



2020

# CANTERBURY STUDENT GUIDE

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What's in the guide?

**STUDENT ACCOMMODATION IN CANTERBURY** · *the best student properties in your city* | **MENTAL HEALTH FOUNDATION** · *looking after your mental health at university* | **MONEY SAVING EXPERT** · *budgeting tips from Martin Lewis' Team*

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## WELCOME TO CANTERBURY

Our Canterbury Student Guide is packed full of useful information, hints, tips and guidance to help you with living away from home for the first time.

Whether you're searching for the best properties for the next academic year, guidance on how to secure off-campus student accommodation, tips on dealing with mental health when living away from home, or how to budget effectively whilst at university, we've got you covered!

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0333 242 9688  
info@studenttenant.com

# CANTERBURY. THE CITY BUILT FOR STUDENTS.



## CANTERBURY

Canterbury has a reputation as a fantastic student city. Home to the University of Kent, Canterbury Christ Church University and the University for the Creative Arts, a thriving nightlife and plenty of things to see and do in the city, it's easy to see why thousands of students head to Canterbury every year.

From the beautiful Kentish countryside and deep city heritage, to the array of independent shops, cafes and eateries in the city centre, Canterbury has a never ending list of things for students to see and do whilst at university.

**“StudentTenant.com did a fantastic job finding me a home for my second year at University. I couldn't have asked for a better service and communication throughout the process.”**

*Ms. Macy B. - Second Year Student*

Head to [StudentTenant.com](https://www.studenttenant.com) to find your dream student home

### Tips for booking a student house

We've put together a comprehensive guide for booking your off-campus accommodation, and we'll be with you every step of the way. If you have any questions or concerns, one of our friendly lettings team will always be on hand to help!

### Hundreds of student homes

We'll give you a snapshot of some of the best student properties on offer in Canterbury. If you can't find a suitable property in the guide, we've got hundreds more available online on [StudentTenant.com](https://www.studenttenant.com). Start your search today!

### Your local guide to Canterbury

We've teamed up with local businesses in Canterbury to give you an insight into what's around in your lovely city. Inside we have very the best student accommodation providers in Canterbury, guarantor services for students, and much more.

**SKIP TO PAGE 15 TO  
DISCOVER OUR TOP  
STUDENT PROPERTIES  
IN CANTERBURY!**



# YOUR GUIDE TO RENTING

Navigating the private rental sector doesn't have to be stressful! With our guide to renting a student house, you'll have all of the tools and information you need to make the process of finding, viewing and booking accommodation as smooth as possible.

## Property Viewing

Before booking student accommodation, it's important that you view the property. We advise that you organise enough viewings to make an informed decision, but it's also important to not drag out your search as all the best places go first.

## Holding Deposit

Once you have found a property you love and the landlord is happy to take you on as a tenant, you will be able to start the booking process. The booking process on StudentTenant.com is as follows:

### Submit your information

You will need to submit information about yourself (and your group if you are part of one) and your guarantor.

### Pay a holding deposit to secure the property and take it off the market

In line with the Tenant Fees Act 2019, we collect a holding deposit to secure your room. This is equivalent to one week's rent from each tenant at the point of booking. Once the tenancy starts, your landlord will deduct the holding deposit amount you paid from your first month's rental payment.

*It's illegal for letting agents to charge any letting fees as of 1 June 2019. If a letting agent tries to charge you a non-refundable fee, you should report them to the relevant body. Your Local Authority will usually be the best people to contact in the first instance - they can provide guidance on your local enforcement body if required.*



## Tenancy Agreements

It's very important to understand your tenancy agreement before signing it. If you are unsure of any clauses, you must contact your landlord for clarification, or you may be able to speak to your Student Union as they usually offer tenancy agreement reviews and workshops.

There are two types of tenancy agreements you should be aware of:

**Joint and several** - All tenants in the property are equally liable to pay the full rental amount for each other. Any shortfalls will be the collective responsibility of everyone renting the property.

**Individual** - You are only liable to pay your share of the rental amount. Any shortfalls will only be your responsibility.

## Tenant Referencing

Reference checks are a vital step in securing your house. References can range from a basic credit check, to a written reference from your previous landlord. It's important that you cooperate throughout this process and complete all of the requested information in a suitable timescale.

## Deposit Protection

If you are required to pay a security deposit when reserving the property, it must be lodged within a government protected scheme. Your deposit acts as security for the landlord as it protects them against any damages or non-payment of rent. If disputes arise at the end of tenancy, the schemes will act as arbitrators to ensure all deductions are dealt with fairly and efficiently.

## Utility Bills

The main bills you will need to cover are gas, electricity, water, broadband and a TV licence. Students are exempt from paying Council Tax, but you will need to inform the local authority that you are a student to ensure that you are not charged. If your utility bills are not included in the rent, you will also need to register with the relevant utility companies when you move in.

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## Budgeting for students

Managing your money as a student isn't always easy. We have spoken to the team over at Money Saving Expert to give you some top tips on how to pinch those pennies whilst you're studying.

### 1. What advice would you give to students trying to work out a budget?

Living away from home for the first time can be daunting, especially when you've got a tight budget. But it's important to figure out exactly how much you have to spend each week. Whilst it might seem like you've got loads of cash to splash when your loan comes in – the truth is, you haven't. That money needs to last the whole term, so make sure you spend it wisely.

Firstly add up how much money you have coming into your bank account each term. Then allocate how much you have to spend for each area of your life; bills, travel costs, clothes, food and social activities.

### 3. How would you guide students who might be struggling to manage rent/housing costs?

Pay your bills at the beginning of the term when you receive your student loan payment. If you don't have much money remaining after paying the rent, then you'll need to cut back on other spending.

*But remember, if you're struggling for money – don't panic. There are places you can turn and ways to find help. The majority of universities have hardship funds, opportunity awards and emergency options available if your financial situation changes.*

### 2. What are the best ways to budget when limited to student loans?

Your student loan payments are a fixed payment each term, so you will know exactly what's coming in each term.

A couple of tips to help stick to your budget...

- Get a TOTUM card (previously NUS Extra) which gives student discounts at over 200 stores and restaurants in the UK. It costs £14.99 for a one-year card, so if you think you'll use it, it's a great way to save money.
- Don't buy new books – rent, borrow, or buy second hand instead. Scout around campus, Amazon and eBay for people selling books they no longer need.
- If you're currently overdrawn, consider opening a student bank account that comes with a 0% overdraft so you aren't paying any unnecessary overdraft fees.

### 4. What advice would you give to students trying to boost their income?

Part-time jobs can be a great way to earn a bit of extra cash while at university – ask your student union if they have any jobs. Bar staff, working in shops and outdoor activity instructor are just some of the roles which your union can offer. There's usually a wide range of part-time jobs available - simply search for opportunities and apply.

Other good ways to boost your income include selling old items that you don't use anymore or getting paid for your opinion on survey sites.

For more student focussed help and information, check out [www.mse.me/studentguide](http://www.mse.me/studentguide)

# Welcome to Palamon Court

## STUDENT ACCOMMODATION



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Exclusive landscaped courtyard



Variety of communal spaces

[crm-students.com/PalamonCourt](http://crm-students.com/PalamonCourt)

# Welcome to Canterbury Student Manor

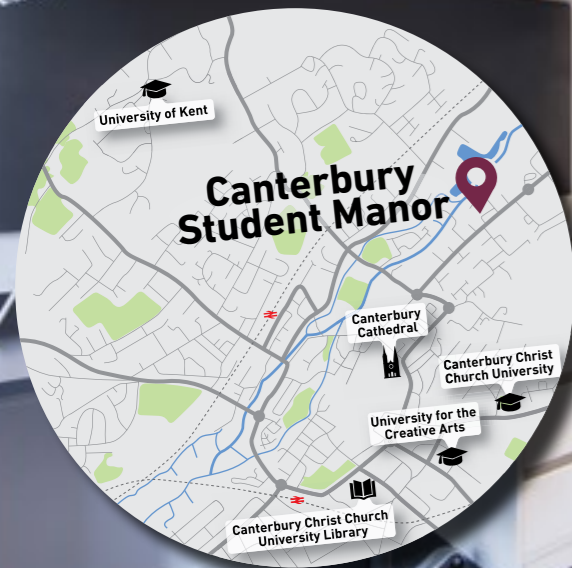
STUDENT ACCOMMODATION



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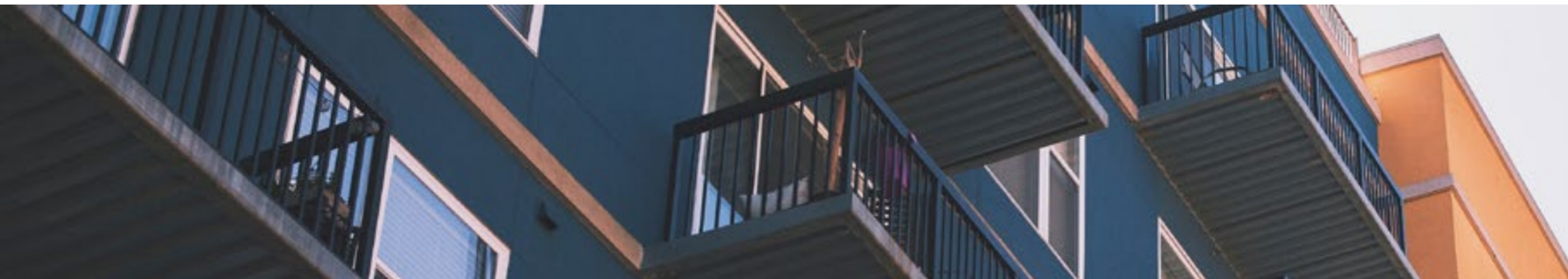
# Duck paying rent upfront

Get a rent guarantee from us for a one-off fee, then pay your rent monthly rather than having to find thousands just to move in.

Get an instant quote from  
[RentGuarantor.com](http://RentGuarantor.com)



Rent Guarantor



## FINDING ACCOMMODATION

We're dedicated to helping students find off-campus student accommodation. We're an online student letting agent with a wide range of student accommodation options in your city. No matter your budget, preferences or location, you'll be one step closer to finding your dream student home when you start your search with StudentTenant.com.

### Top tips for finding accommodation

There are plenty of accommodation options out there, but the best properties inevitably get booked first. To make things a bit easier for you, we've put together our quick tips to help you find your accommodation with StudentTenant.com.

**Head to StudentTenant.com to discover more properties in Canterbury!**

### 1. START YOUR SEARCH

Finding student accommodation is easy - you can do everything in just a few clicks. Head to StudentTenant.com, input the city where you're looking for student accommodation and filter the results to your requirements.

### 2. BOOK A VIEWING

Once you've found a property you'd like to view, click on the 'book a viewing' button on the property advert and suggest up to three preferred times to view. Once the landlord has confirmed your viewing request, the viewing will then go ahead.

### 3. SECURE THE PROPERTY

Once you've viewed the property and you're happy with it, providing the landlord is happy to accept you as a tenant, you can book the property through our secure online system by clicking on the 'reserve now' button on the property advert\*.

\*We recommend that you do not make any cash or digital payments to any landlords directly until you have processed a booking online through our secure system.

## PROPERTIES IN CANTERBURY

### Our top properties in Canterbury

Here's a quick snapshot of our top properties in your city. If you would like to view more property photos, find out more about the property or book a viewing, you can do it all online. Head to StudentTenant.com, type the reference number (top left of the advert) into the search bar and click 'search'. You'll then be redirected to the property advert.

### Discover more properties

If you'd like to take a look at all of our available properties in Canterbury, simply head to StudentTenant.com and start your property search!

*Please note: 'PPPM' on each property advert refers to the rent on a 'Per Person Per Month' basis.*

REF: 4714



£240 pppm

Four bedroom house  
Downs Road

#### Features

- Four large bedrooms
- Separate kitchen/dining area
- Low maintenance property
- Walking distance to the University of Kent
- Outside courtyard area

#### Description

The property is excellently presented with four large bedrooms.

The property benefits from having a separate kitchen and living area as well as a great outside courtyard area.

REF: 2731



£325 pppm

Four bedroom house  
Uplands

#### Features

- Four bedroom semi-detached
- Double level garden
- Quiet cul-de-sac location
- Walking distance to the University of Kent
- Half rent in July and August

#### Description

Superb four bedroom house in a prime location student location for access both to the city centre and the University of Kent.

The property boasts four large bedrooms, a large modern kitchen and a wonderful garden with a patio area.

# TOP PROPERTIES

Find your dream student home with StudentTenant.com. Start your student property search today.



REF: 4723

£350 pppm

Four bedroom house  
**Sturry Road**

**Features**

- Three large bedrooms and one single room
- Recently redecorated kitchen and bathroom
- Half rent in July and August
- Great location for Canterbury Christ Church students

**Description**

This lovely property is found in the very popular student area of Canterbury.

With an easy walk to Canterbury Christ Church University, the city centre or the University of Kent, this property is ideal for any student.

REF: 4161

£395 pppm

Four bedroom house  
**Rough Common Road**

- Newly refurbished throughout
- 5 minutes to University of Kent
- Open-plan kitchen-diner

REF: 508

£345 pppm

Four bedroom house  
**Tenterden Drive**

- Close to University of Kent
- Half rent in July and August
- Close to local amenities

REF: 4181

£395 pppm

Five bedroom house  
**Green Dell**

- Five double bedrooms
- Recently refurbished
- Half rent in July and August

REF: 8431

£360 pppm

Four bedroom house  
**St. Stephen's Court**

- Half rent in July and August
- 10 minute walk to UKC
- Recently refurbished

REF: 6115

£400 pppm

Three bedroom house  
**St. Edmunds Road**

- Quiet location in City Centre
- Easy access to Universities
- Half rent in July and August

REF: 1333

£440 pppm

Three bedroom house  
**Long Meadow Way**

- Bills inclusive of rent
- New kitchen and flooring
- Half rent in July and August

REF: 5982

£385 pppm

Four bedroom house  
**Ramsey Close**

- Recently renovated
- HMO compliant
- Great location

REF: 6290

£399 pppm

Five bedroom house  
**Mead Way**

- Close to the University of Kent and Canterbury Christ Church
- Off-street parking

REF: 4229

£375 pppm

Four bedroom house  
**Rough Common Road**

- Close to University
- Modern kitchen/dining area
- Additional bills package

REF: 2365

£390 pppm

Three bedroom house  
**St. Peter's Grove**

- Great location
- Newly fitted kitchen & carpets
- Additional bills package

REF: 6681

£475 pppm

Five bedroom house  
**Clifton Gardens**

- Bills included in rent
- Great location
- Large garden at rear

REF: 7630

£346 pppm

Five bedroom house  
**Regency Place**

- Well furnished throughout
- Four double rooms
- Experienced landlord

REF: 4758

£560 pppm

Four bedroom house  
**Kemsing Gardens**

- Close to the University of Kent
- Four double bedrooms
- High quality refurbishment

REF: 1827

£350 pppm

Six bedroom house  
**Ulcombe Gardens**

- New build property
- Close to both Universities
- Optional bills inclusive service



Focusing on your mental health whilst living and studying away from home is hugely important.

Here at StudentTenant.com, we have teamed up with **The Mental Health Foundation** to discuss looking after your mental health and wellbeing, and how to deal with stress whilst at university.

## Mental Health at University

### Q: Who are the Mental Health Foundation and what do you do?

**A:** The Mental Health Foundation is focused on the prevention of mental health issues. We research different types of mental health conditions and provide information and guidance on where to go should you need support.

The Foundation is working with the University of Sussex on a project called 'Situatate' which is developing a programme of activities to promote positive mental health for higher education students. This will be rolled out nationally.

Our vision is for a world with good mental health for all. Our mission is to help people understand, protect and sustain their mental health.

### Q: Why are university students of particular concern?

**A:** Starting university is a major life transition, and can be both exciting and overwhelming. Not only must students manage both academic and social pressures, they must also navigate developmental challenges as they transition to adulthood.

In 2015/16, over 15,000 first-year students in UK universities reported that they had a mental health problem, compared to approximately 3,000 in 2006.\*

There was a 210% increase in university dropouts among students with mental health problems from 2009/10 to 2014/15.\*

Given that the majority of mental health problems are developed by the age of 24, university students are a group at high risk of having mental health problems.

Students today are faced with unique concerns compared to students in the past. This includes stress from the financial burden of student loans and increased tuition fees, and the potentially negative consequences on wellbeing due to digital technologies and social media.

### Q: What advice would you give students who are living away from home for the first time and might feel as though they do not have enough of a support network?

**A:** Firstly, there is always someone you can turn to should you need to, and you should never feel as though you do not have anywhere to go.

Student support services at all universities will be able to link you to the right support network. Support services and student unions will often run initiatives to support you, such as a buddying system which will provide a senior university student who you can talk to.



### Additional support

**NightLine.org.uk** - Confidential and anonymous information service run by students for students

**Mind.org.uk** - Advice and support to anyone experiencing a mental health problem

**Samaritans.org** - Providing emotional support to anyone in emotional distress, struggling to cope, or at risk of suicide

**BigWhiteWall.com** - Online community with round-the-clock anonymous support

**NHS Choices** - Advice, tips and tools to help you make the best choices about your health and wellbeing

**Your GP** - Professional help and support if services supplied from the university are not available

### Dealing with stress

**Eat healthily** - Protect your feelings of wellbeing by ensuring that your diet provides adequate amounts of brain nutrients such as essential vitamins and minerals, as well as water.

**Be aware of smoking and drinking alcohol** - Even though they may seem to reduce tension initially, this is misleading as they often make problems worse.

**Exercise** - Try and integrate physical exercise into your lifestyle as it can be very effective in relieving stress.

**Take time out** - Strike the balance between responsibility to others and responsibility to yourself, this can really reduce stress levels.

**Be mindful** - Mindfulness is a mind-body approach to life that helps us to relate differently to experiences. It involves paying attention to our thoughts and feelings in a way that increases our ability to manage difficult situations and make wise choices.

### Local support

Canterbury Christ Church University - Mental Health Services:  
Web: [canterbury.ac.uk/students/current-students/support-services](http://canterbury.ac.uk/students/current-students/support-services)  
Tel: 01227 923056

Email: [mentalwellbeing@canterbury.ac.uk](mailto:mentalwellbeing@canterbury.ac.uk)

University of Kent - Student Support and Wellbeing Services:  
Web: [kent.ac.uk/studentsupport/wellbeing](http://kent.ac.uk/studentsupport/wellbeing)  
Email: [wellbeing@kent.ac.uk](mailto:wellbeing@kent.ac.uk)

University Medical Centre Physiological Therapies:  
Web: [umcpt.co.uk](http://umcpt.co.uk)  
Tel: 01227 469338  
Email: [ccccg.umcpt@nhs.net](mailto:ccccg.umcpt@nhs.net)

### Publications, podcasts, blogs and videos

Our work includes research reports, guides for looking after mental health and much more.

Visit [mentalhealth.org.uk](http://mentalhealth.org.uk) to browse a full listing of our mental health resources.

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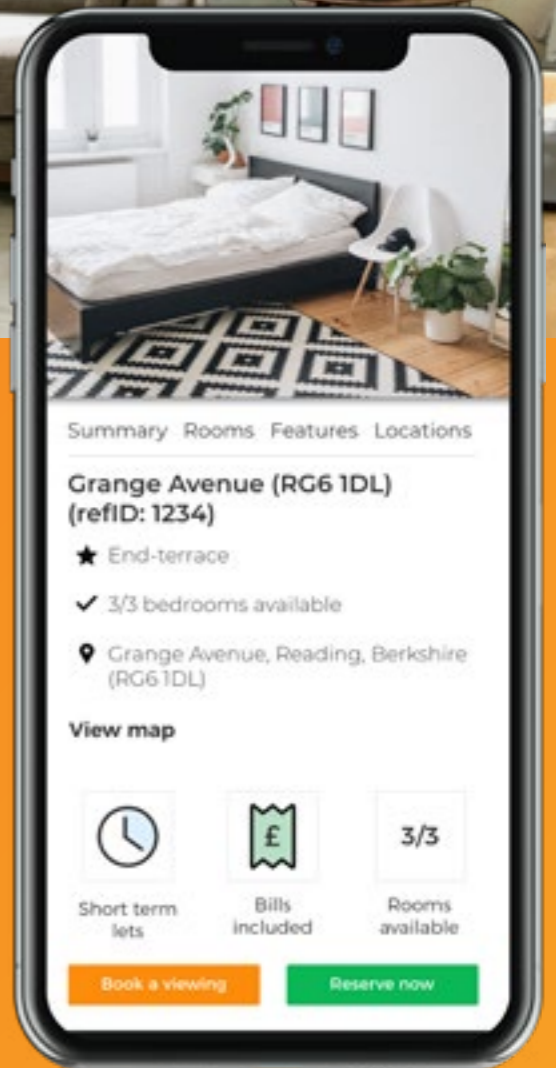


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4 Boughton Parade, Loose  
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\*Special Offers available at [www.doo-das.com](http://www.doo-das.com)



# LANDLORDS ADVERTISE YOUR PROPERTY FOR FREE

Create your FREE property advert by visiting [StudentTenant.com/landlords](https://www.studenttenant.com/landlords)

1

## Advertise for free

We'll advertise your property to thousands of students on:



2

## Manage your property ad

Creating and managing your property ad is easy! Head to [StudentTenant.com](https://www.studenttenant.com) and fill in a few details about your student property. Once approved, you'll be able to manage all viewing requests online through our platform.

3

## Confirm the booking

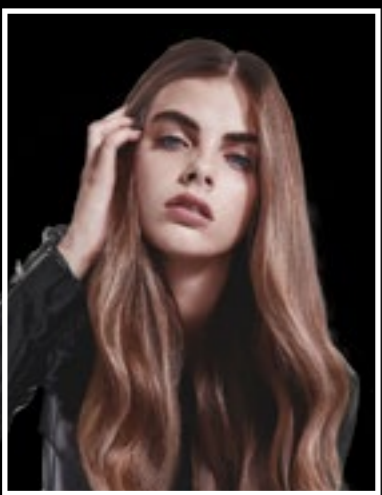
If you're happy to accept the tenants, they can book the property online by visiting your property ad. We will carry out guarantor credit checks and can also complete tenancy agreements and collect deposits if required.

ANTONIOU  
HAIR AND BEAUTY

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\*£30 minimum spend required for beauty



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