



# Finding Accommodation

[WWW.DUSA.CO.UK/ADVICE](http://WWW.DUSA.CO.UK/ADVICE)

## **This guide will provide you with information about:**

- Renting in the private sector
- Useful website links
- DUSA Housing Facebook page
- Guarantor information
- Deposits
- Guide to tenancy agreements
- List of private accommodation in and around Dundee

## Renting in the Private Sector

There is limited accommodation at present and you may also wish to expand your search area to cover the surrounding areas of Perth, Angus and Fife as well as Dundee if you haven't already.

If you cannot secure accommodation before you arrive here you need to have temporary accommodation sorted. Airbnbs are cheaper than hotels, but you also need to think about the extra cost and duration of a temporary stay. Get a few weeks booked in temporary accommodation especially if you have viewings booked as it takes a while to find a property.

Private rented accommodation is usually:

- A self-contained flat or house.
- A shared flat or house with other tenants · Houses in Multiple Occupation (HMOs)
- A room in your landlord's house or flat.

The most common types of accommodation for students:

- Privately rented accommodation including letting agencies and private landlords
- Student halls of residence
- Private student halls of residence

## Things to remember when renting privately.

- All private landlords in the city must be registered with Dundee City Council.
- All registered landlords will be able to produce a registration number. (don't be afraid to ask for the number prior to any payment!)
- Never trust a landlord who will ask you for a deposit, before you view the property.

## Important links

- You can check the Letting Agents Register here:  
<https://register.lettingagentregistration.gov.scot/searchtype>
- For more information on renting in the Private Sector go to:  
<https://dundeecity.gov.uk/service-area/neighbourhood-services/housing-and-construction/housing-options-in-dundee/renting-in-the-private-sector>
- Check the Registration number here: Private Landlord Registration | Dundee City Council  
<https://www.dundeecity.gov.uk/service-area/neighbourhood-services/community-safety-and-protection/private-landlord-registration>
- Identifying rental scams - <https://www.dusa.co.uk/news/tips-for-identifying-potential-rental-scams>

## Housing Advice:

- Renting advice aimed at students-  
[https://scotland.shelter.org.uk/get\\_advice/guides/students](https://scotland.shelter.org.uk/get_advice/guides/students)
- Shelter WEBCHAT is available Monday to Friday 9:00 to 5:00-  
[https://england.shelter.org.uk/get\\_help/webchat](https://england.shelter.org.uk/get_help/webchat)
- General advice pages for Citizens Advice, useful information on many topics.- <https://www.citizensadvice.org.uk/scotland/> -
- General housing information for students-  
<https://www.dundeestudenthomes.co.uk/Accommodation> -
- Information on student housing and living in Dundee-  
<https://www.dusa.co.uk/advice/housing>
- Housing Support Team, East District Housing Office 169 Pitkerro Road, Dundee DD4 8ES [housing.support@dundeecity.gov.uk](mailto:housing.support@dundeecity.gov.uk)  
Tel: 01382 307357
- Housing Offices:
  - East District Housing Office, 169 Pitkerro Road, Dundee DD4 8ES, Tel: 01382 307401
  - West District Housing Office, 3 Sinclair Street, Lochee, Dundee DD2 3DA, Tel: 01382 307301 [private.sector@dundeecity.gov.uk](mailto:private.sector@dundeecity.gov.uk)

## [DUSA Housing Facebook page](#)



If you are looking for a room, or if you have a spare room you may want to post an advertisement on the DUSA HOUSING FACEBOOK page.

You can email us a draft of your advertisement and send it to [ADVICE@DUSA.CO.UK](mailto:ADVICE@DUSA.CO.UK)

### WHAT TO INCLUDE:

- Who you are
- -what are you looking for/What are you offering
- What is your budget/how much is the rent
- How to contact you

Follow and stay updated -

<https://www.facebook.com/dusadundee.housing>

## Guarantor information

DUSA cannot act as a guarantor, however, the following organisations can provide a paid guarantor service -

- Housing Hand - [www.housinghand.co.uk](http://www.housinghand.co.uk)
- Rent Guarantor - [www.rentguarantor.com](http://www.rentguarantor.com)
- Guarantid - [www.guarantid.com](http://www.guarantid.com)

The university has now launched a pilot scheme which allows students who do not have access to a UK guarantor for private rentals to apply for the University to act as guarantor –

Rent Guarantor Scheme | University of Dundee -

<https://www.dundee.ac.uk/guides/rent-guarantor-scheme>

Please note that this scheme will not be suitable for every student as it requires them to meet a number of eligibility criteria and also find a suitable property which will accept the University as a guarantor.

Also, visit England Shelter -

[https://england.shelter.org.uk/housing\\_advice/private\\_renting/guarantors\\_for\\_private\\_renters](https://england.shelter.org.uk/housing_advice/private_renting/guarantors_for_private_renters)

This link will lead you to information about -

- Who can be a guarantor
- Options if you can't get a guarantor
- Money you don't have to pay back

As students, if you are unable to provide a guarantor and you are not eligible for a Guarantor Scheme offered by the University it is worth asking if you can pay in advance. Some letting agents will accept payment in advance instead of a guarantor. The standard is 2,3 or 6 months in advance (you need to be financially prepared) plus a deposit (usually between a month to a month and a half rent)



## Deposits

You are required to pay a deposit when you rent in a private sector. Please read the information provided so you know why you are paying a deposit and how to claim it back Useful information about deposits- <https://www.mygov.scot/tenancy-deposits-tenants>

If your deposit has not been secured by any deposit scheme or you have not paid any deposit:

- The landlord not taking a deposit does not mean they cannot pursue the costs they believe their client owes
- The lack of any clause in your agreement about the condition of the property may weaken the landlord's argument, though it is commonly accepted that tenants will leave their tenancy in a reasonable condition.
- Landlords cannot claim for general wear and tear or repairing issues unless they can prove the tenant is at fault.
- Photos of the condition of the property when you move in and when you move out, will be beneficial as evidence.
- When tenants and landlords dispute who is liable for costs at the end of a tenancy and they cannot agree, the tenant cannot be forced to pay the landlord unless the landlord pursues the costs through either the First Tier Tribunal or Simple Procedure
- The tenant and landlord can come to their own agreement without using formal procedures if they prefer, but any agreement should be made in writing to avoid future disputes.
- There are no costs for either party when using the Tribunal and no requirement to instruct a professional. If the landlord uses Simple Procedure, there will be a fee and the successful side may be entitled to ask for a proportion of expenses to be included in the claim, however only if the claim is over the value of £300.

## Types of Tenancy

- Citizens advice: information on types of tenancy and your Rights -  
<https://www.citizensadvice.org.uk/scotland/housing/renting-a-home-s/types-of-private-tenancies-s/>
- <https://www.mygov.scot/types-of-tenancy>
- Useful information on tenancy agreements, fees, ending tenancy and discrimination
- <https://www.citizensadvice.org.uk/scotland/housing/renting-a-home-s/starting-a-tenancy/tenancy-agreements-s/>
- Ending your tenancy  
[https://scotland.shelter.org.uk/housing\\_advice/tenants\\_rights/end\\_your\\_tenancy](https://scotland.shelter.org.uk/housing_advice/tenants_rights/end_your_tenancy) Ending your tenancy
- <https://www.citizensadvice.org.uk/housing/renting-privately/ending-your-tenancy/ending-your-tenancy/>

### Bringing a family?

- UKCISA Information: <https://ukcisa.org.uk/Information--Advice/Preparation-and-Arrival/Planning-your-housing#layer-3097>

### Please REMEMBER!

Letting agencies will not rent out a studio flat to a family. Ideally, the adults and the child should have separate rooms (unless it's still a tiny baby and needs to be close to the mother) therefore if your family is 2 adults + a toddler it is more likely for the letting agency to allow you to rent out 2 bedroom property over 1 bedroom property (especially if your child is around 3 years+) (boys and girls should not live in the same room either)

## Link to the list of DUNDEE PRIVATE LETTING AGENTS

Please check reviews of the letting agencies online  
Click here - <https://www.dusa.co.uk/wp-content/uploads/2023/09/List-of-Letting-Agents.pdf>



[advice@dusa.co.uk](mailto:advice@dusa.co.uk)

[www.dusa.co.uk](http://www.dusa.co.uk)