

STUDENT ACCOMMODATION

Private Tenancy Agreements / The Law / Rights responsibilities and Obligations

Many students will be returning for the 2nd or 3rd year of study and facing the prospect of uncertainty with their accommodation contracts due to COVID-19. Where University start dates vary or are delayed, we have set out some information below for you to be able to have a clearer understanding of your accommodation contract.

This information may change according to and along with any government changes.

For any detailed information on government guidelines please visit:-

<https://gov.wales/renting-from-private-landlord>

Tenancy Agreements already signed for Sept 2020

Students that have secured accommodation in advance of the autumn University term, are still obliged to fulfil their contractual obligations. It is important to note that there are no changes in Government or Local Authority guidance to indicate that you can leave your tenancy agreement. Even if you do not move into the property, you and your 'group' will be liable for the rent.

As the contracts are between the student(s) and the landlord/agent, it is advised that students talk directly to their landlord/ agent to see if a negotiated arrangement can be agreed between the parties.

If you are finding it difficult to pay your rent, you can:-

- Speak to your landlord or letting agent.
- Continue to pay rent (if you can).

Agree a repayment plan. Landlords may be getting a mortgage payment holiday from their mortgage lender, ask them about this when you speak to them. This may mean that you can delay paying the rent as well.

<https://gov.wales/higher-education-and-student-support-coronavirus>

The above web site is specialised information about student support during the coronavirus pandemic – it was last updated 12 June 2020. There are many questions that are answered here.

Eviction – There is a temporary change in the law around evictions (until 30 September 2020). With effect from 27th March 2020 your landlord must now give at least 3 months' notice to evict you

Your landlord can still serve a notice, but will not be able to make a possession claim for 3 months. Your landlord cannot evict you without a court order.

<https://www.citizensadvice.org.uk/wales/about-us/contact-us/contact-us/contact-us/>

Giving access to your home

Your landlord or letting agent should agree to postpone all non-essential visits to your home.

This includes:

- property viewings, if you're coming to the end of your tenancy
- routine tenancy inspections
- cleaning services

Your landlord may visit your home if there is a serious problem which makes it unsafe to live in.

This could include:

- a leaking roof
- a broken boiler
- a plumbing issue and you cannot wash or use the toilet
- a broken washing machine, fridge or freezer and you are unable to wash clothes or store food safely
- a broken window or external door
- if a disabled person needs their specialist equipment repaired or installed

Your landlord or letting agent should consider alternative ways to assess your home. This could include, you taking photographs, video or a video call.

If someone visits your home to fix a serious problem they (and you) need to [follow the physical distancing in the workplace guidance](#). You should also [follow the social distancing rules](#).

If possible you should stay in a different room to where the work is being done.

Inspectors or maintenance workers can still visit properties to do a gas or electrical safety check. If you live in a flat they can also visit your home to inspect and test fire alarm and emergency lighting system.

If you are concerned about the state of repair of your home, you should talk to your landlord or letting agent so that they can arrange the necessary repairs. You can find more information about how to address problems in the property on the [Cardiff Digs webpage](#).

Other sources for Housing Advice:

The information and assistance for the services of other housing centres and their contact details are available on this webpage:

<https://www.cardiff.gov.uk/ENG/resident/Housing/homelessness/housing-options-centre/Pages/default.aspx>

Shelter may also be able to provide advice and assistance.

<https://sheltercymru.org.uk/>

Student Loan / Financial difficulties

Returning and new students should receive their student loans as normal for 2020 academic year, however if you are facing financial difficulties our Student Services team ([MetHub](#)) are on hand to help with advice and can guide you were to source further financial help.

[Student Finance Wales](#) have extended their deadlines for applications until the 30th June 2020.

CARDIFF MET Students

Cardiff Met students may be eligible for a 'support fund' if you are struggling financially and application forms are available on request at Studentsupportfund@cardiffmet.ac.uk. Please note, these awards are not available to final year students.

Money worries or need advice on budgeting, you can book an appointment with a Money Advisor on [MetHub](#) or by contacting financeadvice@cardiffmet.ac.uk. This service is available throughout the summer.

Returning students – if you haven't reapplied for Student Finance, we recommend you do so ASAP to make sure you receive your student finance in September.

Cardiff Met students - look out in your Cardiff Met email inbox for your monthly Student Services Newsletter for your health, wellbeing and employability updates.

Accommodation advice: accomm@cardiffmet.ac.uk

CARDIFF UNIVERSITY Students

<https://www.cardiff.ac.uk/study/student-life/student-support>

Advice and Money Team: adviceandmoney@cardiff.ac.uk

Cardiff University offer practical advice on funding and other aspects of your student life, with impartial, no-judgmental and confidential advice on a wide range of matters, click on the link below for further advice:

- [Funding](#)
- [NHS funding](#)

- [Scholarships](#)
- [Bursaries](#)

International Student Support:

<https://www.cardiff.ac.uk/study/student-life/student-support/international-student-support>

Student Advice – Housing: Advice@cardiff.ac.uk

UNIVERSITY of SOUTH WALES Students (USW)

Student Money Advice:

<https://studentmoney.southwales.ac.uk/>

Advice Zone Online – USW's online student support system, a one-stop-shop for all queries.

<https://advice.southwales.ac.uk/advice-zone-online/>

Accommodation Services: accom@southwales.ac.uk