

Property Standards and Facilities - The Essentials

It is in your best interests to have your property maintained to a high standard, not only to benefit the students, but also to increase your chances of letting your property.

A desirable student property will have all of the essential items such as furniture and white goods, however to ensure that your property stands out from the rest, you may wish to consider:

- Retaining a lounge area. Social space is very important, and many student landlords have mistakenly chosen to use this space to create an additional bedroom.
- Central heating. As students live on a very tight budget, it is important to ensure that a cost efficient form of heating is in place. This also helps to prevent condensation, which is prevalent in a large number of student properties. Where possible, properties should have wall and loft insulation.
- TV aerial points. Ideally, a TV aerial point should be provided in each study bedroom, however as a bare minimum, one should be available in the lounge/social space.
- Washing machine. This is particularly important if the property is not within an easy reach of a laundrette. You should also look to provide an area outside of the property to dry clothes, or supply a tumble drier.

Students also take into consideration the standard of decoration, condition of carpets and furnishings within the property, as well as the quality of the kitchen and bathroom provided. The size of their room is also extremely important, and must be of a sufficient size to accommodate the following items as a minimum

- Bed – Single or double
- Desk – This should be of a good size and able to accommodate a desk top PC and printer
- Ergonomic Desk Chair – This should be height adjustable, with an adjustable back rest
- Wardrobe – This should be of good size and able to store full length items
- Additional Storage – either under bed or stand alone chest
- Shelving

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