



University of East Anglia

# HOUSE HUNTING GUIDE

# 2023

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# ACCOMMODATION IN THE PRIVATE SECTOR

The average price for accommodation in the private sector is around £280 - £320 per person per month excluding utility bills (gas, electricity and water). These usually amount to around £40 per person per month. You may find that some landlords charge more than this average but may include some bills in the rent.

It is very important that you are sure of, and happy with, what you are signing up for when filling in any paperwork to take a room in the private sector. Once you sign a contract, or tenancy agreement, it will become binding and you may not be able to leave it. Housing contracts do not have to have a cooling off period like some others that you may have signed. Once you sign a housing contract you have agreed to pay the full rent for the duration of the contract.

If you have been handed a copy of the contract and would like it looked at before you sign it you can ask the Student Union at UEA for help. UEA SU does not offer legal advice but they should be able to explain any terms you are unsure about before you make a decision.



Email  
[union.info@uea.ac.uk](mailto:union.info@uea.ac.uk)

You can find some useful information on housing in the private sector here:



# UEA SU HOMERUN

Home Run is the only official service that is dedicated to helping UEA students find good quality & affordable private sector accommodation in Norwich. The service is owned and run by UEA Student's Union and is partnered with UEA and Marks out of Tenancy.

Home Run ensures that students are in the best position possible when looking to secure a home and offers the largest listing of student housing in the region.

The Home Run housing list currently has 800+ accredited properties, offering in excess of 2000 bed spaces throughout Norwich. All of the properties that Home Run advertises are viewable online here: [uea.su/homerun](http://uea.su/homerun)

Each of the listings contains information about rent, location, the deposit required, and whether the property is inclusive of bills.

There is also a Facebook group to aid students with finding housemates and spare rooms. Search on Facebook **UEA (SU) Housing Group** and request to join



Website

[www.homerunstudentpad.co.uk/  
Accommodation](http://www.homerunstudentpad.co.uk/Accommodation)



Phone

**01603 592505**



Email

[homerun@uea.ac.uk](mailto:homerun@uea.ac.uk)

# UEA

## HOMESTAY

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Homestay gives you the extra security of living with a family, couple or single person in the local area who the university have endorsed. The scheme is particularly popular with international students and is able to accommodate varying length of stays for up to a whole academic year.

You will be matched with a suitable host based on your requirements and preferences. Rooms are provided on a self-catered or catered basis, depending on whether you want to have your meals cooked for you.

Single occupancy room with shared bathroom = £133 per week

Single occupancy room with en suite bathroom = £154 per week

- Includes access to kitchen facilities to prepare meals at times agreed by host.
- Designated space in kitchen cupboard and refrigerator to store food.

Some of their hosts offer a half board food package for £50 per week

- Includes self-serve breakfast
- Includes dinner 7 days a week and lunch at weekends



Email

**[student.homestay@uea.ac.uk](mailto:student.homestay@uea.ac.uk)**

# PBSA - PURPOSE BUILT STUDENT ACCOMMODATION

In the centre of Norwich, there are many accommodations that are built for students.

A new accommodation called **St Crispin's House** offers accommodation for students, but also offers the option of a partner living with them even if they are not a student.

They unfortunately do not allow children.

If you are looking for accommodation for just yourself and your partner, this is a great option for you.



Please find below a list of other PBSAs located in Norwich City Centre:

- **Pablo Fanque House**
- **St Benedict's Gate**
- **Shoemaker's Court**
- **Crown Place**



# BROADVIEW LODGE



Broadview Lodge is the University of East Anglia's on-campus guest accommodation.

Broadview Lodge is available for students needing temporary emergency accommodation until you find something more suitable to live.

They offer spacious Twin, Double or Family en-suite accommodation, but do have limited availability.

They are available to book online via expedia, booking.com, tripadvisor and travelstay.com

Broadview Lodge is also a perfect accommodation if you have friends or family who are visiting Norwich and would like to stay near campus.



Phone  
**01603 591918**

Visit their website by scanning the QR code below:



Email  
**[broadviewlodge@uea.ac.uk](mailto:broadviewlodge@uea.ac.uk)**



# UEA CAMPUS

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UEA campus offers a range of food outlets and shops for anything you may need during your time at University.

For information on where you can eat and drink on campus, you can visit [www.uea.ac.uk/uea-life/campus-life/eat-and-drink](http://www.uea.ac.uk/uea-life/campus-life/eat-and-drink)

UEA campus offers various bike lock locations for free where you are able to store your bike. For more information, you can speak to the transport department at UEA.

We also have Dr. Bike on campus which is a cycle repair centre located near the UEA Accommodation Office. They stock a selection of bikes for sale on site, and also have a wide range of cycling equipment to purchase.

We have very limited parking facilities on campus.

Many properties in the private sector will come with parking spaces so you can drive around in the city but please be aware that you will still not be able to park on campus.

Parking permits can be obtained from the transport department, but there must be an extenuating circumstance as to why one is needed.

For more details on parking, please scan the QR code:



# NORWICH

## CITY CENTRE

Norwich has two indoor shopping malls called Chantry Place and Castle Mall, as well as the main streets; you'll find most high street brands in one of these three places.

If you fancy something a bit different, then the Norwich Lanes offer a wide variety of independent stores, boutiques & charity shops, so it's well worth exploring there.

Norwich also has a large permanent outdoor market where you can find all sorts of things from fresh fruit and veg to household supplies. They also do some amazing market food.

Tourist information can be found in the Forum in the city centre. Here you can find details of all the local tourist attractions and other places you might like to visit.

Also in the Forum is the Millennium Library, a large public library with a wide selection of fiction and non-fiction. We also have Norwich Castle Museum for anyone interested in the history of our fine city.



# SUPERMARKETS IN NORWICH



Online shopping is also available with free or cheap delivery

Norwich offers a variety of various supermarkets for all budgets.

**Aldi** is a very popular supermarket among UEA students, offering a range of groceries at cheaper prices. There is a shop just a 20 - 30 minute walk away from campus.

**Asda** has two superstores both away from the city centre, one in Hellesdon on Drayton High Road and one just south of Norwich on Hall Road. Both are easily accessible by bus or car.

**Morrisons** is located near the train station. You can get straight to Morrisons on the 25 or 26 bus and the prices are generally cheaper than many places.

**Sainsbury's** is located on Queen's Road, just a ten minute walk from the 25 and 26 bus stop on Red Lion Street in the city centre.

**Tesco** has a larger city centre store on Ipswich Road, but it's a little further out from the city than the other options. There are also numerous Tesco Express shops across Norwich which offer a great range of groceries.

# TRANSPORT IN NORWICH

There are lots of different transport options across Norwich from buses, bikes and taxis to hiring Beryl bikes and scooters.



First buses run from the UEA campus to the city centre. There are numerous bus routes that are available, all taking around 10-15 minutes to get to the city centre.

First Bus offer discounted travel passes for UEA students.

Find out more information on their website here:



Beryl are a nationwide UK bike -share scheme with the widest range of bikes, e-bikes, e-scooters and cargo bikes.

You can find out more about where you can hire a Beryl here:



There are numerous taxi companies around Norwich.

A taxi tends to be around £7-10 to get into the city centre. If you don't have a bus pass, then sharing a taxi between four can be cheaper than the bus.

**ABC:** 01603 666333

**Courtesy:** 01603 446644

**Five Star:** 01603 555555

# HOUSING FAQS

## Where is the University located in relation to the city centre?

The UEA is located west of Norwich city centre. It takes around 15-20 minutes to get to the city centre from UEA campus via car, bus or taxi.

You can find the exact location of the University of East Anglia by using the below browsers:



Google Maps



WHAT3WORDS

[///neat.dozed.shots](https://www.what3words.com/#!/neat.dozed.shots)

## Do I need insurance?

The landlord/agent should have insurance to cover the building and contents they provide but you will need to research and purchase contents insurance for your own personal possessions.

# HOUSING

## FAQS



### **Should I view a property before I agree to rent it?**


We strongly recommend that you view a property in person before agreeing to rent it. Agreeing to rent a property without seeing it in person is risky, as details advertised will not show potential problems with the property and do not always give an accurate impression of features such as the size of rooms.

### **I have been asked to pay a holding deposit - is this normal?**

Some landlords will ask you to pay a small holding deposit to take their property off the market while they prepare the tenancy agreement for you to sign. This is perfectly legal, but under the Tenant Fees Act 2019, it should be no more than the equivalent of one week's rent.

If the landlord decides not to proceed then they must refund the holding deposit. However, if you change your mind and decide not to go ahead with the tenancy, the landlord is entitled to keep your holding deposit.

Landlords can also keep your holding deposit if you fail to sign the tenancy agreement by the deadline you have been set.



# HOUSING

## FAQS

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### Where do I get my Council Tax exemption certificate from?

When you move into a house outside of the campus, you and your family (or housemates) should register with the Council for Council Tax purposes. Full time students and one semester Erasmus students are exempt from paying Council Tax and all students meeting this criteria will be issued with a certificate to confirm this.

A copy of your Council Tax exemption certificate can be downloaded from e:Vision.

The certificate should be emailed to **[revenues@norwich.gov.uk](mailto:revenues@norwich.gov.uk)**

### What is a guarantor?

Most landlords require tenants to have a UK guarantor, someone who lives and works in the UK and agrees to pay your rent if you are unable to.

If you are unable to provide a UK guarantor then you might be asked to pay rent in advance.

It is likely that your guarantor will also be asked to sign an agreement to confirm their commitment to pay your rent if you are unable to.

You can read more about guarantors and your options here:



# HOUSING FAQS

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## What if I don't have a group/family to house hunt with?

There is a feature on the Home Run website called the **Message Board** which brings together students who are advertising accommodation and/or looking for accommodation.

There is also a specific section called **Find a Flat Mate** for those students looking for housemates.

## What if I can't afford the properties in the private sector?

There is a range of support available to you from the Student Life team. You can speak to a Financial Adviser about any financial issues related to living in privately-rented housing.

To book an appointment with a Student Life Adviser, please fill in the online referral form.



Email

**studentsupport@uea.ac.uk**

You can find the online referral form here:





# GOOD LUCK HOUSEHUNTING



Phone  
**01603 592092**



Website  
**[www.uea.ac.uk/uea-life/accommodation](http://www.uea.ac.uk/uea-life/accommodation)**



Email  
**[accom@uea.ac.uk](mailto:accom@uea.ac.uk)**



Address  
**UEA Accommodation Office, Nelson Court,  
University of East Anglia, Norwich, NR4 7TJ**