# Looking for your next student home? Home Stamp can help

This is your handy guide, produced by Home stamp and your students' union, to help you understand everything you need to know about living in your local community.

This makes us different For local landlords and letting agencies to advertise student accommodation with us, our members must commit to meeting the requirements set out in

Home Stamps Code of Standards, these include:

- Gas and electric safety certificates
- Heat & smoke detection system
  - Quick release thumb lock
  - Local authority HMO licence
- Repairs must be done within a reasonable timescale and run their business in the correct way and be respectful to tenants.

What is Home stamp?

Home stamp is the only university approved place to go for support in finding private, off-campus accommodation in Canterbury.

Home stamp has the largest choice of private student accommodation in Canterbury and is dedicated to helping students find good quality private accommodation.

Home Stamp is the only accreditation scheme backed by your students' union, university and Canterbury City Council - so you know the service you'll receive is the best you can get.



Home stamp is located up on the University of Kent campus, in Mandela building. Pop in to see us between 9-5 (term time) and 11-3pm (during vacation) Monday to Friday.





homestamp@kent.ac.uk

# lst year done?

We are the next stop for accommodation after university halls.

**Postgrad?**Looking to start a masters? We can help you too!





Living off campus and finding a home can be a daunting experience, whether you've done it before or not. Wherever you are living, you'll become part of a local community, which include people from many backgrounds. To make the transition simpler, you'll find plenty of information on what you can do to have a positive experience in your new home.















We recommend that you always use Home stamp when searching for private student accommodation. It's the only free service for students witch is student union owned and managed. They have the largest choice of all types of accommodation, they inspect properties, landlords/agents must make sure their properties meet strict quality and safety criteria before they can advertise.

# YOUR HOUSING JOURNEY



# **SEPTEMBER**

Start of term and welcome events.

# **OCTOBER**

Settling in and making friends.

# **NOVEMBER**

Don't rush to look for accommodation for next year just yet, house-hunting begins from December and January. If you haven't done so already, you may want to think about who you are going to live with, where and what type of accommodation.

# **FEBRUARY**

House-hunting continues! List potential properties and contact landlords/agents to arrange viewings.

# **JANUARY**

UKC student? Attend your Housing Fair and Find a Housemate event on Thursday 24th January 2019. Start your search at **homestampkent.co.uk**.

# **DECEMBER**

CCCU and UCA student? Make sure you attend your universities Housing Fair on Thursday 6th December to find next years accomodation and housemates!

Otherwise enjoy the festivities!

# **MARCH**

There will still be plenty of properties available. If you have found yours make sure you have read your tenancy contract carefully before signing and sort out who your guarantor will be.

# **APRIL**

Staying in Canterbury over summer?
Home Stamp lists properties available over the summer period.

### MAY

Recycle and discard of any rubbish safely and correctly.
Check the website for tips on getting your deposit back.

# JUNE

Move into you summer let

### **AUGUST**

Prepare to move into your new place in September.

# JULY

Enjoy the summer!

# REMEMBER!

If you have any concerns about your off-campus accommodation or would like to be referred for free, confidential housing advice please get in touch: **homestamp@kent.ac.uk** 

# Choosing your Housemates

When you're picking your housemates, it's easy to live in the moment. You might be tempted to arrange viewings with your friends in halls, on your course, or through the society you're involved with, out of ease, or because everyone else is. But before you jump in to anything, make sure these are the people you really can see yourself living with. The best friends in the world don't necessarily make the best housemates.

Think about it... Will they contribute to the washing up? Will they pay their share of the bills on time? Will they be respectful when you're stressed out during exam period? If you're not 100% certain that you want to live with these people, don't do it!

Perhaps you need to find someone who is compatible with your lifestyle? Home Stamp hosts annual Find a Housemate events in conjunction with your students' union, where you can meet new people who have shared interests with you. Alternatively, why not send a message to the Home Stamp message board on the website, and you'll be able to start meeting potential housemates right away!

It's important to work out whether you would be well matched, so meet up, grab a coffee and get to know them before you make any decisions. The truth is, you probably won't really know a person until you're living together, but it helps to do as much preparation work as you can!



# PROPERTY VIEWING CHECKLIST

To give yourself the best start in your property journey, we've put together a tick list of things to look for on a viewing.

# Outside

- ☐ Is there good street lighting?
- $\square$  Are there good transport links?
- ☐ What is the local area like?
- ☐ Is the outside of the property in good condition?
- ☐ Are the drains and gutters clear?

  Dark staining underneath gutters is evidence of leaks.
- ☐ Check for missing roof tiles.





# Security

- ☐ Is there a working burglar alarm?
- $\square$  Is the house easy to secure?
- ☐ Are there external doors solid?
- ☐ Are the windows double glazed?
- ☐ Do the downstairs windows have locks?

# **Utilities**

- If possible, ask the current tenants how much bills are.
- Are bills included in the rent? If so is there a cap and id it reasonable?
- ☐ Does the hot water work?
- Are there enough plug sockets in each room (at least 2 doubles).
- ☐ Is there internet access and is it included in the rent? What is the package?

# Plumbing

Does the shower work properly?

Try the taps, do they all work?

Do all the sink drain?

Does the toilet flush or leak?

Is there any damp or mould growth?

# Furniture

- Has the property got enough got enough furniture for number if tenants?
- Does any of the furniture belong to existing tenants?
- ☐ Is all furniture in good condition?
- $\square$  Do the furniture in good condition?
- Do the bedrooms have a bed, desk and storage?
- ☐ Are there blinds or curtains throughout?
- $\square$  Are the carpets in good condition?

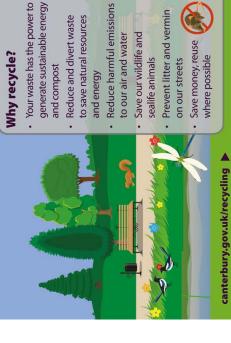
# Kitchen

- ☐ Is the kitchen appropriate for the number of tenants?
- ☐ Is there enough freezer/fridge space?
- ☐ Is the kitchen clean and hygienic?
- ☐ Do the appliances work properly?



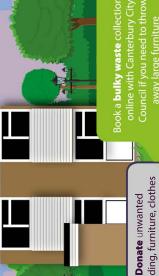


# Our city in our hands Reduce, reuse, recycle



# **Storing your bins**

City council



necessaryfurniture.org.uk ▶ bedding, furniture, clothes and electrical items to

Thank you for your support and taking care of where we live.

(2) (4) (2)

pavement will not be collected. Keep them in your non-Black bags left on the

recyclable black bin.

Let's meet our 2020 targets together

It's easy to think your recycling efforts don't make a difference.

Your efforts can really help ▶

In reality it helps tremendously. Your recycling turns into energy.



**ENOUGH ENERGY TO** 1 500ML PLASTIC WELL-KNOWN TABLET CHARGE 2 iPADS **BOTTLE SAVES** 

SHOWER GEL **OF TOAST (YUM ENOUGH ENERGY** FOR 3 SLICES **BOTTLE SAVES** 

# Send less than 5% of our waste to landfill

waste is reprocessed abroad. Reduce our transport and environment costs so less





# Achieve more than 50% of our waste going to recycling



Remember greasy pizza boxes can't be recycled





# **Bin collection days**

be collected or download your recycling calendar and stick Enter your postcode online to find out what day your bins will it on the fridge or use the planner below to remind you and allocate jobs to your house.

your collection day and take them back in as soon as you can once they have been emptied. Set an alarm on your phone. Please put your bins out on the kerbside the night before

# **OUR BIN COLLECTION SCHEDULE AND ROTA**

Colour of bin	Who's responsible
TUES	•
WED	
THU	
FRI	Well wall had

Enter your postcode online at canterbury.gov.uk/dates

# Know your waste, know your bins ▶

Non-recyclable

waste

Make sure your home has the bins you need to recycle:

- x1 black wheeled bin for non-recyclable waste x1 blue lidded wheeled bin for recycling of
  - x1 red lidded wheeled bin for recycling of glass, cans and hard plastic
- x1 food collection caddy and a 5L indoor paper and cardboard
  - kitchen caddy
- x1 garden green bin is optional

Order a new bin



**HSAUDS** 

canterbury.gov.uk/recycling

**Grey food caddies** Blue lidded bin or blue box

household plastic and foil packagir

food waste

glass cans

polystyrene light bulbs

(E)









# **Green lidded bin**

Red lidded bin or red box mixed paper cardboard

grass cuttings leaves

twigs

If you can't wait another week or you're going away, take your waste to your local tip. Details

to miss the next collection because you'll be

are available online. Variable online.

be ripped open by animals leaving a mess on

Don't leave your waste to pile up. Bags may

Missed your collection?

your property or street. You could face a fine

for littering or flytipping.



# you should have: kitchen caddy hard plastic

# If your property is on a purple sack round,

x1 red box for recycling of paper and cardboard x1 blue box for recycling of glass cans and

x1 food collection caddy and a 5L indoor

If you need more purple sacks you can buy these from Serco, Call 0800 031 9091. ▶



Don't leave valuables on display. Lock all doors and windows



when you go out.



When out, pay attention to your surroundings, travel together



in the evening and use well lit paths.

Register your electronic devices free of charge to help the police identify lost and stolen property.



Where possible keep your wheelie bins away from doors and windows
If you need them, get in touch



with your local police; in an emergency, dial 999, or for nonemergencies, call 101

999

# BOOKING TAXIS

When you're ordering taxis to your home address, it can be a signifier that your home is empty, especially if lots of you are heading out at the same time. It's sometimes worth leaving a light on, or making sure your curtains are drawn, to make sure your house still looks occupied.



Closing your door isn't enough, burglars are known to try door handles to check if they're unlocked.

Don't take the risk, make sure you keep your external doors locked unless absolutely necessary, even when you're in the house

# Don't invite unwanted guests into your home by leaving your windows unsecured!

# THIEVES OPERATE DAY AND NIGHT

Opening the window is important; it keeps your house ventilated and prevents mould and damp. If you have UPVC windows, you can secure them by only opening to the first stage locking point. Whenever you leave the house, secure the window and lock it up!

Speak to your landlord or agent if you are unsure about how to use the first stage locking point, or if keys are missing.





# **FIRE SAFETY**

Fire and smoke can cause serious harm to you and your health. You can become disorientated and time is key, so ensure you have working smoke and heat alarms, check them at least once a year, preferably more

Keep aware of what you are doing, if you use hair straighteners, or a hair dryer, don't put anything on top of them, and leave them to cool in a safe place... That means don't leave them on your bed!

Make sure you know how to use your appliances, such as tumble dryers, and keep up the maintenance of them.

Don't leave cooking unattended, particularly if you're making a late night snack after a night out! Cooking fires can spread quickly and produce a lot of smoke.

Avoid charging your electronics overnight or unattended.



# love your phone. log it.

Don't let them get away with it. Register your valuables to help reduce property crime and improve your chances of getting them back in the event of loss or theft.

If your life revolves around your phone, keep it safe.

Register its IMEI number and you could be reunited if it's lost or stolen.

www.immobilise.com

# The silent killer

Landlords have responsibilities for gas safety. They must arrange for a gas safety check to be carries out every 12 months by a Gas Safe registered engineer.

If you think a gas appliance is faulty turn it off and let your landlord know immediately. Seek medical help if you feel unwell.













# Meningitis and septicaemia

Often happen together. Be aware of all the signs and symptoms, which can appear in any order or may not appear at all:

- Headache
- Confusion
- Seizure
- Stiff neck
- Vomiting
- Severe muscle pain

- Drowsiness
- Pale Blotchy skin
- Dislike of lights
- Spots/Rash (Do not fade under pressure with a glass)
- Fever with cold hands and feet

Someone with meningitis or septicaemia can get a lot worse very quickly. Keep checking them.

Trust your instincts, get medical help immediately, do not wait for a rash.

www.meningitisnow.org



# Doctors and Dentists

Make sure you find a local GP and dentist shortly after you move in and register with them. It's quick and easy to do online – just enter your postcode!

Even if you're already registered, you may have to reregister when you move house, so it's always best to check.

www.nhs.uk/service-search

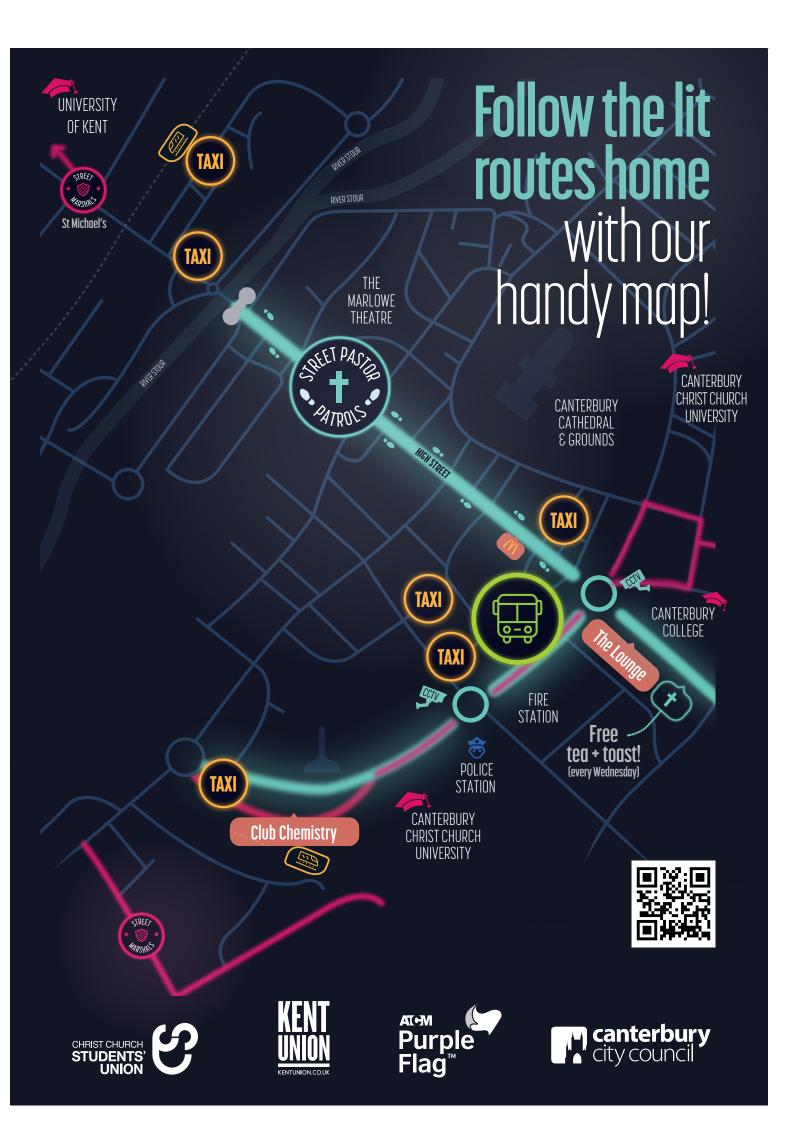
# Register to vote

www.gov.uk/register-to-vote

Register to vote in the local elections and have your say about key decisions that could affect you.

You must register each time you move into a new property. The process to register if simple, and only takes two minutes online.

DID YOU KNOW STUDENTS
CAN REGISTER AT BOTH HOME
AND TERM TIME ADDRESSES?





# Choosing a sensible route...

Choose the sensible route in the city centre as highlighted on the map. Don't forget that there are CCTV cameras in the subways for your safety. They're connected to the council's control room, which is staffed 24 hours a day, seven days a week.

# Say hello to the Street Pastors

They are usually on patrol from 10pm to 4am on some Friday nights and every Saturday night to care for, listen to and help people who are out on the streets. Free tea and toast is provided at the Canterbury Baptist Church on New Dover Road, every Wednesday night.

# Get to know the Street Marshals

The Canterbury Street Marshals are here to help you get home safely on your nights out. They operate in male and female pairs and are welcoming and approachable.

They operate in the following areas: St Michael's: Wednesday, Friday and Saturday from 11pm to 4am Wincheap, Club Chemistry, North Holmes Road: Wednesday and Friday from 11pm to 5am.

# **Top Tips**

**Plan ahead!** How will you get home? With who? Have a contingency plan in case you get split up from the rest of your group.

**What taxi?** Download the telephone number or app of a trusted taxi company.

**Is it safe?** Look for a radio, a badge and always a plate with a taxi ID number and don't get into an ordered taxi until you're sure it's yours.

**Uni2!** Don't forget the Unibus (Uni2) which runs for all students from and through the city centre late into the evening/early morning (check timetable as this varies during the holidays).

**Be aware!** If you're alone at any taxi or bus stop be aware of your surroundings.

**Extra cash!** Carry extra money in case you get stranded and need to take another bus, train or cab.

For more information visit canterburycsp.org.uk









# 8 Tips to Being a Top Neighbour

- Introduce yourself to your neighbours
- If you're heading home late at night, be quiet and considerate
- After 11pm, be considerate of the noise you are making and turn down music or TV sets
- Close windows and doors at night so noise doesn't carry
- Position speakers away from adjoining walls
- Go along to community meetings
- Park vehicles safely and within parking restrictions
- Let your neighbours know if you're planning on having a party – speak to them politely and you might be surprised how understanding they are!

# Having a Party?

- Make sure you have enough room for everyone
- Agree what time it will finish and let your neighbours know
- Do your neighbours seem like they'd like to come? Why not invite them?
- Keep the party to yourselves! Keep windows closed and don't take it into the street
- Clean up afterwards and ask your guests to leave quietly
- Don't allow any damage to your property
- Only invite people you know and trust!

If you're persistently noisy and disrespectful, your neighbours could report you to your landlord, the Univeristy, or the Council, and you could be landed with a hefty E5000 fine. So it really does pay to be considerate!

# PRETEND TO BE HOME!

The timer switches can deceive potential thieves to think that someone may be in the property. Have one that comes on for hours of darkness when you're out. Timer switches can not only be used with lamps but also radios so voices can be heard from anyone outside the property.

# **KEY VALUES:**

It's particularly important not to leave keys in the view of windows and doors where offenders could see them. Some criminals have been known to hook them through the letterbox. Keys should be kept in a safe, reachable place for you in case of a fire; but out of view from potential offenders.



# DON'T LEAVE HOME WITHOUT CONTENTS INSURANCE

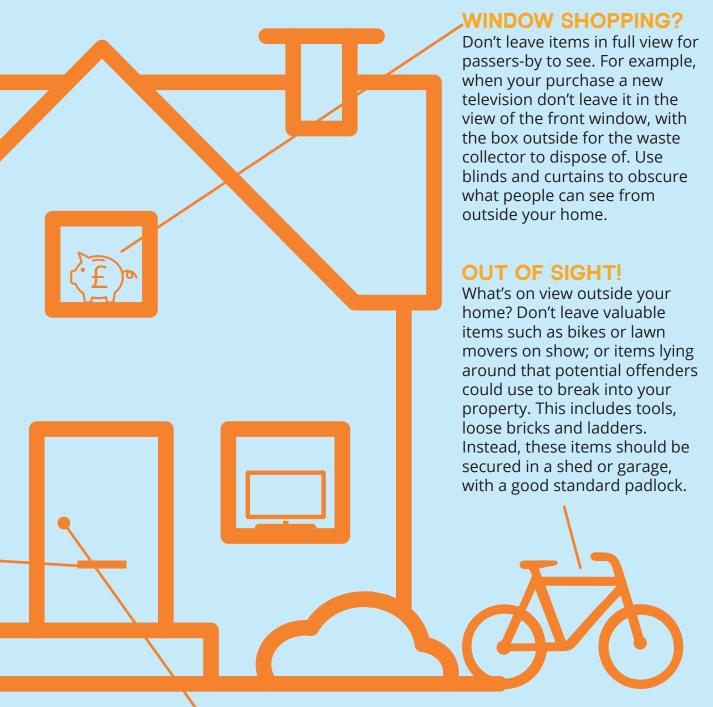
It costs, on average, £562 to replace all the stuff stolen after an average burglary. Starting from £13.18\* per year, insurance is cheaper.

\*Price based on a student living on campus insuring £2,000 worth of contents.

# CRIME AND COMMUNITY SAFETY

# **DON'T BE AN EASY TARGET**

Around one in five students become a victim of crime each year. Burglary can take only take a few minutes so think about what you can do to reduce the risk, stress and problems that losing your stuff can cause.



# LOCK UP!

The majority of burglaries against student properties happen because of an insecure window or door, so make sure you lock up properly. Even if just popping to the shop for five minutes!

# Looking out for number Of

University can be overwhelming, and it's important that you keep yourself healthy, both physically and mentally. It's important to take regular breaks from your work and to make sure you're in the best position to succeed at Uni. If you're looking for something to do in your spare time, to blow off steam, why not join a club or society? Many sports teams play for fun, and your student union's societies hold socials based on specific interests you might have.

If you're feeling low, make sure you speak to someone close to you - a problem shared might not be a problem halved, but it's better to have someone in your corner.

# All a sail a contract of the sail and a sail a sail

Sometimes we might not even realise we're stressed, or feeling low. By keeping an eye on the people around you, you'll be able to notice changes in people's behaviour and give them a helping hand when they need it.

# Signs of emotional distress

**Erratic or Unpredictable behaviour Agitation or overt anxiety** 

**Disinhibition** 

Social Withdrawal / Avoidance of social interaction

**Persistent low mood** 

**Unexplained or prolonged crying** 

**Change in eating and sleeping patterns** 

**Incoherent speech** 

**Paranoia** 

**Physical ill-health** 

**Hearing voices** 

Behaviour inappropriate to social context Any verbalised thoughts of suicide or harm

# Margaret Margaret Margaret Color

# How to help

If you're concerned that you or someone you know needs help, then you can access mental health services within your University. Alternatively, you can contact Samaritans who offer 24/7 support to anyone.



116 123 any time

🔀 jo@samaritans.org 

This service is anonymous and can provide you with free, confidential advice and support.

Marin Marin

Canterbury Nightline is a listening service run by students for students. If you or someone you know needs someone to talk to, you can contact Nightline for support.



# 01227 824848\*

Monday, Wednesday, Friday, Saturday, Sunday 8pm – 8am



\*Standard call cost applies



# listening@canterbury.nightline.ac.uk

We will reply to your email within 48 hours

Chat with us online

# canterburynightline.org

Monday, Wednesday, Friday, Saturday, Sunday 8pm-2am and 6am-8am



Canterbury Nightline is supported by:













# **MOVING OUT CHECK LIST**

## TENANCY AGREEMENT

Check to see if your landlord or letting agent has included an end of tenancy procedure and follow it! Arrange key return as instructed to do so.



Most contracts will state that the property must be left in the same condition as it was let, taking into account fair wear and tear. Make sure you give your house a good, thorough clean before you leave. It might also be worth checking any damage and bringing it to your landlord or letting agents attention. Expect to pay for any damage caused; honesty is the best policy!

Clear out the property, including any items of food. This could stop you from receiving your full deposit, and you may be charged for cleaners to remove rubbish.

### DEPOSIT RETURN

Your deposits should be protected and kept in a tenancy deposit scheme. Find out more about getting your deposit back!





### BILLS & CONTRACTS

If you pay for your bills separately, contact the utility companies to make sure these are all paid in full.

Let the companies know when you are moving out, so that your name will be removed from the bills for the property. To ensure you only pay for what you have used, take final meter readings.

# TV LICENSE

If you have purchased a TV license you can get a refund for the summer months. For further information and to arrange a refund, visit www.tulicensing. could or call 0300 790611



### UNWANTED ITEMS

Remove all of your unwanted items from the property, not forgetting to recycle or donate to charity or local causes.



If you have mail that comes through to your property, you can contact Royal Mail to have this redirected to your new property or another address.

This is particularly important for confidential items such as bank statements.

### RUBBISH

Completely clear the property of waste, including items of food as you may be charged for cleaners to remove it and it could stop you from getting your full deposit back.



# RETURN KEYS

Follow the instructions on your tenancy agreement on how to return the keys to the landlord/agent and ask for a receipt as proof.



# Your unwanted stuff

Moving out of your student accommodation and have furniture you no longer need? Why not donate it to Necessary Furniture?

They are a local charity based in Canterbury, who provides recycled furniture to those on a low income or those who simply need a helping hand.

It's a genuine win-win situation: you free-up space in your home while the less fortunate get assistance in setting up their new home and a fresh start.

Cotact them today **01227712680** to arrange collection or visit **www.necessaryfurniture.org.uk** for more information.

Alternatively, Canterbury City Council has a free collection service for bulky items such as furniture, mattresses and electrical items.

For more details visit www.canterbury.gov.uk/info/20025/household\_waste/17/get\_rid\_of\_unwanted\_items/3



# STICKING AROUND FOR SUMMER?

Sticking around for Summer? We have loads of properties that run on short term contracts! You can get information on these from April onwards.

All Summer Lets are Home Stamp accredited properties and are usually available from May/June until the end of August or start of September. Check our website or social media for details.

www.homestampkent.co.uk





# **NEED HELP WITH BUDGETING YOUR MONEY?**

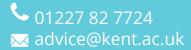
# **NEED HOUSING ADVICE?**

**Contact your Student Advice Centre below** 

# University of Kent



Kent



# **University of the Creative Arts Canterbury**





01227 81 7307 

# **Canterbury Christ Church University**









**6** 01227 92 2272





# DEPOSIT PROTECTION SCHEME

The schemes protect the deposit and offer a means to resolve disputes between landlords/agents and tenants.

**Government authorised schemes** 

www.depositprotection.com

www.tds.gb.com

www.mydeposits.co.uk

# RIGHT TO RENT

This is a pre-tenancy check that all landlords/agents (except those that own or manage purpose built or halls type accommodation) should do before a tenancy agreement is offered to you. You will need to supply forms of ID. If this is a problem, your university may issue you with a 'Nomination Agreement Letter'.

For more details on what forms of ID can be used please visit www.gov.uk/check-tenant-rightto-rent-documents/who-to-check

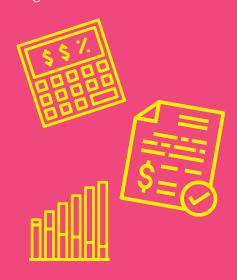




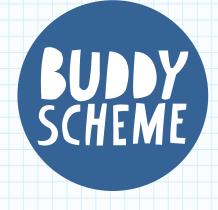
# DID YOU KNOW....

It is a legal requirement for all letting agents and property managers in England to join one of the 3 Government approved redress schemes; Property Redress Scheme; The Property Ombudsman OR Ombudsman Services Property.

All letting agents must also clearly publish full details of their fees and charges online and in their offices.



Want some help settling in? Kent Union run's Buddy Scheme, a scheme which allows you to meet people with similar interests and to know a friendly face on campus! Interested in volunteering as a buddy? You can do that too!



kentunion.co.uk/buddy



# **USEFUL CONTACTS**

# **Emergencies**

999(Fire/Police/Ambulance)

### **NHS Direct**

0845 4647

### **NHS 24**

0845 424 2424

### Mind (Mental Health)

0845 766 0163

### **National Drug Awareness**

0800 776 600

## **Victim Support**

0845 30 30 90

# **Student Finance**

0300 100 0607

# **Deposit Protection Service**

0330 303 0030 www.depositprotedction.com

### Talk to Frank

0300 123 6600

# **HOUSING RELATED ADVICE**

### **Shelter UK**

Housing Advice england.shelter.org.uk

# **Canterbury City Council**

Housing Advice 01227 86 2518

housingadvice@canterbury.gov.uk

# **Canterbury Housing Advice**

Centre

### **Housing Advice** 01227 76 2605

www.chac.co.uk

# **Citizens Advice Bureau**

Housing Advice 01227 76 4206

















