



Erasmus+

Factsheet 5 – Accommodation: General Information



1. Making a booking and booking fees and deposits

- Make sure you read through the application form carefully and complete all the relevant parts. A glossary of 'difficult' words is provided in Section 5.
- You often have to pay various fees in advance when you book with a property company so you should budget for these.
- Booking fees can vary from £50-60 up to £100.
- In addition to a booking fee you will usually be expected to pay a deposit.
- A security deposit or damage deposit will usually be required before you can move in.
- You should check your room carefully and report any damage you find to the landlord before moving in (see Section 5 for more details).

2. Contracts and tenancy agreements

- Your tenancy agreement will usually be a 'short hold tenancy agreement' with the property owner or their representative NOT with the University.
- You must make sure you understand the agreement and are 100% happy with your choice before you sign the tenancy agreement.

3. Bedding and Kitchen Essentials

- Most property will not provide bedding and kitchen utensils (sheets, pillows, duvet, plates, pots and pans etc.).
- You can buy these items in Ipswich from a range of department stores, supermarkets etc. (see suggested shops in Section 6).
- Alternatively you can pre- order a kitchen or bedding pack, please request details from erasmus@uos.ac.uk
- Please note that if you arrive after the main shops have closed (usually 5.30pm or 6pm weekdays) you will need to purchase basic bedding from a 24 hour supermarket such as Asda and may need to arrange transport to the supermarket.
- If you're travelling from a warmer climate you may notice a significant change in temperature so a 13.5 tog duvet is recommended!

4. Glossary of terms	
Assured short-hold tenancy	The most common sort of tenancy for a fixed term period and 'assured' means you have certain 'rights' (see Tenancy Agreement below).
Contents insurance	Insurance which pays for loss of or damage to personal belongings within your home. Some policies offer restricted cover for belongings taken outside of the home.
Guarantor	Usually a family member or friend who will be responsible for paying your rent (damages or even court costs) if you fail to keep up with your payments.
Inventory	A list of all contents/property in the accommodation which should be checked at the start of the tenancy. Any damage noted at the start of the tenancy should be reported on the inventory. At the end of the tenancy the inventory will be checked and any 'new' damage may need to be paid for.
Tenancy agreement	The document you sign to secure your accommodation. It is a legally binding contract. See https://www.gov.uk/private-renting for basic tenant's rights.

5. Hotels near the University if you need temporary overnight accommodation		
1. Novotel Ipswich Centre (10 min walk)	www.novotel.com	From £41
2. Premier Inn Ipswich Town Centre Quayside (5 min walk)	www.premierinn.com	From £35
3. Travelodge Ipswich (2 min walk)	www.travelodge.co.uk	From £30

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6. Department stores and large supermarkets			
Name	Website	Store type	From UCS (on foot)
Argos	www.argos.co.uk	Catalogue store*	½ mile 10minutes
Asda Goddard Road	www.asda.com	24-hour supermarket/superstore	4 miles 13minutes by taxi
Q D Stores	www.qdstores.co.uk	Discount store	1 mile 20minutes
Wilko	www.wilko.com/	Homewares/household goods	½ mile 11minutes

* Place your order from the in-store catalogues and pay at till. Collect items from a collection point.