

GCU Student Fact Sheet

Purpose Built Student Accommodation

What is Purpose Built Student Accommodation?

Purpose Built Student Accommodation (PBSA) is housing specifically built for students by private developers. This includes halls of residence and accommodation owned by a private provider (the property let must include at least 30 bedrooms).

What type of tenancy do I have?

If you are living in PBSA, you will most likely have a Common Law Tenancy. This means that you have a tenancy which is not covered by a specific piece of legislation passed by parliament. Instead, your rights come from decisions made by courts going back many years.



If you rent a property which is not PBSA and do not live with your landlord, then it is likely that you have a Private Residential Tenancy (PRT). You can refer to our separate PRT fact sheet for more information on your rights.

If you are unsure of what type of tenancy you have, you can use [Shelter Scotland's free tenancy checker tool.](#)

Are my rights different during the COVID-19 pandemic?

This year the Scottish Parliament passed The Coronavirus (Scotland) Act (No.2) which has introduced temporary changes to notice periods for those students in PBSA who want to end their tenancy because of the coronavirus outbreak. These are **statutory** changes, which means they override what is written in your common law tenancy agreement.


What are the changes?

- If you were living in a tenancy before 27 May 2020, you can give 7 days' notice to end your tenancy
- In all other cases, you can give 28 days' notice to end your tenancy

How do I make sure my notice is valid?

For your notice to be considered valid, it must be:

- In writing, which includes electronic communications
- Your notice must state the day on which the tenancy is to end. This means you need to state the day *after* the last day of the minimum notice period.

 **Top tip!** If you send your notice electronically (for example email), include a request for 'read receipt' to make sure the notice is received. If you send a physical copy, you can use recorded delivery.

How long will these changes affect me?

The Coronavirus (Scotland) Act (No.2) came into force on 27 May 2020 and is due to expire on 31 March 2021.

Where can I get advice?

Shelter Scotland

As a national housing and homelessness charity, Shelter Scotland can provide free, impartial housing advice. If you need assistance or information on your rights, you can get advice on [our website](#).

Citizens Advice Bureau

The Citizens Advice Bureau is a network of charities that provide free, independent advice. They can provide advice on a number of issues, including money and debt. You can find information [on their website](#), or access their [free helpline](#).

On Campus

GCU has an advice centre, which is normally on campus but due to Covid restrictions has moved online. You can find more by visiting the [GCU Students website](#).

If you would prefer to speak to someone, you can either email advice@gcustudents.co.uk or contact 0141 273 1650.

Get organised and help defend the right to a safe place called home!

Are you unhappy with the status quo? Do you want to get active and find ways to campaign and defend housing rights, both on and off campus? Shelter Scotland can support you to take meaningful action on the housing issues that matter most to you!

We are working around Scotland to build a community of Housing Rights Defenders who campaign to create change.

We can support you with resources, 1:2:1 calls, guidance, advice and much more! You can get in touch with meghan_oneill@shelter.org.uk to find out more.



Until there's a home for everyone
shelterscotland.org

Shelter
Scotland