

# Private Sector Student Housing Landlords Information Booklet



## Preface

This information booklet has been produced to provide information to Landlords interested in providing accommodation to students attending the University Centre at Blackburn College.

e-den are the sole agent working with Blackburn College to provide accommodation to their students. As Blackburn College's preferred accommodation provider e-den are responsible for the standard of housing provided to students by private sector landlords.

The information outlined in the following pages will help you to decide if providing accommodation to students is the right thing for you.

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## Chapter 1 About e-den

e-den are an established Blackburn based letting agent, in association with Blackburn College we are the main provider of student accommodation within the Blackburn with Darwen area. Our aim is to fulfil the needs of both students and landlords by facilitating the provision of student accommodation within the borough. By using our extensive experience within the property rental sector we are able to make the whole process as smooth and trouble free as possible to the benefit of all involved.

Our aim is to provide students with affordable, good quality housing whilst maximising yields for Landlords. By utilising our many years experience as landlords we are able to act in the best interests of all parties.

We currently manage in excess of 200 residential properties throughout the Blackburn with Darwen area. As a forward thinking proactive company we pride ourselves on providing a modern high quality service coupled with traditional business values.

As well as our Student Housing service we also have a thriving traditional agency managing traditional Buy to Let investments and a smaller bespoke commercial property management agency. Our sister company e-den Investments offers a full property investment service to investors.

With offices in Blackburn and Darwen we welcome visitors to discuss our services. We are open Mon - Fri 9:30 - 5:30 we also make regular trips throughout the UK to hold meetings with clients.

## Chapter 2 About Blackburn College

Blackburn College is based on a safe town-centre Campus. Higher Education courses are taught in a brand new £14 million building. Blackburn College is a major driver of the town centre economy and a major investment programme has been taking place over the last few years at Blackburn College.

University Centre at Blackburn College believes in providing all students with the support and encouragement they need to go far. Our small class sizes and high levels of tutor contact and support mean that students are valued as individuals. This all combines to ensure that we remain a popular place for students to come and learn

At UCBC we are proud of our academic reputation and proud of the achievements of our students, both in terms of results and in terms of their progression into work or further study, and proud of the excellent value that studying locally represents.

UCBC currently has students of all ages, backgrounds, abilities and interests.

We attract students from both home and abroad and we work closely with employers from Lancashire and around the world. At UCBC we offer a wide and developing choice of courses from HNC/D to Degrees and post graduate qualifications. We also offer a comprehensive range of business courses run by the University Centre Business School for people already in industry.

Blackburn College does not currently have any halls of residence and all students that express an interest in Private Rented Accommodation are referred to e-den.

## Chapter 3 Management Service

Housing students is a great way to increase your achievable yields and ultimately profitability. Blackburn College has in place a plan to significantly increase their intake of National and International students. At this moment in time they do not own or have access to halls of residence.

e-den and Blackburn College have entered into an agreement whereby e-den have become the colleges preferred accommodation provider. All students that require private accommodation during their studies at Blackburn College will in the first instance be referred to e-den lettings.

All properties put forward to e-den for acceptance onto the student accommodation scheme must meet certain minimum standards. These minimum standards are outlined in the following chapter. These are the minimum standards that have been agreed by the college; before any property is put forward to students it must meet the minimum standards outlined.

e-den will act as managing agents on your behalf, our job is to help maximise your possible returns and ensure the smooth operation of your investment. You will almost certainly incur additional costs in your first year due to needing to meet the property minimum standards, taking this into account you should still make a greater profit in your first year than you would by going down the traditional buy-to-let route. Where you will really start to see the benefits is in year two and beyond.

In order to benefit from the fantastic yields that student accommodation can create landlords are required to sign up to the e-den management agreement. Further information on the process and the next steps are given further on in this leaflet.

## Chapter 4 Property Minimum Standards

In order to be accepted onto the Student Housing Scheme all properties which e-den put forward must meet the following standards as a minimum.

- Central heating throughout the property.
- Adequate hot water and washing facilities i.e. Bath or Shower.
- Adequate ventilation in the form of opening windows to all bedrooms and lounge areas.
- A valid landlord's gas safety certificate must be provided prior to occupation.
  - Linked smoke & heat detectors.
  - A fire blanket in each kitchen.
  - All properties will be designated as non-smoking.
- Each lounge must have a Settee, TV Unit and Coffee table as a minimum.
  - Each bedroom must have a Bed, Wardrobe, Desk & Chest of Drawers.
  - Each kitchen must have a Washing Machine, Fridge Freezer & Cooker.
  - Each bedroom needs to be fitted with key operated lock to ensure privacy.
- Each property will be inspected by e-den on a 3 monthly basis; a written record of this visit will be maintained.
  - All properties must be in a good state of repair.
  - All properties must have a good standard of decoration.
- Each property will contain a residents handbook which will contain the following details;
  - *Emergency contact numbers*
  - *How to isolate water, electricity & gas supplies*
    - *Details of local amenities in vicinity*
    - *What to do in case of emergencies*
    - *How to operate household appliances*
      - *Complaints procedure*
  - *House Rules – Anti-social behaviour, cleanliness etc...*
- All properties need to be within easy access of public transport and within a 30 minute journey by public transport.
  - We recommend that pre-payment utility meters are installed.

All properties will be inspected by e-den to ensure that the above standards are met prior to the property being accepted onto the scheme. Properties will not be put forward to students if the above minimum standards are not met. Where HMO regulations apply it is the landlords responsibility to ensure that a HMO licence is in place, the licence must be produced before the property will be considered.

The following information has been taken from the Blackburn with Darwen Borough Council Website;

## **Which HMOs need to be licensed?**

Compulsory (required by law) licensing of HMOs affects properties that are:

- Three or more storeys high and
- have five or more people in more than one household and
- share amenities such as bathrooms, toilets and cooking facilities.

## **The licence**

The licence will specify the maximum number of people who may live in the HMO. It will also include conditions concerning the following, which apply to every licence:

- A valid current gas safety certificate, which is renewed annually, must be provided.
- All electrical appliances and furniture are kept in a safe condition.
- All smoke alarms are correctly positioned and installed.
- Each occupier must have a written statement of the terms on which they occupy the property, for example, a tenancy agreement.

Councils may also apply the following conditions:

- Restrictions or prohibitions on the use of parts of the HMO by occupants.
- A requirement that the condition of the property, its contents, such as furniture and all facilities and amenities, bathroom and toilets for example, are in good working order.
- A requirement for specified works or repairs to be carried out within a particular timeframe.
- A requirement that the responsible person attends an approved training course.

Further information is available at [www.blackburn.gov.uk](http://www.blackburn.gov.uk) it is the landlords responsibility to ensure that a valid HMO licence is in place if required, a copy of this must be produced prior to the property being accepted onto the student housing scheme.

## Chapter 5 Management Costs

Students are being quoted a rate of £80.00 per week, this is based on the student entering into a 52 week contract with 50 weeks paid for, this in effect gives the student 2 weeks free accommodation. All utilities and rates except for water rates will be the responsibility of the tenants, we strongly recommend that pre-payment meters are installed in all properties, in most cases these are available free of charge from the utility provider, we can provide you with further information on this if required.

On this basis a typical two bedroom terraced property will produce an income of £160.00 per week i.e. £8,000.00 over a 50 week period.

Our management fees are structured as follows;

- An initial registration fee of £199 +vat, this is payable prior to the property being accepted on to the scheme, and following inspection by e-den to confirm that the property meets the required minimum standards.
- A tenancy set up fee of £85.00 +vat, charged each time that e-den set up an agreement between a student and the landlord. This amount is to be deducted from rents collected.
- A monthly management fee of 7% +vat per student rent collected. This amount is to be deducted from rents collected.

Taking into account our charges as outlined above, renting to students can be extremely profitable, particularly after the initial costs of the first year. As with all property investment renting to students is a long term investment. It is also worth noting that you may also need to inform your insurers that you are renting your property to students. Proof of insurance will need to be provided prior to students taking occupancy. We are able to recommend suitable insurance brokers if needed.

## Chapter 6 Checklist

You may find the following checklist useful;

- Property meets minimum criteria.
- Financial analysis carried out.
- Property insurance in place.
- Reviewed e-den management agreement.
- Contact council to confirm HMO licence not required.
- Contact e-den to arrange property inspection.
- Ask e-den to secure student tenants for property.

## Chapter 7 Next Steps

Once you have read through this leaflet and you are happy that housing students is the right thing for you then contact e-den on 01254 51517 or by email [info@e-denlettings.co.uk](mailto:info@e-denlettings.co.uk). We will then talk you through the next steps and arrange to come and meet with you.

You might find the following websites useful;

[www.e-denlettings.co.uk](http://www.e-denlettings.co.uk)

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

[www.blackburn.ac.uk](http://www.blackburn.ac.uk)

[www.blackburn.gov.uk](http://www.blackburn.gov.uk)