

Dear Landlord,

We are not willing to facilitate in person viewings at the current time due to the Covid 19 situation and social distancing restrictions in place.

(Add information here if any of you are Covid positive or symptomatic, self isolating or clinically vulnerable)

We do not feel that it is safe for groups of other students to be visiting our home at this time and that this risks spreading the virus. Govt guidance states that any visits should be minimised and only carried out if essential. And where possible viewings should be virtual. This property will not be vacant until July 2021, we do not believe that it is therefore essential for you to be carrying out viewings at this time to prospective tenants.

We are aware of Public health concerns about house viewings at this time and Sheffield City Council advice for HMO landlords which states that .

*"To keep Sheffield safe and healthy we are asking landlords to strike a reasonable balance between safeguarding health and managing their stock effectively. **We are therefore asking that landlords only carry out viewings where a property or part of a property is vacant, or where it is to fall vacant in the next 3 months.***

- *Where a viewing of an occupied property is to take place, in line with government guidance, this should be done by way of virtual viewing where possible.*
- *Confirm with any current occupiers whether they are isolating or shielding before arranging visits, postponing visits where any current resident is shielding or isolating until suitable arrangements can be made for the viewing to be completed safely;*
- *Do not carry out viewings unless you are sure that the current occupiers have agreed to adhere to appropriate social distancing (note that you can not require tenants to follow social distancing in their own homes)*
- *Don't carry out open house viewings;*
- *Make sure that the hot water supply is fully functioning and that windows can be opened and securely closed;*

- Make sure that the unit of accommodation, the shared areas and the furniture and furnishings provided are in a good, clean condition;
- Take your own towels/paper towels/ hand gel and wash your hands thoroughly when attending the property; dispose of used tissue and masks using double bags, and ensure that those visiting to view do the same;
- Wear a face covering, and ensure prospective tenants who view use them too;
- Sanitise keys before and after handing to contractors or tenants.”

In addition the University and Students Union are advising students to delay house hunting until next semester when conditions will be safer.

We are willing for one member of staff to visit in order to video the property for virtual viewings, but would ask that you do respect our position and put both our and your staff's health and safety above other considerations at this time. We believe that the current pandemic and public health advice would override any contractual obligations to facilitate viewings for a property which will not be vacant for many months.

Your sincerely

The tenants from