



# FINANCIAL EDUCATION TEACHER RESOURCE PACK

Housing: Renting and Buying

KEY STAGES 3 & 4

*the*  
**MONEY**  
*Charity*

<https://themoneycharity.org.uk>

# ABOUT THE MONEY CHARITY

The Money Charity is the UK's Financial Capability charity, providing Financial Education, information and advice to young people and adults throughout the UK.

Our vision is for everyone to be on top of their money as a part of everyday life. So we empower people across the UK to build the skills, knowledge, attitudes and behaviours to make the most of their money throughout their lives.

We know that Financial Education needs to start at school in order to maximise impact and we therefore create Teacher Resource Packs such as this one to support teachers to deliver Financial Education in their classrooms. These packs include pre-planned lessons including discussion questions and activities with resource sheets.

If you and your young people enjoy using this Teacher Resource Pack, please do check our website <https://themoneycharity.org.uk> to see what other packs are available.

Other ways The Money Charity can help you:

- **Face-to-face or virtual Financial Education Money Workshops:** our expert Consultants deliver fun, engaging and interactive Money Workshops to schools, colleges and organisations working with young people across the UK; motivating and inspiring young people to take control of their finances and better prepare for their future.
- **Student Money Manual:** aimed at young people aged 16 and over, this is our essential, interactive guide to student finance and managing your money well at university. It's free to download from our website.
- **Workplace / Community Workshops:** working in partnership with businesses, organisations and charities, we support adults from all sectors to learn how to manage their money.

For more information about any of the above, get in touch with [youngpeople@themoneycharity.org.uk](mailto:youngpeople@themoneycharity.org.uk). If you have any feedback or suggestions, we are always looking for ways to make improvements so please do send over any comments.

---

## What is Financial Education?

Financial Education aims to provide people with the ability to manage their money well and to make the most of it so that they are financially capable. Financial Education improves and develops people's skills and knowledge, motivation and attitudes around money and financial products. With the rising cost of living, high house prices and the increase of zero-hour contracts, it has never been more important to ensure our young people are financially capable and set up for managing their money effectively.



# USING THIS RESOURCE PACK

This Teacher Resource Pack is designed to give you the tools and the confidence to help you to teach your students about key financial topics in a fun and engaging way. You do not need to already have any special skills or knowledge and most of the required resources are provided in the pack. This pack has been specifically designed to help you deliver the “income and expenditure” topic of the national curriculum.

This pack is designed to be flexible so you can adapt it to the requirements of your school and students. We have split the pack into three different sections, each of which includes activities, guidance on carrying out these activities and discussion starters. Each of these sections lasts roughly 20 minutes, and can be run together or independently in different sessions. This gives you the choice to run it as a full-hour lesson or run it as 2 or 3 consecutive lessons if time is limited (e.g. if Financial Capability is taught during form-time).

This Teacher Resource Pack covers understanding housing for 11–16 year olds.

**The learning outcomes of this pack are for students to be able to:**

- Understand key terms and technical words around renting and mortgages
- Understand how to compare different renting options
- Understand how mortgages work

**Resources included in this pack:**

- 1x Teacher Notes
- 1x Starter Sheet (photocopy for number of students)
- 1x Housing Vocab Sheet
- 1x Rental Property Advert Sheet

---

## Talking about Money

At The Money Charity we focus on positive messaging, attitudes and behaviours. Talking about money can be difficult, especially as it can be something people have strong opinions about but, in reality, there aren't necessarily right or wrong answers. There can be lots of different options and their suitability will depend on the situation. We don't know what young people's experience with money is like at home, so it's important to avoid judgement when delivering Financial Education. The most important thing is to get young people excited about planning for how they will manage their money in the future.

# STARTER ACTIVITY

## FINDING OUT WHAT WE KNOW



### TIME NEEDED

5 minutes



### AIM

Students will fill in the before side of the Starter Sheet.



### LEARNING OUTCOME

Recognise their current strengths and weaknesses in this topic.



### RESOURCES

Starter Sheet (print enough for each student)

### ACTIVITY

1. Give each student a Starter Sheet.
2. Instruct each student to answer the statements on the before side of the sheet.
3. **Red** = low confidence/knowledge **Orange** = medium confidence/knowledge  
**Green** = good confidence/knowledge.
4. Get the students to hold up their sheets or put their hands up for each colour to see where the students feel their understanding is before the session.

### Tip

If you are doing each activity in separate lessons, please ask the students to write their names on these Starter Sheets and collect them in at the end as they will need them again later.

### DISCUSSION

Suggested discussion starters:

- What does living independently mean? What costs are associated with living independently?
- Who would like to live independently in the next five years?
- What are the options for how you can pay for where you live?
- Does anyone know the difference between renting and buying? How do they work?
- Does anyone know what a mortgage is? How does it work?

# ACTIVITY 1

## HOUSING VOCAB CHALLENGE !



### TIME NEEDED

15 minutes



### AIM

In small groups, students will complete a sheet matching housing terms, definitions and a description of it in use.



### LEARNING OUTCOME

Understand terms and technical words associated with housing.



### RESOURCES

- Housing Vocab Sheet (photocopy enough for each group to have one)
- Appendix 1: Answer Sheet (p. 9–10)

### ACTIVITY

1. Split students into small groups
2. Give each group the Housing Vocab Sheet provided
3. Explain to students that the sheet has technical terms in boxes in the left column, definitions in the middle and a description of the term in use in the right column. They are currently not in the right order
4. Explain that students should work together to match the correct terms, definitions and descriptions together by drawing a line between them. Go through an example with them as a class and then ask them to finish matching the sheet in their groups
5. When the class is finished, ask them for their answers. Use Appendix 1 in this booklet to check they have matched the terms, definitions and examples correctly
6. Once finished, talk through each term and discuss the key differences between the different terms (i.e. Renting & Mortgages, Inventory Checks & Reference Checks, Landlord & Tenant)
7. Use the discussion questions below to facilitate class discussion

### Tip

To make this activity more interactive, you can cut the A3 vocab sheet up into cards for students to sort, instead of them matching terms by drawing a line. Use the dotted lines provided on the sheet as a cutting guide.

### DISCUSSION

Suggested discussion starters:

- Have you heard any of these terms before? Which ones? Where? Are there any you will research further?
- Which ones did you find most difficult? Why?
- Why do you think it's important to know and understand this vocabulary?
- Has anything you have learnt from this activity surprised you? What?

### EXTENSION

Once the activity is finished, call out terms and pick students to give you the definition without looking at their sheets.

# ACTIVITY 2

## CHOOSE YOUR DIGS



### TIME NEEDED

20 minutes



### AIM

Students will compare different renting options, look at their budget and decide which property they would choose and why.



### LEARNING OUTCOME

Understand how renting works and how to compare different properties.



### RESOURCES

- Rental Property Advert Sheet (photocopy enough for each group)
- Scrap paper and pens for students

### ACTIVITY

1. Split the students into small groups
2. Give each group a Rental Property Advert Sheet. Talk them through the sheet and the different costs listed (rent, deposit, bills etc). Explain that all of these costs should be considered when choosing a property
3. Explain that in their groups they should compare the cost of each advert on the Rental Property Sheet. They have a monthly budget of £1,500 which must cover all monthly costs of renting (inc. bills), as well as their food and living costs. Explain that they will need to keep around £500 for food and living costs, but they may want to keep more depending on what kind of lifestyle they want. Explain that they also have £1,000 in savings to spend on additional moving costs (deposit, furniture if unfurnished etc).
4. Explain that students should discuss in groups which of the rental properties they would select if they had the above budget. Make it clear that they should think about the overall cost of moving into the property (furniture, bills, deposit etc), and the money they have available to them
5. When they have finished, ask the groups to present their choices to the class, explaining why they made them
6. Use the discussion questions below to facilitate a class discussion

### Tip

If you took a break between Activity 1 and 2, start with the Revision Activity 1 below and then proceed with Activity 2.

### Revision Activity 1

Students have 60 seconds to list in pairs all of the terms around housing they can think of.

You can ask a few pairs to feedback one of their terms and a definition for it.

### Tip

There can be a lot of negative messages around renting. Explain that most people rent when they do not have the money available for a mortgage, or are not ready to commit to buying a property, but still want to live independently.

### Tip

If you are short on time, you can ask the groups for just one of their costs and their reasoning behind their decision.

### DISCUSSION

Suggested discussion starters:

- Did any of the costs surprise you? Which ones? Why?
- What was the reasoning behind your decisions?
- Where could you try and make savings to make renting more affordable?
- Do you think renting would be a good option for you? What are some advantages/disadvantages?
- What things are important to check before signing a rental agreement? Why?

# ACTIVITY 3

## OWN YOUR OWN PROPERTY !



### TIME NEEDED

20 minutes



### AIM

In pairs students complete a quiz answering questions about mortgages.



### LEARNING OUTCOME

Be able to understand the process of getting a mortgage and how they work.



### RESOURCES

- Quiz questions in Appendix 2
- Scrap paper

### ACTIVITY

1. Split the class into pairs and give each pair some scrap paper
2. Explain that they will complete a True or False quiz about how mortgages work and the process of getting one. Highlight that there will be a winner!
3. Read out each of the statements in the left column of Appendix 2 and ask students if they think they are true or false. Give pairs time to discuss each statement as well as time to write down their answers on scrap paper
4. Once finished, get students to swap their answer sheets with another pair so that they can mark each other's work
5. Call out the correct answers in Appendix 2 and ask students to mark whether the pair whose answer sheet they have got the answer right or wrong
6. Check which pair got the most right answers and let them know they are the winners!
7. When the quiz is over, use the questions below to facilitate the class discussion

### Tip

If you took a break between Activity 2 and Activity 3, run through the Revision Activity below before starting Activity 3!

### Revision Activity 2

Students have 60 seconds to write down 5 things to check before signing a rental agreement.

### Tip

You can use an online quiz platform to record team points and announce winners!

### Tip

If you're short on time, you can do this as a whole class activity calling out the answers, rather than in pairs.

### DISCUSSION

Suggested discussion starters:

- Did any answers surprise you? Which ones? Why?
- Would you want to get a mortgage? Why? What are some of the advantages/disadvantages?
- Why are some people able to buy a home without needing a mortgage?
- How would you describe a mortgage in your own words?
- What's the key difference between renting and getting a mortgage?

Which would you prefer and why?

# PLENARY

## WHAT HAVE WE LEARNT?



### TIME NEEDED

5 minutes



### AIM

To sum up the learning and to see if students have made progress in their understanding and confidence in this topic.



### LEARNING OUTCOME

Evaluate what they have learnt and how it might be useful to them in their lives.



### RESOURCES

- Discussion questions
- Starter sheets from the beginning

### ACTIVITY

1. Have the students work individually
2. Discuss the questions in the box below
3. Ask the students to think about each question for a few minutes. Then discuss these as a class
4. Give students the Starter Sheet from the beginning of the lesson
5. Get them to fill in the **after** section to see how/if their confidence and knowledge has changed

### Tip

If you are struggling to get students to share their thoughts vocally, you can write the 3 discussion questions on the board and ask students to write down their answers on Post-it notes which they can stick onto the board underneath the relevant question. You can then discuss the answers on the board as a class.

### DISCUSSION

Suggested discussion starters:

- Has anything from these activities surprised you? What and why?
- How do you think these activities may change your plans for the future?
- How do you think having done these activities might help you in the future?

Do let us know how you found the resources and fill out our survey: <https://forms.gle/gBUwwYZurG8ErqhKA>

If you have any questions or feedback on these resources please contact [hello@themoneycharity.org.uk](mailto:hello@themoneycharity.org.uk)



# APPENDIX 1

## HOUSING VOCAB CHALLENGE: ANSWERS

TERM	DEFINITION	DESCRIPTION
<b>RENTING</b>	Paying the owner of a property on a regular basis so you can live in it.	Makes it possible to live independently without purchasing a property.
<b>MORTGAGE</b>	A type of loan that allows you to borrow money to buy a property with.	Enables you to borrow money to buy a property if you do not have enough money to buy it outright.
<b>MORTGAGE AGREEMENT</b>	A document outlining the rules (also known as terms and conditions) for a mortgage.	Ensures that both the mortgage provider and the homeowners understand the rules of the mortgage.
<b>RENTAL CONTRACT</b>	A document outlining the rules (also known as terms and conditions) of living in a rented property.	Ensures both the landlord and the tenant understand what they are responsible for, as well as the rules around their agreement.
<b>RENTAL DEPOSIT</b>	A certain amount of money paid to the landlord before moving into the property in case of the tenant breaking the terms and conditions agreed.	A set amount of money given to the landlord that means they are protected if the property is damaged, rent is unpaid or if any other rules are broken.  This money should be returned to the tenant when they move out of the property if there is no damage to the property/no agreed rules were broken by the tenant.
<b>MORTGAGE DEPOSIT</b>	A certain amount of money you pay towards the cost of the property before borrowing the rest in order to purchase a property.	A set amount of money that goes towards your ownership of the property. This is paid before you take over the property and the mortgage allows you to borrow the rest needed to buy the property. This is nearly always required and can take a long time to save up for.
<b>MORTGAGE PROVIDER</b>	An organisation that loans you the money to purchase a property.	The organisation that lends you money to purchase a property. They do this to make a profit and they will therefore charge interest and other additional fees. These additional costs will be outlined in your mortgage agreement.
<b>REFERENCE CHECKS</b>	A check on employment and previous rental agreements that landlords carry out for new tenants.	Allows landlords to ensure that potential tenants are trustworthy and can afford to pay their rent.
<b>INVENTORY CHECK</b>	Checks and documents the current state of the rented property as well as any furniture supplied by the landlord.	Ensures that both the landlord and tenant understand the state of the property before the tenant moves in, and that they both know what damage they are responsible for to avoid disputes over the deposit.
<b>LANDLORD</b>	Person who owns and rents out a property.	This is the person who owns a property and rents it out (allowing others to live in it for a fee) and therefore makes a profit.

The rest of this table is continued on the next page.

# APPENDIX 1 (CONT.)

## HOUSING VOCAB CHALLENGE: ANSWERS

TERM	DEFINITION	DESCRIPTION
<b>TENANT</b>	Person who rents a property from a landlord.	This is the person who pays to live in the rented property.
<b>GUARANTOR</b>	Person who is responsible for rent payments should tenants not pay their rent.	<p>If the tenant is unable to pay rent for some reason, this person will be responsible for paying on the tenant's behalf. This guarantees the landlord will receive payment of rent.</p> <p>Not every rental contract will require this, it will normally be required if you do not have a regular income yourself (e.g. if you're a student.)</p>
<b>INTEREST</b>	The amount a lender charges for the benefit of borrowing from them. This is typically shown as a percentage.	<p>Means that if you take out a loan (such as a mortgage), you will need to pay back more than just what you borrowed. It is calculated as a percentage that is added to the amount you need to pay back.</p> <p>This amount will be outlined in your mortgage agreement.</p>
<b>HOUSEHOLD BILLS</b>	Payment of household services such as WIFI, water, heating etc.	<p>The cost of household services such as WiFi, water, gas, electricity etc.</p> <p>These costs will usually not be included in your monthly rent or mortgage payments, meaning that they will come as an additional cost (some rental contracts will include bills in your monthly payments however, so this is worth checking.)</p> <p>You will normally have to pay for these regardless of whether you own or rent the property.</p>
<b>FURNISHED</b>	A property that comes with existing furniture inside.	<p>Means that you can move into a home that already has furniture in it so you do not need to purchase your own.</p> <p>You can ask your landlord to let you know what furniture will be included.</p>
<b>UNFURNISHED</b>	A property that does not come with furniture included.	<p>Means that the property does not come with existing furniture inside, so you will need to budget to purchase your own furniture.</p> <p>Remember that if you have to buy your own furniture, you'll also have to move it into the house which can be an extra cost (e.g. if you have to hire a removal van.)</p>

# APPENDIX 2

## TRUE OR FALSE MORTGAGES QUIZ

STATEMENT	ANSWER
<p>A couple are looking to buy a property. They will need a mortgage because everyone who buys a property needs one.</p>	<p><b>False!</b> A mortgage is a loan to purchase a property and is therefore only needed if you don't have enough money available for the total cost of the property.</p> <p>Note that most people need a mortgage to purchase at least their first property, as most people need to borrow to have enough money.</p>
<p>The couple decide they need a mortgage in order to purchase a property as they do not have enough money to purchase a house without borrowing. They start to look for a mortgage provider. They research banks as they are the only type of organisation that will provide mortgages.</p>	<p><b>False!</b> Banks provide mortgages, but so do other private companies so it is worth doing wider research.</p>
<p>When doing their research the couple are looking for a mortgage provider that offers a high interest rate, as a high interest rate means the extra cost for borrowing the money will be cheaper.</p>	<p><b>False!</b> A high interest rate means the extra cost for borrowing the money will be higher, meaning the couple will have to pay more money back to the lender, on top of what they have already borrowed.</p> <p>A low interest rate means the extra cost for borrowing the money will be lower, meaning the couple will have to pay less money back to the lender, on top of what they have already borrowed.</p>
<p>The couple choose a mortgage and sign a mortgage agreement. This agreement will include the total amount to be paid, the interest rate, as well as the length of time the couple have to repay the mortgage.</p>	<p><b>True!</b> The mortgage agreement will include all terms and conditions of the mortgage, including the total amount to be paid, the interest rate, and the length of time given to repay the mortgage.</p> <p>It is very important that the couple make sure all this information is correct and that they understand it.</p>
<p>Before signing the mortgage agreement, the couple made a budget to make sure they could make their mortgage repayments on time. They will still need to pay council tax and all their bills in addition to mortgage payments, so they need to factor this in to their budget.</p>	<p><b>True!</b> It is always worth remembering that the mortgage won't be the only expense. They may have to pay lawyer fees, stamp duty (a type of home buying tax) and, once they move in, they will have to pay for bills, council tax etc.</p>
<p>The couple have to pay a deposit as part of their mortgage agreement. This is a set amount of money that the couple have agreed to pay outright, and their mortgage will allow them to borrow the money to pay for the remainder of the property.</p>	<p><b>True!</b> A mortgage deposit is a set amount of money that goes towards your ownership of the property and reduces the risk to the lender of lending you the money. This is paid before you take over the property.</p>
<p>The couple's mortgage agreement is 25 years. This means the couple have to stay in the same house for 25 years until they have paid off the mortgage.</p>	<p><b>False!</b> Lots of people move house before they have paid off their mortgage and there are several different options for doing this. These will be dependent on the terms and conditions laid out in the mortgage agreement. This is why it is important to always make sure you understand your terms and conditions so you know what you are committing yourself to.</p>

*the*  
**MONEY**  
*Charity*

<https://themoneycharity.org.uk>