## House Viewing During Coronavirus

Everyone’s safety should be a priority when conducting house viewings during the current pandemic. If you have any concerns about how viewings should be undertaken at this time, please speak to the University or Students’ Union for advice.

In the meantime, here are a few useful tips to help you gain a competitive edge in the current climate, and also to ensure that any property viewings are as Covid safe as possible.

The University is committed to being fair to students should there be a resurgence of Covid-19, and we ask landlords that, where possible, try to do the same.

We are suggesting that

* students look for properties with a Covid no penalty release clause included. The University allows students to terminate their agreements with 7 days’ notice should their course switch solely to online, for a period of 28 days or more, due to Covid-19.
* landlords consider offering rent reductions if students are unable to occupy their accommodation due to Government restrictions. As a minimum this would be to recognise reduction in use of utilities during the period that the property is unoccupied
* landlords are flexible if a student’s circumstances change due to Covid-19. Landlords could offer a discount, or arrange a payment plan if someone is struggling to pay

## Viewings

* Initial viewings should be done virtually if possible. If you do not already have a virtual tour of your property, could your current tenants produce this for you?
* Where physical viewings have to take place, you should ensure that current tenants are given at least 24 hours’ notice.
* If any member of either the household being viewed, or the household undertaking the viewing is showing symptoms of COVID-19 or is self-isolating, then an in-person viewing should not take place. This should be rearranged for later date
* All parties should wear a face covering unless exempt from this requirement.
* Landlord should ensure that all the internal doors are propped open prior to the viewing to improve ventilation. Handwashing facilities should be made available, together with antibacterial wipes and spray. Surfaces such as door handles should be cleaned after each viewing.
* Current tenants should vacate the property whilst viewings are taking place in order to minimise unnecessary contact.