

Lesson plan for Flat sharing topic - duration 30 minutes+

Learning objectives

- To show the pit falls of flat sharing and how to avoid them.
- To show what to look for in a bad landlord

Resources

- WizeUp powerpoint presentation
- Videos
- Kahoot! quiz
- CV examples

Content & teaching activity

Slides



Flat & House Sharing

Why?



- Reduce the cost of renting
- Split living costs
- Make new friends

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•Starter

- Explain that most students will need to flat. share after their first year at uni.
- Costs will be much cheaper if you share.
- Opportunity for great friendships.
- Get Students views on flat sharing.



Before moving in

Guarantor



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- Before looking for a flat you will need a guarantor.
- This is a person or persons who will pay your rent if you don't.
- 1 guarantor per person in single tenancy.
- Only 1 guarantor per group in a joint tenancy.



Before moving in



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- Need to make an inventory.
- Long list of everything in the flat including fixtures, fittings and decoration.
- Important to put down condition.
- Add photos
- Everyone should sign off on it
- Make sure that includes landlord.
- This is you 'start' position and the flat needs to be like this when you hand it back.
- Beware landlord that has a ready made inventory for you.



Before moving in



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- You will have to play a deposit before you move in
- Usually one month rent - maximum is 5 weeks
- Ask where this will be put.
- Answer should be into the Tenancy Deposit Scheme - Government backed.
- Not allowed to be touched until you move out.
- Beware landlord that doesn't use it - illegal



Before moving in

TENANCY CONTRACT	
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- Two types of tenancy:
- Single or sole and joint
- No 'best' one - just personal choice.
- Both come with pros and cons
- Will look a bit closer later.
- No need to have a written agreement - you can have a verbal contract but not good.



Your Rights

Fundamental rights don't change regardless of tenancy agreement

You must be given contact details of landlord
 Entitled to notice of entry except in an emergency
 Landlord can't change locks without notice
 Landlord can't cut off utilities
 Landlord can't open your mail
 Landlord can't go through your possessions
 Landlord can't threaten you physically or verbally
 Property must be clean and safe when you move in
 Building and furniture must be in good repair when you move in
 Furnishings must meet safety regulations
 Landlord must fix all repairs promptly

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- Don't go through all.
- Most self explanatory.
- Make sure you have contact details.
- Reports problems as soon as you find them in writing.
- Prompt fixing of repairs will depend on the job.
- Eg toilet repair must be quicker than cracked window.
- Electrical equipment must have valid PAT test sticker.
- All furnishings must be fire retardant.



Your Responsibilities

You must pay your rent on time
 You must pay all of your household bills
 You must repair all damages caused by you or those living with you
 You must keep the flat secure, locking windows and doors and setting the alarm
 You must keep the flat clean and tidy
 You must return the flat in the same state as you found it at the end of your tenancy

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- Flat needs to be clean and tidy
- Landlord allowed to check periodically
- Replace breakages asap.
- Like for like is fine.
- If alarm and locks have been left then these must be set EVERY time flat is empty.
- If you don't set them and the house is broken into then you could be prosecuted.
- Insure just your own items.



Possible problems

Single or joint tenancy? -

Whose name on the bill?

Only one TV license?

Evicting a flat mate

Leaving early

Insurance

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- Decision on tenancy.
- Sole tenancy probably has bills included in the rent so rent maybe more expensive.
- Joint needs one persons name on bill
- Joint needs one TV license per group, sole needs one each.
- Sole tenant reports nuisance to landlord, joint have to deal with it themselves - this could be more effective.
- Sole has to give notice period and landlord finds new tenant. Joint can find their own replacement.



Coping with flatmates

Take other people's habits into consideration

Sort out a parking arrangement

Having people stay

Shopping

Cleaning

Bills



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- All people are different
- Parking arrangement is main cause or arguments.
- Agree or come up with a rota.
- Ensure guests coming to stay are included in the tenancy agreement.
- Ensure guests leave when they are due to.
- Agree shared shopping items - come up with a rota for shopping.
- Rota for cleaning.
- No joint account for bills - can affect you individual credit rating.



Before moving out



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- Landlord can deduct things from deposit when you leave.
- Cost to replace broken or damaged items - can be very inflated as he may pay himself for the time spent doing it.
- He can call in a cleaning company to clean the flat after you leave if you haven't done it adequately - expensive.
- Always refer back to the inventory.

Could show a film from the website here is time allows

Test Knowledge

Kahoot! Quiz on the website

Plenary

Research cost of flat share where you intend to study.

What's included in the rent?

Write two paragraphs, one on single or sole tenancy and one on joint tenancy.

Discuss results