

Homestay Conditions of Registration

All owners who register with the Student Housing Office Homestay Scheme are required to agree to the Homestay Conditions of Registration, which will be made available to students searching for Homestay housing and will hopefully help to ensure that things run smoothly.

By registering to use the service, owners consent to allow the Student Housing Office to use their information in accordance with our Data Protection Fair Processing notice which can be found on our website www.bangorstudentpad.co.uk/Landlords/Charges

Prior to letting, the Homestay host will ensure that the student is provided with a clean bed, adequate storage, a study desk, a desk chair which is suitable for study use, and an adequate number of electrical plug sockets.

During the period of the agreement the Homestay host will ensure that:

- Business is pursued in a professional manner at all times.
- The student's right to privacy is respected. The host will not enter the student's bedroom without permission except in a genuine emergency or for cleaning if it is included.
- Repairs are carried out punctually and effectively with consideration for the student's privacy.
- The student has a clear understanding of the permitted use of kitchen facilities (washing machine and fridge/freezer for example).
- The student receives instruction on the first day of occupancy on how to operate any domestic appliance, heating appliance or central heating system they have access to. The extent of control that the student has over adjusting heating that affects other parts of the house, must be made clear at the outset. Where necessary for safe use, operating instructions must be made available to the student.
- All electrical appliances provided by the owner are functioning in accordance with manufacturers' operational limits and are capable of being operated in a safe manner. The owner should visually inspect them for safety and wear and tear on a regular basis. It is also advised that owners have them regularly inspected and tested by a qualified electrician (for more information on ensuring compliance, please see page 7 of the 'Safety of Furnished Let Accommodation' booklet).
- All means of use and supply of gas, and alterations and repairs to gas installations, shall comply with the current Gas Safety (Installation and Use) Regulations. All gas appliances will be checked annually by a Gas Safe Registered engineer. A copy of the landlord gas safety record will be supplied to the student. Instructions for use must also be made available to the student.
- The student is provided with keys to the accommodation, which will include a key to the student's room (if it has a lock) and a key to your house or flat. Doors must be openable from the inside without requiring the use of a key to ensure occupants can quickly escape in the event of fire.
- All furnishings and furniture are clean and in reasonable condition at the commencement of the contract and comply, as appropriate, with the Furniture and Furnishings (Fire) (Safety) Regulations 1988.
- The property is fitted with the appropriate fire safety measures – further advice can be obtained from the local council, or the fire service.
- The student is provided with adequate facilities for cooking, food storage, and washing up.

- The agreement with the student specifies any restrictions on times when the kitchen will be unavailable and should make it clear exactly what kitchen facilities and equipment the student is entitled to use.

Rent, damage and deposits

- Written receipts must be issued by the host where requested by the student for any monies demanded. Where transactions are undertaken in cash it is advisable to always provide a written receipt.
- The host may charge the student a deposit and use it to pay for damage, taking into account fair wear and tear.
- The host must provide the student with a receipt to support all deposit deductions.
- We assume that you are living at the property, sharing the accommodation, and not offering a “standard occupation contract”, to which separate rules about taking deposits apply. If this is not the case, please let us know which scheme you are using to protect the deposit.

At the end of the Homestay

- The student will be issued with clear guidelines regarding the standard of cleaning and other arrangements for bringing the agreement to an end so as to avoid misunderstandings.
- Where students have to withdraw from University (due to academic failure or ill health for example) and the University confirms they are no longer a registered student, we expect landlords to release students from the contract without any liability to pay rent for the remaining contract period.

Management of disputes

- Where disputes between hosts and students occur, owners must be willing to engage in discussions with students and/or the University.
- Reasonableness and promptness in dealing with the issues by both parties is the key to the amicable and effective resolution of problems.
- In the event that the host is deemed to be in breach of the Homestay Conditions of Registration they may be removed from the Homestay scheme either permanently or for a designated period of time.