



Student Accommodation Guide 2008

Basic Tenants Rights

Your landlord must provide you with a *rent book* or *written letting agreement* or *lease*. This rent book or letting agreement, must contain other information about the tenancy, specified by rent book regulations:

- The address of the rented accommodation.
- The name and address of the landlord or agent.
- The tenants name.
- The length of the tenancy.
- The amount of the rent and when and how it is to be paid.
- The amount and purpose of any *deposit* paid and the conditions under which it will be returned to the tenant. Deposits can be forfeit if the tenant doesn't give proper notice to quit, if they damage property or leave unpaid bills or rent owed.

Your landlord must record in your rent book or letting agreement, details of furnishings and appliances provided.

A landlord can terminate the tenancy, without reason, during the initial six months. A tenant is usually given four weeks notice.

Tenants have the right to *privacy*, that is the quiet and peaceful occupation of the accommodation, as long as they pay their rent. No-one including the landlord has the right to enter the accommodation without permission.

How to find accommodation

Accommodation Officers or Students Unions in most colleges provide information and support in securing accommodation locally.

Internet sites: www.daft.ie

www.findahome.ie

www.let.ie

Newspapers which can also be accessed online, and good old fashioned word of mouth are the most common ways of finding accommodation. As it may take some time to secure suitable accommodation, you could for example book into a holiday hostel nearby for a few days.

Accommodation Agencies can also provide information on accommodation, but usually have a registration fee and charge for their services, which makes them a more expensive option.

Types of accommodation

Flat/Apartment: Self contained accommodation for one or more persons.

House share: Own bedroom, sharing the rest of the facilities and bills with others in the house.

Digs: Own or shared bedroom, with other facilities shared with host family. Meals provided.

Student Residences: 4-8 bed houses in student villages near colleges.

How much will it cost?

Rents vary depending on size, location, condition and facilities. You will usually be expected to pay a deposit of a month's rent and to pay rent in advance. In working out what you can afford to pay, bear in mind additional living costs.

Checklist for inspecting accommodation

- Check smoke alarms, fire extinguishers and fire escape routes.
- Check ventilation, especially in the bathroom and kitchen.
- Do windows open and are windows and doors adequately secured?
- Will it be easy to heat? What kind of heating is there? What will it cost? Is it working?
- What furniture is there, and in what condition? Are beds and seating comfortable?
- Are all electrical appliances working?
- What utensils and kitchen equipment are provided? Are they adequate?
- Is there enough storage?
- Check the bathroom and water heating system, is everything working?
- Are there enough electrical sockets, are they working? Is there enough lighting?
- How do you pay for the electricity, gas, telephone and refuse? Do you need to pay a connection fee, pay a deposit or get a guarantor? Take a reading on any meters.
- Is there cable TV? How is the bill paid?
- What are the arrangements for cleaning common areas/garden?
- Does anyone else have keys to the accommodation?
- What are the refuse arrangements?

STUDENT ACCOMMODATION

If you have gained a place in a third level institution then contact the college concerned as soon as possible before the start of the academic year for advice and support in finding accommodation locally.

Location	Institution	Accommodation Office	Internet
Athlone	Athlone IT	(090) 6424441	www.ait.ie
Carlow	IT Carlow St. Patrick's College Carlow	(059) 9170436 (059) 9153200	www.itcarlow.ie www.carlowcollege.ie
Clare	Burren College of Art	(065) 7077200	www.burrencollege.com
Cork	CIT UCC	(021) 4326453 (021) 4902276	www.cit.ie www.ucc.ie
Dublin	All Hallows College American College Colaiste Mhuire Marino DCU DIT Dublin Business School Dun Laoghaire IADT Froebel College IT Blanchardstown IT Tallaght Mater Dei Institute Milltown Institute National College of Art/Design National College of Ireland Royal College of Surgeons St. Patrick's College Trinity College UCD	(01) 8373745 (01) 6768939 (01) 8535175 (01) 7005736 (01) 4027604 (01) 4177585 (01) 2144600 (01) 2888520 (01) 8851570 (01) 4042171 (01) 8376027 (01) 2776353 (01) 6364217 (01) 4498705 (01) 4022106 (01) 8842025 (01) 8961177 (01) 2161034	www.allhallows.ie www.amcd.ie www.mie.ie www.dcu.ie www.dit.ie www.dbs.edu www.iadt.ie www.froebel.ie www.itb.ie www.it-tallaght.ie www.materdei.ie www.milltowninstitute.ie www.ncad.ie www.ncirl.ie www.rcsi.ie www.spol.dcu.ie www.tcd.ie www.ucd.ie
Dundalk	Dundalk IT	(042) 9370270	www.dkit.ie
Galway	Galway-Mayo IT GMIT Castlebar NUI Galway	(091) 742023 (094) 9043110 (091) 750378	www.gmit.ie www.gmit.ie www.nuigalway.ie

Location	Institution	Accommodation Office	Internet
Letterkenny	Letterkenny IT	(074) 9186170	www.lyit.ie
Limerick	Limerick IT UL Mary Immaculate	(061) 490135 (061) 202331 (061) 204503	www.lit.ie www.ul.ie www.mic.ul.ie
Maynooth	NUI Maynooth Pontifical University Maynooth	(01) 7083827 (01) 7083826	www.nuim.ie www.maynooth-College.ie
Sligo	IT Sligo	(071) 9155463	www.itsligo.ie
Tipperary	Tipperary Institute	(0504) 28072	www.tipinst.ie
Tralee	IT Tralee	(066) 7145665	www.ittralee.ie
Waterford	Waterford IT	(051) 302615	www.wit.ie

THE COST OF GOING TO COLLEGE

The average student living away from home in shared self catering accommodation spends around €8,920 over an 8 month academic year, with a maximum maintenance grant of €3,420 for 2007/2008, working out at about €107 per week. It's immediately clear that no student can afford to rely on their college grant to get them through college. Additional support from parents and/or part-time work will be essential for those living away from home.

Average monthly costs (living away from home)

Rent (Shared House or Flat)	€ 480
Light/Heat/Power	€ 60
Food	€ 240
Travel (monthly commuter ticket)	€ 77
Books and other academic material	€ 70
Clothes, laundry, medical etc.	€ 45
Social life, other travel, miscellaneous	€ 140

Monthly Total	€ 1,115
Annual Total (8 months)	€ 8,920

Figures compiled by DCU Student Affairs Office.