



2020

# CHESTER STUDENT GUIDE

What's in the guide?

**STUDENT ACCOMMODATION IN CHESTER** *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*

# 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](https://rentguarantor.com)



## WELCOME TO CHESTER

Our Chester 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 305 4755  
info@studenttenant.com

# CHESTER. THE CITY BUILT FOR STUDENTS.



**“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 to find your dream student home

## CHESTER

It’s easy to see why Chester is very popular for students. Chester is a warm, friendly and diverse city, located in the North West of England. It is large enough to offer a wealth of entertainment, culture and events for all tastes, yet remains small enough to quickly feel like home.

The 20,000+ students who live there are well catered for in terms of bars, restaurants, shops and entertainment, all located within easy reach of the university and main accommodation. However don’t let Chester’s size deceive you, it is a diverse and multicultural city with a lot to offer.

### 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 Chester. If you can’t find a suitable property in the guide, we’ve got hundreds more available online on StudentTenant.com. Start your search today!

### Your local guide to Chester

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

**SKIP TO PAGE 9 TO  
DISCOVER OUR TOP  
STUDENT PROPERTIES  
IN CHESTER!**



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 'SituatE' 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

University of Chester Wellbeing and Mental Health Advisors

Web: [chester.ac.uk/campus-life/support-for-students/welfare](https://chester.ac.uk/campus-life/support-for-students/welfare)

### Who to contact:

Blinks Information Point:

Tel: 01244 511550 - ext: 1550

Email: [wellbeing@chester.ac.uk](mailto:wellbeing@chester.ac.uk)

Martin Building

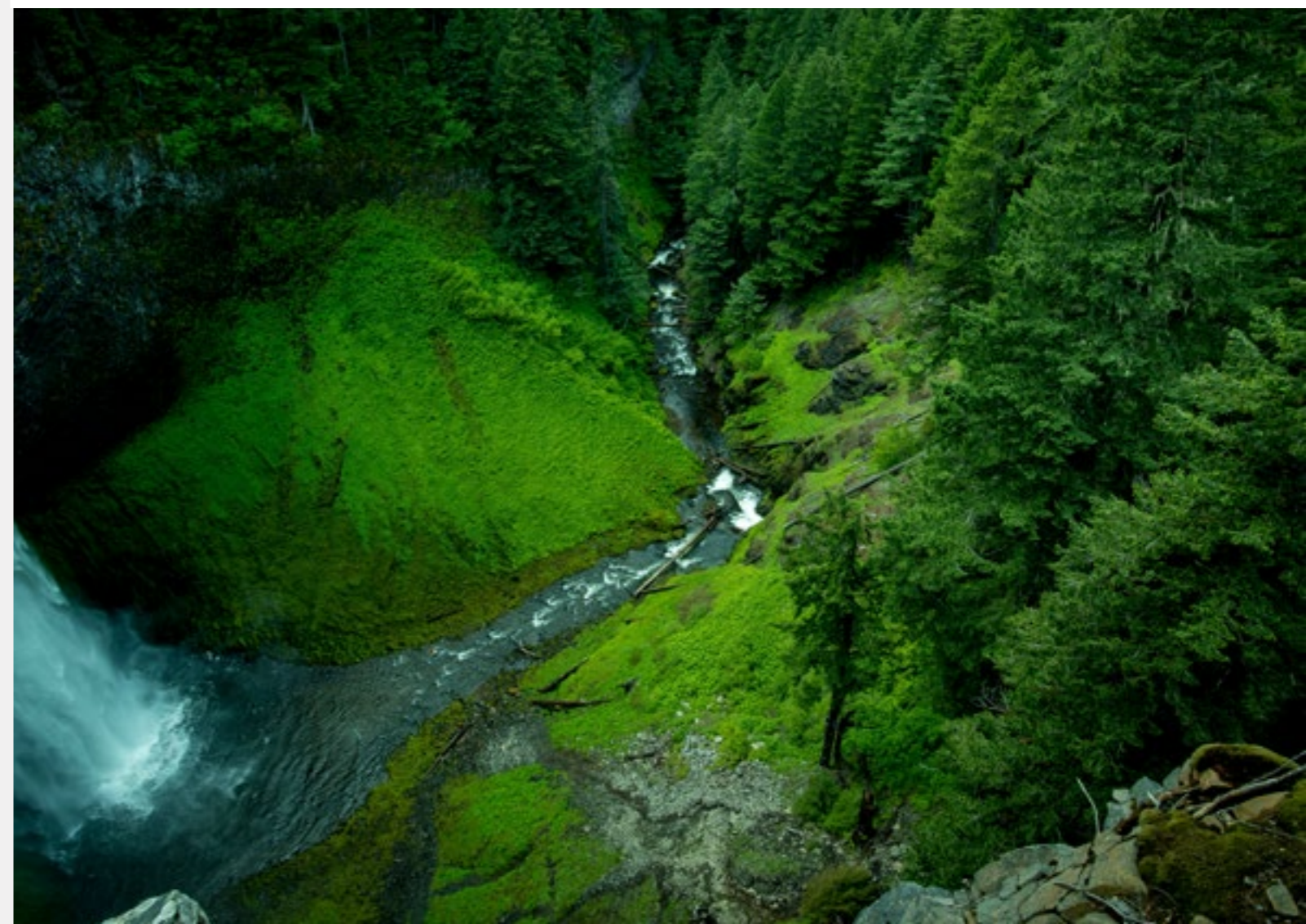
Tel: 01925 534282 - ext: 4282

Email: [wellbeing@chester.ac.uk](mailto:wellbeing@chester.ac.uk)

### Publications, podcasts, blogs and videos

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

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



## 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 Chester!**

### 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 CHESTER

### Our top properties in Chester

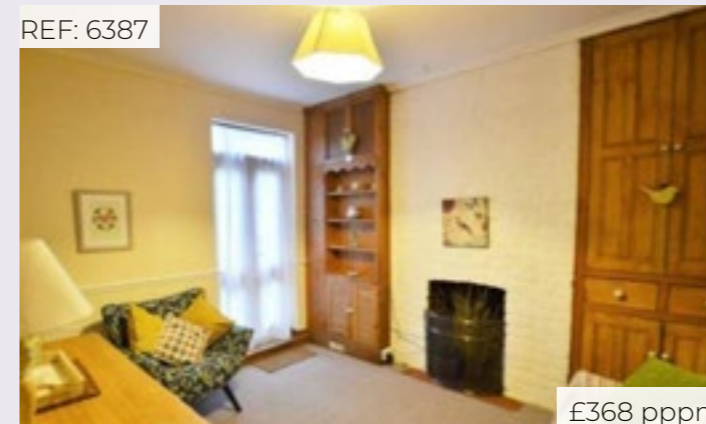
Here's a quick snapshot of our top properties in your city. If you would like to view more property photos, find out more about the property or book a viewing, you can do it all online. Head to StudentTenant.com, type the reference number (top left of the advert) into the search bar and click 'search'. 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 Chester, 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: 6387



£368 ppm

Four bedroom house  
Cherry Road

#### Features

- Completely renovated in 2015
- One ensuite bedroom
- Walking distance to the city centre and university
- Great transport links

#### Description

Wonderful four bedroom property with three large double rooms and one single with TV points. New kitchen with washing machine and dryer, new bathroom, and separate sitting room with patio doors to the enclosed secure backyard and BBQ area.

REF: 8391



£365 ppm

Three bedroom house  
Cherry Road

#### Features

- Situated in between Nicholas Street and Nuns Road
- Close to local amenities, shops, restaurants
- Short walk to both the main bus and train stations.

#### Description

The accommodation comprises of an entrance hallway, open plan lounge and kitchen and a family bathroom. There are three generous double bedrooms with an en-suite shower room to the master. Whilst outside there is a large garden which provides space for a seating area with fenced boundaries.

# TOP PROPERTIES

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



REF: 5408

£390 pppm

Five bedroom house  
**Vernon Road**

- Features**
- Bills inclusive of the rental price
  - Unlimited superfast fibre internet
  - Very high quality finish
  - Great location for University students

**Description**

Stunning five bedroom property minutes walk from the city centre of Chester. The property is a 10 minute walk from the main Park-gate campus. Inside you'll notice contemporary styling throughout, including high quality finishing in the five double bedrooms and large kitchen diner.

REF: 6284

£390 pppm

Four bedroom house  
**Kitchen Street**

- Features**
- Four double bedrooms
  - Contemporary furnishing
  - Short walk to the campus
- REF: 7752
- 
- £410 pppm
- Five bedroom house  
**West Lorne Street**
- Bills inclusive of rental price
  - New kitchen and bathroom
  - Great location

REF: 6782

£433 pppm

Four bedroom house  
**Catherine Street**

- Refurbished to high standard
- Four double bedrooms
- Walking distance to University

REF: 6388

£433pppm

Five bedroom house  
**Princes Avenue**

- Completely renovated
- Short walk to the University
- Back paved garden/patio

REF: 6393

£429 pppm

Five bedroom house  
**Newry Park**

- High quality accommodation
- Great location
- Modern kitchen & bathroom

REF: 6389

£390 pppm

Five bedroom house  
**Churchton Road**

- Very high standard
- Five double bedrooms
- Bills included in rent

REF: 5469

£390 pppm

Five bedroom house  
**Walter Street**

- Close to the city centre
- Bills included in rent
- Five double bedrooms

REF: 5412

£390 pppm

Five bedroom house  
**Egerton Street**

- 50" smart TV in the living room
- Close to Riverside campus
- Bills inclusive of rental price

REF: 5536

£400 pppm

Six bedroom house  
**Newry Park**

- Six double bedrooms
- Bills included in rent
- No deposit required

REF: 7562

£334 pppm

Seven bedroom house  
**Garden Lane**

- Seven large rooms
- Great student location
- Walking distance to city centre

REF: 8140

£412 pppm

Six bedroom house  
**Churchward Close**

- Five minutes to University
- Geat student area
- High quality finish

REF: 5411

£390 pppm

Five bedroom house  
**Brookside Terrace**

- Close to Kingsway & Parkgate
- 50" smart TV in the living room
- Five double bedrooms

REF: 5409

£390 pppm

Five bedroom house  
**Garden Lane**

- Bills included in rent
- Five double bedrooms
- Close to Riverside campus

REF: 5539

£392 pppm

Four bedroom house  
**Talbot Street**

- Four double bedrooms
- Short walk to Newton campus
- Bills included in rent

# 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.

## 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.

*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.

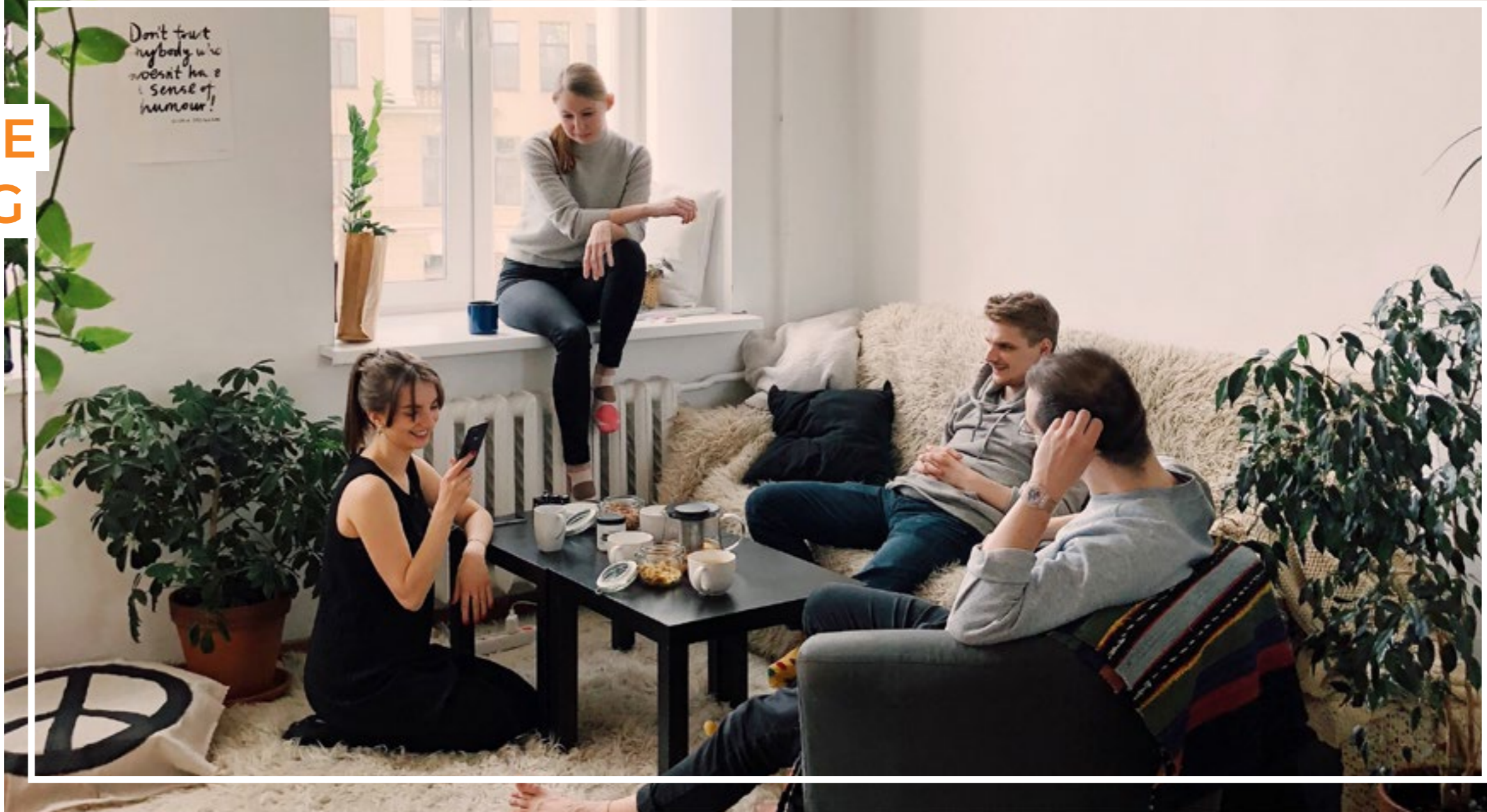
**Individual** - You are only liable to pay your share of the rental amount. Any shortfalls will only be your responsibility.

## 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.

## 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.





Eesha Mohindra  
MoneySavingExpert.com

# MoneySavingExpert.com

## 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)



# LANDLORDS ADVERTISE YOUR PROPERTY FOR FREE

Create your FREE property advert by visiting [StudentTenant.com/landlords](http://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](http://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.



[www.studenttenant.com](http://www.studenttenant.com)  
0333 305 4755 · [info@studenttenant.com](mailto:info@studenttenant.com)