



## Family Accommodation

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**Family accommodation in extremely short supply and high demand, Manchester Student Homes advises that you do not bring your family to the city unless you have managed to secure decent, safe and secure accommodation in advance. Alternatively, you should arrive in advance taking on temporary accommodation, and then search for suitable family accommodation from the city. Once suitable accommodation is sourced your family can join you.**

**Please be aware of the visa procedure to allow your family members enter to the UK. ([Family visas: apply, extend or switch: Overview - GOV.UK](https://www.gov.uk/family-visas) ([www.gov.uk](https://www.gov.uk)))**

### Who are Manchester Student Homes?

- [Manchester Student Homes](#) offer a free housing service providing information, advice and guidance to students living off campus. They are a department of the University/ our partner that accredit landlords and private halls that meet their required standards. They also have a focus on off campus issues and a commitment to supporting students living in the community – the team that leads on this area of work is the Good Neighbours Team (GNT). How do I search for family accommodation on Manchester Student Homes' website?

Go onto the [Manchester Student Homes](#) website and run a search. Use the search facility to find properties that suit your specific requirements by choosing options from the drop-down menu:

- number of bedrooms
- location
- preferred contract length

**Long let usually means a tenancy of between 6 and 12 months, short let usually means 4 to 6 months and on occasion 3 months depending on the time of year.**

Students with a child can look for studio or one-bedroom flats but students with children will need more rooms depending on the number of children, and the age and sex of the children.

### Examples

1. Students with 5-year-old girl and 12-year-old boy will need 2 or 3 bedrooms – the 5-year-old can sleep with the parent whilst the 12-year-old boy will have his own room.
2. Students with partner, 5-year-old girl and a 12-year-old boy will need 3 bedrooms.
3. Students with 2 girls of different ages will need 2 bedrooms.

4. Students with partner, 2-year-old girl, 10-year-old girl and a 9-year-old boy will need 3 bedrooms – the girls can sleep in one room and the boy in another.

To search for a 2-bedroom flat/ house:

- Property Type = Flat and/ or House
- Property Type = Whole Property
- Rooms Required = 2 (bedrooms)
- Contract Length = Long Let
- Click on the orange bar with the magnifying glass
- A list of private accommodation that matches your criteria will then be generated. On the right-hand side there are several options.
- Under **Suitable For** choose the filter for **Families**.
- The filtered results include accommodation that landlords have deemed suitable for families.
- When you find a property that you are interested in, please contact the landlord directly using the number/ email address provided on the advert to arrange a viewing or ask any specific questions.

## What sort of family accommodation is available?

Most houses available on MSH's website are let to groups of students and prices are per person per week. Family accommodation will be more affordable. It is advised that you use [Manchester Student Homes](#) to find suitable accommodation. Family accommodation will be located in and around Manchester and not just in Central and South Manchester where the majority of students are located.

## What services can I get from Manchester Student Homes?

Manchester Student Homes offer a range of information, advice and guidance to students living in off campus areas. Services also include:

- List of Approved Accommodation
- Contract Checking
- Housing Advice
- Advocacy and Support

Whether you find accommodation through the [Manchester Student Homes](#) website or with a different provider, you can still use Manchester Student Homes' advice and support services such as our free contract checking service. It is advised that if you do not find an accommodation provider with [Manchester Student Homes](#) then **you must get your contract checked before signing!**

You may find some general housing advice via [Housing advice](#).

If you need specific advice or a free contract check, please contact Manchester Student Homes at [manchestersudenthomes@manchester.ac.uk](mailto:manchestersudenthomes@manchester.ac.uk) or on 0161 275 7680.

## What do I do when I find a property I like?

It is advised that accommodation is sourced through [Manchester Student Homes](#), however on occasion when suitable accommodation is found elsewhere then you need ensure the following steps are taken:

- Contact the landlord for a viewing.
- Visit the property and view it internally.
- If you would like to proceed with the property, the landlord may ask you for a holding deposit – this should not be more than 1 weeks rent (equivalent).
- Receive a receipt for the money paid with the date of payment – this will hold the property for 2 weeks.
- Ask for a copy of the contract to view
- Email it to Manchester Student Homes at [manchesterstudenthomes@manchester.ac.uk](mailto:manchesterstudenthomes@manchester.ac.uk).
- Once the contract is checked and approved you can proceed with arranging a time to sign the contract.
- When you sign the contract, you will need to pay a security deposit and rent in advance. Your holding deposit should be deducted from this amount.

## Where else can I find family accommodation?

It is advised that accommodation is sourced through [Manchester Student Homes](#), however on occasion when suitable accommodation is found elsewhere then you need ensure the following steps are taken:

- Contact the landlord for a viewing.
- Visit the property and view it internally.
- If you would like to proceed with the property, the landlord may ask you for a holding deposit – this should not be more than 1 week's rent (equivalent).
- Receive a receipt for the money paid with the date of payment – this will hold the property for 2 weeks.
- Ask for a copy of the contract to view
- Email it to Manchester Student Homes at [manchesterstudenthomes@manchester.ac.uk](mailto:manchesterstudenthomes@manchester.ac.uk).
- Once the contract is checked and approved you can proceed with arranging a time to sign the contract.
- When you sign the contract, you will need to pay a security deposit and rent in advance. Your holding deposit should be deducted from this amount.

You can use websites such as [Rightmove](#)\* to find local agents/ landlords. Accommodation is available in and around Manchester. The properties available may or may not be furnished, so you will have to apply a filter to see only (un)furnished properties:

- run a search that meets your criteria
- click on **Property Type** in the top right-hand corner
- choose your preferred **furnished type**

You can also look on [Gumtree](#)\*. Properties will tend to be:

- Whole Properties
- Bills will not be included
- High-end and affordable accommodation is available
- Contract may be a minimum of 6 months
- May or may not be furnished
- Prices from £650 per month (2 bedrooms)

Below is an additional list of other websites useful for searching an accommodation (house/flat/apartment), which are also suitable for families:

- [Zoopla](https://www.zoopla.co.uk): <https://www.zoopla.co.uk>
- [OpenRent](https://www.openrent.co.uk): <https://www.openrent.co.uk>
- [OnTheMarket](https://www.onthemarket.com): <https://www.onthemarket.com>
- [PrimeLocation](https://www.primelocation.com): <https://www.primelocation.com>
- [SpareRoom](https://www.spareroom.co.uk): <https://www.spareroom.co.uk> (suitable also for couples)

Here is a small list of local agents\* that you can contact directly:

- [Philip James](#)
- [Leaders](#)
- [Bridgfords](#)
- [Hunters](#)
- [Reeds Rains](#)
- [Julie Twist](#)
- [Belvoir](#)
- [Gascoigne Halman](#)
- [Savills](#)
- [Kaytons](#)
- [Jordan Fishwick](#)
- [Buckley Frayne](#)
- [NPP Residential](#)

*\*All the websites of local agents or accommodation providers mentioned are not vetted by Manchester Student Homes.*

## What do I do if I need temporary or short-term family accommodation?

Book a room in a serviced apartment for the duration you require. A small selection of hotels and serviced apartments can be found in our [Hotels, Hostels and Serviced Apartments Directory](#)\*. Alternatively, you can find temporary accommodation in Manchester on [Bookings.com](#)\* and [AirBnB](#)\*.

- Whole Properties and Shared Properties
- Bills will be included
- All bookings and payments must be done via the [Bookings.com](#)/ [AirBnB](#)\* portal
- Dates should match the period you are booking
- High-end and affordable accommodation available

*\*All the websites of local agents or accommodation providers mentioned are not vetted by Manchester Student Homes.*

## Can I rent one room for my family?

Most houses are let to groups of students and prices are per person per week. You will not be able to rent only 1 room for your whole family. If you choose a property that has 3 rooms, then you will be charged for all 3 rooms to occupy the full property.

It may be more affordable for you to search for family accommodation rather than student accommodation.

## As a couple, can I live in a shared accommodation with other students?

Any non-student (e.g. your partner) will be liable for [council tax due at the property](#), the amount will depend on the [band that the property falls into](#) and the number of non-students currently living in the property. If you wish to share a room with your partner this is only available when properties have less than 3 bedrooms, this is due to licensing requirements once the property has 5 or more individuals living together.

## As a family, can I live in a shared accommodation with other students?

If you are a family with children, you will not be able to share with other students.

## As a family, can I live in a private hall?

Unfortunately, private halls do not accept non-student in the property. It is suggested that students with a family should look for a private studio, flat or house, depending on your family size.

## I have a young child/ young children with me, what kind of accommodation do I need?

Students with a young child can look for studios or one-bedroom flats, but students with children will need more rooms depending on the number of children, and the age and sex of the children. Some examples below:

### Examples

1. Students with 5-year-old girl and 12-year-old boy will need 2 or 3 bedrooms – the 5-year-old can sleep with the parent whilst the 12-year-old boy will have his own room.
2. Students with partner, 5-year-old girl and a 12-year-old boy will need 3 bedrooms.
3. Students with 2 girls of different ages will need 2 bedrooms.
4. Students with partner, 2-year-old girl, 10-year-old girl and a 9-year-old boy will need 3 bedrooms – the girls can sleep in one room and the boy in another.

## How can I find furnished accommodation?

Student accommodation on the [Manchester Student Homes](#) will generally be furnished as a study bedroom e.g. bed, wardrobe, desk and chair.

Accommodation sourced elsewhere may be fully furnished or part-furnished, please check the information provided to ensure that it is to your needs. You can also speak to the agent/ landlord directly.

## Where is the best area for my family to live in Manchester?

Students tend to live in the City Centre or along the Oxford Road/ Wilmslow Road corridor. However, as a family you will need to consider all areas. If you have a school-aged child you will need to consider the commute from home to school, then to your campus.

Websites like <https://www.gov.uk/school-performance-tables> or <https://www.locrating.com> may be useful in finding where schools are located.