/john-lester-and-eddie-colman-courts/>

IQ – Gated student accommodation, main university campus is 15 minute walk away, en suite rooms in flats of 3-6, free WiFi and contents insurance, onsite gym and parking <https://www.igstudentaccommodation.com/studentaccommodation/salford/student-quarter>

Kexgill – dedicated accommodation office and various accommodation types in Salford; houses, flats or student halls, most offer bills inclusive <https://kexgill.com/salford>

X1 The Campus – brand new luxury student accommodation 5mins walk to campus, studio apartments and penthouse studio apartments, parking available, bills inclusive, on site gym, suitable for individuals and couples, communal space and social activities <https://x1lettings.com/development/x1-the-campus>

Factsheet

Other places to look

Student accommodation websites:

www.accommodationforstudents.com

<https://student.spareroom.co.uk>

www.rightmove.co.uk/student-accommodation

Other accommodation websites – be particularly aware of scams when using these sites www.gumtree.com/property-to-

[rent/salford](#) [www.zoopla.co.uk](#) [www.kangaroom.co.uk](#)
[www.spareroom.co.uk](#) <https://uk.easyroommate.com>

Living with a resident landlord/landlady

These rooms are usually in family homes sharing facilities such as living room/bathroom/kitchen.

This is often good value for money and bills are usually included. Often more flexible with dates of the tenancy.
[www.homestay.com/united-kingdom/manchester](#)

Accreditation

Check if your property is part of the Landlord Accreditation Scheme which should mean it upholds specific standards and which is overseen by [Salford City Council](#) or [Manchester Student Homes](#). If the property or landlord do not adhere to the standards you can complain to the organisation who approved them.

UK Guarantor

When booking private accommodation, you will often be asked to provide the name and address of someone in the UK who will promise to pay your rent or for any damage if you are not able to. This person is known as a 'guarantor'. If you don't have one then you may be asked for the full years rent upfront.

Location

You may wish to search for rooms further from the university, for example, Walkden in Salford or even outside Salford but within Greater Manchester, such as Bolton, Bury or Wigan. These areas might be cheaper and have an easy commute to the university using trams and trains. There is a train station located at Salford Crescent which is at the Peel Park Campus, so living around, rather than in, Salford could be a good alternative option. Our commuting page can provide further information on travel options and costs - [www.salford.ac.uk/commuting](#)

Students with families

Students with families are unable to secure university accommodation under Campus Living Villages currently, and should go through the private rental market. Further support can be found at [www.manchesterstudenthomes.com/Pages/Family-Accommodation/](#)

Housinghand.co.uk

This organisation will act as a guarantor for University of Salford students for a fee of £250 or from £31 per calendar month once you have moved in. The amount you pay will be dependent on the monthly cost of your rent.

[www.housinghand.co.uk](#)

If you are a Care Leaver, Care Experienced or an Estranged student, please contact us about using Housing Hand – careleaver@salford.ac.uk

Booking Accommodation from abroad

You should not arrange long-term private rented accommodation from overseas if possible. Reserve a room in a youth hostel or local hotel locally while you look for suitable accommodation. We would also advise not to bring your family until you have secured accommodation. The University cannot provide temporary accommodation but a list of hotels is available here;

If you must book accommodation from abroad then you should use one of the commercial housing providers, Manchester Student Homes or an established agency, to be sure to avoid scams. If you are considering renting from elsewhere then contact askus@salford.ac.uk for further advice.

Temporary or short-term accommodation

Information on short term and temporary accommodation can be found at [www.manchesterstudenthomes.com/Pages/Short-Term](#)

The contents of this fact sheet are for information only. You should consult [askUS](#) or an advice centre such as [CAB](#) before taking any action.

The University of Salford has a one stop shop for student support called askUS and has advisers available for all students, if you have any problems with your private rented accommodation please contact us.

askUS

a: University of Salford, University House, Salford, M5 4WT t: +44 (0)161 295 0023 (option 4, then option 2)

e: askus@salford.ac.uk

The logo for 'ask' is displayed in a bold, lowercase, sans-serif font. The letters 'a' and 's' are yellow, while 'k' is white. The letters are set against a dark grey background.

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