

# UNIVERSITY OF WORCESTER

## GUIDE TO OFF CAMPUS ACCOMMODATION

To help you in your search for off campus accommodation, here is a fixture and fittings checklist for student rented accommodation:

### Living Space

- carpet
- curtains/blinds
- light fitting/shade
- adequate lounge seating for all tenants
- dining facilities (if not in kitchen or separate dining room)
- central heating
- TV Aerial
- waste paper bin

### Kitchen

- floor covering
- curtains/blinds
- light fitting/shade
- cooker with extractor hood
- microwave
- fridge/freezer or fridge and separate freezer
- dining facilities (if not in living room)
- washing machine
- tumble dryer or washer dryer (optional)
- central heating (if applicable)
- bin
- kettle
- bucket & mop
- dustpan & brush
- broom

- fire blanket
- dry powder fire extinguisher
- vacuum cleaner
- iron
- ironing board
- toaster
- pots/pans
- crockery
- cutlery
- mugs
- utensils

#### Bedrooms

- carpet
- curtains/blinds
- bed
- mattress
- wardrobe
- drawers
- study desk/table and chair
- central heating
- Internet access
- Light fitting/shade
- wastepaper bin

#### Hall/stairs/landing

- carpets
- curtains/blinds (if applicable)
- light fitting/shade
- fire extinguisher – water/foam

#### Bathroom

- floor covering

- curtains/blinds
- bathroom suite including bath, sink and toilet (additional requirements under HMO legislation for properties with more than 4 bedrooms)
- shower
- extractor fan
- central heating (if applicable)
- toilet roll and holder
- towel rail and hooks
- mirror
- cabinet/shelving
- light fitting/shade

### **Furniture**

We do not expect landlords to buy brand new furniture but we suggest that all furniture is durable, coordinated and of good overall quality. Items such as bookshelves, modern light shades/ fittings and new, matching curtains, are always appreciated and can be a relatively inexpensive way of increasing the appeal of your property.

**All soft furnishings (e.g. three piece suites, chairs, curtains and mattresses) must comply with the Furniture and Furnishings (Fire/Safety) Regulations 1998.**

### **Fire Safety**

Landlords should note that there is a requirement for a hard wired smoke detector in the property and wall mounted fire extinguishers on each level.

### **Inventory**

We strongly recommend that an inventory is completed when students move into a property which all parties should sign to confirm the contents and condition of items upon commencement of tenancy.