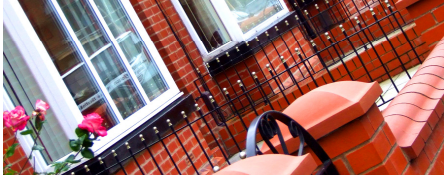




## Living in Student Accommodation



As a student of the University of Essex and living away from home then it is likely that you are living in student accommodation in the borough of Colchester. Many of these properties will be classed as Houses in Multiple Occupation (HMO) as they are occupied by non-related persons who do not form a single household.

It is the responsibility of Private Sector Housing within Colchester Borough Council to ensure that privately rented and multiple occupied homes are safe for residents, including students, to live in. Some of the issues we look at are disrepair, dampness, overcrowding, fire precautions and lacking amenities as well as the management of the property.

If a landlord wishes to let his property for the University then the property has to meet the standards and criteria laid down in an Accreditation Scheme agreed between the University and Colchester Borough Council.

It is the responsibility of any landlord or manager of an HMO to ensure that the property complies with the latest standards and legislation and for ensuring that the property is managed effectively. To ensure this there are Management Regulations which require the landlord or manager to have regard to the following:



- **Provide tenants with their contact details.**
- **Ensure that any means of escape in case of fire are well maintained and kept free from obstruction.**
- **Maintain the water supply and drainage systems.**
- **Maintain gas and electricity supplies; provide regular test certificates as necessary.**
- **Maintain all living conditions including, common parts, gardens, appliances and fixtures and fittings.**
- **Provide sufficient rubbish receptacles and make arrangements for the disposal of rubbish.**

It is not just the landlord's or manager's duty to maintain the property. As a tenant the regulations also lay down your responsibilities in behaving in a tenant like manner:

- **Don't hinder the manager in performance of his duties.**
- **Allow the manager access to the living accommodation at reasonable times.**
- **Don't damage anything provided as part of the let.**
- **Use the appropriate receptacles to store or dispose of rubbish.**
- **Comply with any reasonable instructions in respect of any means of escape from fire, the prevention of fire and the use of fire equipment.**



You should also remember as a responsible member of the community you are under obligation to behave with consideration to your neighbours, not to cause unnecessary disturbance and to behave in a tenant like manner.

If you want further information on your responsibilities, your landlord's responsibilities, the Student Accommodation Accreditation Scheme or you wish to complain about the accommodation you live in then please contact:

### Private Sector Housing

#### Colchester Borough Council

Rowan House, 33 Sheepen Road, Colchester CO3 3WG  
Telephone: 01206 282581 Fax: 01206 282598  
Email: [housing.private@colchester.gov.uk](mailto:housing.private@colchester.gov.uk)