

Rent-a-Room Scheme

Your “Digs” Quick Checklist

Moving into digs can be a great experience. This checklist is designed to help students and hosts think about the practical aspects of a rent-a-room arrangement before it begins. It provides an opportunity to discuss expectations, establish good communication, and build a positive relationship from day one.

Before You Move In

- ☐ Visit the home.
- ☐ Meet the homeowner/host and share contact details.
- ☐ Ask any questions you have about the accommodation, the area, or day-to-day living.
- ☐ Make sure the accommodation feels like a good fit for you.

Your Stay

- ☐ Chat about move-in/move-out dates.
- ☐ Find out if weekends and college holidays are included.
- ☐ Discuss what happens if plans change during the year.
- ☐ Talk about how much notice should be given if either side decides to end the arrangement.
- ☐ Discuss whether meals are included.

Rent, Deposit and Bills

- ☐ Know how much the rent is, as well as when and how it should be paid.
- ☐ Understand if a deposit is required and the circumstances for its return.
- ☐ Check what's included in the rent, such as heating, electricity, bins and broadband.
- ☐ Ask if there are any extra costs you should be aware of.
- ☐ Take photos of the room before you move in and record together any existing wear and tear.

Your Room and the House

- ☐ Check that your room has what you need for studying and everyday living.
- ☐ Find out what furniture is provided.
- ☐ Understand which areas of the house you can use.
- ☐ Check access to the kitchen, laundry facilities and Wi-Fi.
- ☐ Ask about storage for a bicycle or other belongings if needed.

Living Together

- ☐ Talk about visitors and overnight guests.
- ☐ Discuss quiet times, particularly around study and exam periods.
- ☐ Discuss boundaries and privacy to ensure everyone feels comfortable in the home.
- ☐ Learn about any household routines or expectations.
- ☐ Discuss anything else that is important to either the student or the host.

Top Tips

- ☐ Ask questions in advance and be clear on expectations.
- ☐ Record agreed rules in writing - see sample Licence Agreement attached. The licence sets out the main terms regarding rent etc. but can be adapted to include any elements that are important to either the homeowner or student arising from agreed discussions.
- ☐ Keep a copy of the licence agreement
- ☐ Keep a record of all payments.
- ☐ If concerns arise raise them early and respectfully.
- ☐ Try to resolve issues through open and honest conversation.