

Rental checklist

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Things to consider when you're looking for a place to rent.

Cost

- How much is the rent?
- Will you have to pay a deposit?
- Does the landlord accept housing benefit?
- Will you get enough housing benefit to cover the rent?
- How much council tax will you have to pay?

Location and transport

- How far away is the property from your place of work or study?
- How far away is it from family and friends?
- Are there useful shops close by?
- How far away is the nearest supermarket?
- How about other amenities, such as pubs, a leisure centre, cinema or library?
- Is the property on a bus or train route?
- When's the last bus home?
- Is there enough parking?
- Will your car be safe?
- What's the local GP's surgery like?
- Is there an NHS dental practice you can join?
- If you have special health needs, are there suitable medical facilities practitioners nearby?
- Are there good nurseries and schools nearby?
- Is the area well lit?
- Would you feel safe travelling home at night?

Safety

- Is the wiring safe? Check to see if any fittings, plugs, etc, are loose from the wall.
- Are the electrical appliances safe? Your landlord should get them checked every 12 months. Usually the electrician will put a sticker on the plug of each appliance saying when they were last checked.
- Is there sufficient ventilation? Check especially near any gas appliances.
- Can your landlord show you a valid gas safety certificate?
- Are there working smoke alarms?
- Is there a fire blanket in the kitchen?
- Are there fire extinguishers?
- Is there another escape route besides the front door?
- Does the furniture comply with safety regulations? Items such as sofas and mattresses should have labels on them to show they pass the regulations.
- How secure are the locks on the doors and windows?
- Does the door have a bolt or chain?
- Is there a spyhole so you can see who's outside?
- If the property is a flat, does it have an entry phone system?

Energy efficiency

- Does the property have an energy performance certificate?



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General condition of the property

- Is it big enough for you and your household?
- Is there any sign of damp, such as mould on the walls or carpets?
- Is the property big enough for all your belongings?
- What form of heating does the property use?
- What's the average monthly heating bill?
- Where are the gas and electric meters?
- Do all the lights work?
- Do the taps work?
- Does the shower work?

Furniture and fittings

- How much furniture is provided?
- What condition is the furniture in?
- Is there enough storage space?
- Is there a washing machine?
- Is a vacuum cleaner provided?
- Are the curtains and carpets in a reasonable condition?
- Are any kitchen utensils and pans supplied?
- Does the cooker work?
- Does the fridge work?
- How clean is the kitchen?
- Are there any internet and TV connections?
- What is the mobile coverage like inside the property?

Outside the property

- Who is responsible for cleaning the communal areas?
- Is there a back yard or garden?
- If so, is it secure?
- Who is responsible for the garden?
- How is rubbish collected?
- Is there a wheelie bin or bin house?
- What's the outside of the building like?
- Are any of the gutters broken?
- Do any roof tiles look loose?
- Is the brickwork crumbling at all?

The landlord

- Is the landlord registered with the council?
- Do you feel intimidated by them?
- Would you feel able to approach them if anything went wrong?

