Renting Private Accommodation in Oxford

Searching for Accommodation

How much can I expect to pay in rent?

Approximate rents as of November 2014 are as follows:

- Single/Double Room: £400–£700 per month
- Studio Flat: £600–£800 per month
- 1 Bedroom Flat: £700–£1200 per month
- 2 Bedroom Flat/House: £900–£1500+ per month

Private Letting Agents

Agencies should only charge you once they have found a suitable property that you agree to let.

We would recommend that if you decide to use a private agency to find accommodation, to choose an agency that is a member of a professional trade organisation, as these will require their members to comply with a code of practice.

The list below is a selection of letting agents offering properties in Oxford. Their inclusion on this list should not be regarded as a recommendation, and it is the individual’s responsibility to research each agency’s terms and conditions before entering into a tenancy.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Professional Membership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allen &amp; Harris</td>
<td>29-131 London Road, HEADINGTON, Oxfordshire, OX3 9HZ</td>
<td></td>
</tr>
<tr>
<td></td>
<td>T: 01865 750384</td>
<td></td>
</tr>
<tr>
<td></td>
<td>E: <a href="mailto:Oxfordlet@sequencehome.co.uk">Oxfordlet@sequencehome.co.uk</a></td>
<td>ARLA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Safe Agent</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Contact Details</td>
</tr>
<tr>
<td>--------------------</td>
<td>----------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Breckon &amp; Breckon</td>
<td>13 BEAUMONT STREET, OXFORD, OX1 2LP</td>
<td>T: 01865 201111 E: <a href="mailto:lettings@breckon.co.uk">lettings@breckon.co.uk</a></td>
</tr>
<tr>
<td>Carter Jonas</td>
<td>Mayfield House, 256 Banbury Road, Oxford, OX2 7DE</td>
<td>T: 01865 511444 F: 01865 310653 E: <a href="mailto:oxford@carterjonas.co.uk">oxford@carterjonas.co.uk</a> <a href="http://www.carterjonas.co.uk/">http://www.carterjonas.co.uk/</a></td>
</tr>
<tr>
<td>Chancellors</td>
<td>107 London Road, Headington, Oxford, OX3 9HZ</td>
<td>T: 01865 765000 E: <a href="mailto:student.lettings@chancellors.co.uk">student.lettings@chancellors.co.uk</a> <a href="http://www.chancellors.co.uk/rent/simplify-your-property-rental/">http://www.chancellors.co.uk/rent/simplify-your-property-rental/</a></td>
</tr>
<tr>
<td>Finders Keepers</td>
<td>28 St Clements, Oxford, OX4 1AB</td>
<td>Tel: +44 1865 260111 Fax: +44 1865 260123 <a href="http://www.finders.co.uk/">http://www.finders.co.uk/</a></td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Contact Details</td>
</tr>
<tr>
<td>------------------------</td>
<td>--------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>James C Penny</td>
<td>113 Walton Street, Oxford, OX2 6AJ</td>
<td>T: 01865 554422 F: 01865 552522 E: <a href="mailto:office@jamescpenny.co.uk">office@jamescpenny.co.uk</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="http://www.jamescpenny.co.uk/default.aspx">http://www.jamescpenny.co.uk/default.aspx</a></td>
</tr>
<tr>
<td>Martin &amp; Co</td>
<td>31 Woodin's Way, Oxford, Oxfordshire, OX1 1HD</td>
<td>T: 01865 812110 F: 01865 724195 E: <a href="mailto:oxford@martinco.com">oxford@martinco.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="http://www.martinco.com/students">http://www.martinco.com/students</a></td>
</tr>
<tr>
<td>NOPS Student Letting</td>
<td>47 Walton Street, Oxford, OX2 6AD</td>
<td>T: 01865 311745</td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="http://www.nops.co.uk/student-misc/contact-us/">http://www.nops.co.uk/student-misc/contact-us/</a></td>
</tr>
<tr>
<td>Premier Lettings</td>
<td>115 Walton Street, Oxford, Oxfordshire, OX2 6AJ</td>
<td>T: 01865 261898 F: 01865 798087 E: <a href="mailto:NorthOxford@premieroxford.co.uk">NorthOxford@premieroxford.co.uk</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="http://www.premieroxford.co.uk/search/?amount=&amp;amount_max=&amp;bedno=&amp;ten_type=2&amp;prop_type=&amp;p_furnish=&amp;findprop=Find+My+Home">http://www.premieroxford.co.uk/search/?amount=&amp;amount_max=&amp;bedno=&amp;ten_type=2&amp;prop_type=&amp;p_furnish=&amp;findprop=Find+My+Home</a></td>
</tr>
<tr>
<td>Scott Fraser</td>
<td>267 Cowley Road, East Oxford, OX4 1XQ</td>
<td>T: 01865 244666 F: 01865 244885 <a href="mailto:eastoxford@scottfraser.co.uk">eastoxford@scottfraser.co.uk</a></td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="http://www.scottfraser.co.uk/information-for-students/">http://www.scottfraser.co.uk/information-for-students/</a></td>
</tr>
</tbody>
</table>
| **Spire Properties** | 9b Windmill Road, Headington, Oxford, OX3 7BW  
T: 01865 744555  
F: 01865 744000  
E: spire.properties@talk21.com  
http://www.spireproperties.co.uk/index.php?pg=2 | **OCC Landlord Accreditation Scheme** |
|----------------------|-------------------------------------------------------------------------------------------------|----------------------------------|
| **Thomas Merrifield Lettings** | Holyfield House, 1 Walton Well Road, Oxford OX2 6ED  
T: 01865 515900  
F: 0 1865 515115  
E: info@tmlettings.co.uk  
http://thomasmerrifieldlettings.co.uk/ | **ARLA**  
**NAEA**  
**TPO** |

ARLA – Association of Residential Letting Agents  
http://www.arla.co.uk/

OCC (Oxford City Council) Landlord Accreditation Scheme -  
http://www.oxford.gov.uk/PageRender/decH/Landlord_Accreditation_Scheme_occw.htm

Safe Agent -  
http://www.safeagents.co.uk/

TPO – The Property Ombudsman  
http://www.tpos.co.uk/find-member.php

NALS – National Approved Letting Scheme  
http://www.nalscheme.co.uk/

NAEA – National Association of Estate Agents  
http://www.naea.co.uk/

**Online Resources**

Accommodation may also be advertised directly online by the landlord. For example:

**Oxford Student Pad** – www.oxfordstudentpad.co.uk this is a site where private landlords advertise for tenants associated with the University of Oxford (not just students, any member of the university can sign up to this site).

**Daily Info** www.dailyinfo.co.uk – This site provides lots of information about what’s on in Oxford, as well as providing a platform for property searches

**The Gazette** www.ox.ac.uk/gazette - an Oxford University publication

**Gumtree** www.gumtree.com/flatshare-offered/oxford

**Spare Room** www.spareroom.co.uk
**Short-Term Accommodation**

Most private accommodation is offered on a long-term basis of 6 months to a year. If you are looking to let accommodation for a shorter period, you may wish to look into some of the below options:

**Oxford Short Lets** - Offer serviced accommodation, furnished and fully equipped

Tel: 01865 311 696 [http://www.oxfordshortlets.co.uk/](http://www.oxfordshortlets.co.uk/)

**Short Let Space** – Short Lets and Holiday Lets. Tel: 01993 811 711 Email: stay@shortletspace.co.uk [http://www.shortletspace.co.uk/](http://www.shortletspace.co.uk/)

**Commonwealth House** - situated in Oxford city centre, within ten minutes' walk of libraries and laboratories, Commonwealth House offer study bedrooms complete with washbasin and refrigerator to international students and academic visitors, offering short and long stays. Kitchens, shower rooms and toilets are shared. Breakfast is provided on weekdays at no additional cost.

[www.comhouse.org](http://www.comhouse.org)

Email: commonwealthhouse@gmail.org Tel: 01865 793132

**Subletting** - If you hope to sublet a room, you should first check that the landlord is aware of the situation, and you should also ask for the terms of your agreement in writing.

**Homestays** – These are often offered to rent by the week, and often include some meals.


If you are booking short-term accommodation from abroad, you may wish to wait until you arrive to begin your search, as this way you will be better able to protect yourself against scams. You could opt to stay in a Youth Hostel or B&B whilst you complete your search for longer-term accommodation:

**B&Bs and Holiday Apartments:**

Some of the colleges offer their accommodation on a B&B basis. They advertise available accommodation here - [www.oxfordrooms.co.uk](http://www.oxfordrooms.co.uk)

Rewley House – centrally located 4* accommodation provided by the Continuing Education Department - [https://www.conted.ox.ac.uk/facilities/accommodation/index.php](https://www.conted.ox.ac.uk/facilities/accommodation/index.php)

Midsomer Cottage - suitable for holidays, special occasions, wedding guests, Christmas. Weekend, weekly and monthly rates available. Visit www.midsomercottage.co.uk Tel: 01491-875939 / 07908422534

[http://www.riversiderental.co.uk](http://www.riversiderental.co.uk) – centrally located Victorian terraced house situated by the canal, close to the train station and the bus station.

[http://www.5mileview.com](http://www.5mileview.com) - B&B in Oxford offering discounted rates for students, parents, teachers and all other staff in the educational sector.

The Oxford EcoFlat is a 2-bedroom top-floor south-facing flat in Summertown, North Oxford, with a large communal garden and private garage. The flat has been eco-renovated to create a light, healthy living space that is energy efficient and low-carbon. This accommodates up to four adults (twin/super-king and double) and is available for a minimum of 3 nights - [www.ecoflat.co.uk](http://www.ecoflat.co.uk)
Tel: 07798 725 077

Youth Hostels:

Youth Hostel
2a Botley Road
Oxford
Oxfordshire
OX2 0AB
Telephone no: 0870 770 5970
Fax no: (+44) 1865 251182
Email: oxford@yha.org.uk

Oxford Backpackers, Oxford
9a, Hythe Bridge Street
Oxford OX1 2EW
Location map
Central Backpackers Hostel
13 Park End Street
Oxford OX1 1HH
Website : Official Central Backpackers website | Phone : 01865 242288

Scams

Some warning signs:

- If you are asked to wire money via the Western Union, this will be a scam.
- The landlord is away/unable to show you the property.
- Faulty contact information
- The price of the property seems too good to be true

If you have doubts, you can check the ownership of a property via the UK Land Registry website for a small fee: [https://www.gov.uk/government/organisations/land-registry](https://www.gov.uk/government/organisations/land-registry)
**Reporting Fraud:**

If you wish to report a fraud, contact Action Fraud [www.actionfraud.police.uk](http://www.actionfraud.police.uk) T: 0300 123 204

Where an immediate response is required – where the suspect is near or the victim is at immediate risk, you should dial 999. If there is an easily identified suspect, but there is no immediate threat posed, you should call 101 for a police response.

**Viewing Private Accommodation**

Some points to consider when viewing private accommodation:

- Is the property clean? If not, will it be cleaned before you move in?
- Are there any signs of damp? Can you smell damp or see mould, wet patches or peeling wallpaper? Renting a damp property should be avoided, as it can have serious health implications.
- Is the building well-maintained?
- Is the landlord planning any works during your tenancy?
- Is the property furnished? Check what furniture, if any, comes with the property.
- If you have the chance, ask the current tenants about their experience of living in the property.
- Does the kitchen come fully-equipped with white goods - fridge, freezer, microwave etc?
- Is the heating gas or electric? If there is gas in the property, the landlord should be able to show you a current gas safety certificate.
- Are there fire alarms?
- Ask to see an Energy Performance Certificate. This shows the efficiency of the accommodation, which will affect your bills
- Is there an internet connection? Is it possible to install one?
- If there is a garden, are you expected to maintain it?
- Do you like the location of the property?
**Moving In**

**Tenancy Agreement**

Before moving in, you should be asked to sign a tenancy agreement. You should read this thoroughly before signing it. Shelter offer a useful online tool to check you are signing the correct type of tenancy agreement - [http://england.shelter.org.uk/get_advice/downloads_and_tools/tenancy_checker](http://england.shelter.org.uk/get_advice/downloads_and_tools/tenancy_checker)

**Inventory**

When you move in, you should complete an inventory (list of the furniture and contents of the property and their condition) to reflect the condition of the property when you move in. If your landlord does not provide you with an inventory, you can print off and use this one [LINK].

**Deposit**

Your deposit should be protected by one of the three government approved deposit schemes – [https://www.gov.uk/tenancy-deposit-protection/overview](https://www.gov.uk/tenancy-deposit-protection/overview)

<table>
<thead>
<tr>
<th>The Deposit Protection Service</th>
<th>A custodial scheme, free for landlords to use. The deposit is held by the deposit scheme during the tenancy, and during any disputes. There is no deadline for disputes. <a href="http://www.depositprotection.com">www.depositprotection.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>My Deposits</td>
<td>Insurance-based scheme. 3 month deadline from the end date of your tenancy to register a dispute. <a href="http://www.mydeposits.co.uk">www.mydeposits.co.uk</a></td>
</tr>
<tr>
<td>The Tenancy Deposit Scheme</td>
<td>An insurance-based scheme. 3 month deadline for registering disputes. <a href="http://www.tds.gb.com">www.tds.gb.com</a></td>
</tr>
</tbody>
</table>

If your landlord makes deductions, you should ask them to put into writing for you, and provide receipts for any costs.

If, following discussion with your landlord, you then disagree on the amount deducted from your deposit, you can raise a dispute with the appropriate tenancy deposit scheme.
**Insurance**

It is a very good idea to take out contents insurance when you move into private accommodation. This will insure your possessions against accidents and theft.

These start from around £120 per year (based on a search for a 1 bed flat conducted in Nov 2014 with an excess between £50 and £150). There are various comparison websites available to compare quotes for contents insurance:

Money Supermarket - [https://www.moneysupermarket.com/home-insurance/abouttheproperty/index/6abdf9a5-bdd4-4b1f-8193-219e3f3cb8c2](https://www.moneysupermarket.com/home-insurance/abouttheproperty/index/6abdf9a5-bdd4-4b1f-8193-219e3f3cb8c2)


Landlords should have their own insurance for their own belongings and the property itself. If the landlord’s property is damaged due to the tenant’s activities, however, it is the tenant’s responsibility to pay for the repair/replacement.

**Council Tax**

If you are a full-time student, you are usually exempt from paying council tax, and can claim exemption by filling out an exemption form - [http://www.oxford.gov.uk/PageRender/decCB/Exemptions_occw.htm](http://www.oxford.gov.uk/PageRender/decCB/Exemptions_occw.htm)

**TV Licence**

If you watch live television, you will need to get a TV Licence. If you are part of a joint tenancy, you will need only one TV Licence. If you each have individual tenancy agreements, a TV Licence is required for each person with a television.

You can get a TV licence online here - [http://www.tvlicensing.co.uk/](http://www.tvlicensing.co.uk/)

**Disputes**

Unfortunately we are not able to get involved in disputes between landlords and tenants. If you have a dispute, you can contact the local Citizens Advice Bureau [http://www.caox.org.uk/oxford](http://www.caox.org.uk/oxford), Shelter [http://england.shelter.org.uk/?_ga=1.139508470.451464079.1415275606](http://england.shelter.org.uk/?_ga=1.139508470.451464079.1415275606) or the Students Union [http://ousu.org/advice/student-advice-service/](http://ousu.org/advice/student-advice-service/) for advice.