

Accommodation Guide

2024-2025



Student living in London

London is the largest metropolis in the United Kingdom and serves as the country's economic, transportation, and cultural centre. With its vibrant and diverse array of cultures, architecture, and activities, London is an excellent city for students. However, finding accommodation in this bustling city can be challenging. There are several types of accommodation, regulations to be aware of, and potential scams to avoid. To prevent any negative experiences, this guide provides general knowledge on how to find accommodation in London and enjoy your student life to the fullest.

*If you have any worries, problems, or queries, Student Services are available to help. Please do not hesitate to ask. You can contact the team at **icentre@london.aru.ac.uk**.*

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Type of Accommodations

When starting your research for accommodation, decide whether you would like to live alone or share a flat, be closer to the university, rent a whole house with friends, or live alone in a studio flat. Each of these decisions will affect the final price.

Once you have an idea, it is important to do your due diligence. Research the area you would like to live in and understand the average market prices so you can set realistic expectations for your budget. Consider the proximity to the nearest tube station and bus stop, the availability of local food options and grocery stores, and the overall safety and maintenance of the area. Additionally, how far are you willing to commute? Is it worth investing in accommodation closer to the university to save on travel expenses?

As a student, you have three primary options:

House/Flat Share

This is the most common type of private accommodation, where you can rent a property with friends. If you are considering this, [Accommodation for Students](#) offers the largest selection of properties available in cities all over the UK.

Private Halls of Residence

These properties are like university-owned halls of residence but are open to everyone. They tend to be more expensive due to their higher level of amenities.

Room in a Private House

This option involves renting a room in a house or flat. Although it may not be the accommodation you envisioned, it can be a useful temporary solution if you are experiencing delays in finding accommodation.

Student Residence

ARU London does not provide halls of residence on campus. However, we can direct you to our preferred partners who offer a diverse range of accommodation within easy travelling distance of ARU London.

London offers a range of student accommodation options to fit every budget, style, and preference. The main types of student accommodation consist of private student halls, house or flat shares, bedsits/studios, and lodgings.

Our Partners

iQ Group

The iQ Group offers furnished accommodations in vibrant districts such as Hoxton and Shoreditch. This student accommodation offers a range of freshly refurbished bronze, silver, and gold en-suite rooms for you to start an amazing journey in the city

Accommodation	Address	Campus Distance	Cost P.W.	Website
Will Wyatt Court	Pitfield St, London, N1 6JP	40 minutes	£318- £330	iQ Will Wyatt Court, London Student Accommodation Amber (amberstudent.com)
Hoxton	67 Kingsland Road, London, E2 8AG	35 minutes	£318- £330	iqsa.com/hoxton
Highbury	201 Isledon Rd, London, N7 7JR	45 minutes	£318- £330	iqsa.com/highbury

Canvas Walthamstow

Fully Furnished Premium Student Housing Near Major Schools & Universities. Book Now! Compare Student Housing Options from a Wide Range of Flats, Dorms, Studios, Halls & More!

Accommodation	Address	Distance from Campus	Cost per week	Website
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Canvas Walthamstow	Alliote House,4 Forest Road, E17 6JJ	1 h	£314-£340	http://www.Canvas-Student.com
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Prestige Student living

Prestige Student Living offers a variety of accommodations across the UK, in first-class locations. Choose from a portfolio of gorgeous luxury studios and spacious en-suite rooms.

Accommodation	Address	Distance from Campus	Cost per week	Website
Prestige Student living	Charles Morton Court,37 Green Lanes, N16 9BS	45 minutes	£271- £277	prestigestudentliving.com

Mannequin House

Offering the best of student living, working, and studying in London, Mannequin House delivers the peace and freedom of living independently within a friendly, vibrant student community in East London

Accommodation	Address	Distance from Campus	Cost per week	Website
<u>Mannequin House</u>	Blackhorse Ln, London, E17 6SX	1 h	<u>£346-£400</u>	<u>https://www.studentroost.co.uk/locations/london/mannequin-house?type=solo</u>

Unite Students - Stratford One

With views of London Stadium and Olympic Park, the property offers several roof terraces and a bookable sky lounge. It also features a newly renovated games lounge, karaoke room, fitness studio, and a cinema room.

Accommodation	Address	Distance from Campus	Cost per week	Website
<u>Unite Students - Stratford One</u>	1 International Way, E20 1GS	30 minutes	<u>£ 350-£400</u>	<u>https://www.unitesstudents.com/london/stratford-one</u>

Accommodation Search Portal

Accommodation Search Portal is an online rental platform which allows students to book instantly and securely without in-person viewings. All accommodation is available for mid to long-term rentals. Students need to create an account and input their preferences, and the search engines will find the right accommodation that matches their needs. Please see below.

Spot a home: Spot a home (£208-£375 per week) is the first platform designed for direct booking for more than one month, taking away one of the biggest headaches for people planning to move abroad.

AFS Accommodation for Students: Officially Partnered with many other sites including Funky Student, MSN Student, and Landlord Zone (350-600 per week)

Student PAD: PAD student is the UK's largest student accommodation search, offering thousands of student properties across the UK. PAD features in all the major search engines and hosts more unique content than any other student accommodation website (£175-623 per week).

Private renting

While student accommodation has many benefits, it can sometimes be difficult due to the long waiting times to get a room. You may not have much time to change accommodation, therefore, private renting may be the only solution. This involves renting a private house or flat alone, sharing with friends, or being part of a shared accommodation.

When searching for rooms or flats for rent, there are several platforms you can use to find suitable accommodation:

Rightmove: One of the UK's largest property websites, offering a wide range of rental listings including flats, houses, and rooms.

Zoopla: A major property website in the UK, provides a comprehensive list of rentals, useful market insights and area guides.

Spare room: Specializes in room rentals and shared accommodation, making it ideal for students and young professionals looking for flatmates.

Gumtree: A classifieds website to help you find various rental listings, including private landlords and shared accommodation options.

Open Rent: A platform where landlords list properties directly, often resulting in lower fees and a more straightforward renting process.

Easy Roommate: Focuses on shared accommodation and room rentals, connecting potential flatmates and offering a variety of listings.

Nestoria: Aggregates rental listings from various sources, providing a broad selection of properties.

Facebook Marketplace and Groups: Local community groups and marketplace listings can also be a valuable resource for finding rooms or flats for rent.

Local Estate agent: Provide professional services to help you find suitable accommodation based on your requirements.

When to Apply

Halls & Hostels

It is best to apply as early as possible. Applications typically open early, with many halls beginning to book as early as 9 months before the application deadline. Make sure you ask your future application the deadline.

Private Accommodation

In Room with Resident Landlord, you would need to start looking 4-6 weeks before your move-in date. While in Shared Housing or Using an Agent, its best to start

looking 3 months before moving in. For example, if your trimester will start in September Begin your search between May and early August

In summary, start your search well in advance to secure the best accommodation options.

Property inspection

The best way to prevent a negative living experience is to thoroughly inspect the room or apartment before signing your contract. Below is a guide outlining fundamental steps to consider about your accommodation. Most students will find a property during the summer before their courses begin in September. However, it is essential to consider how the property will fare during the cold, damp, and dark winter months. Evaluate the insulation and lighting for both personal and property safety. Use this checklist as a guide:

External Features:

- Are there broken gutters or missing slates on the roof?
- Is there any rotten timber, especially on window frames and doors?
- Is there adequate storage space for rubbish bins?
- Do the main doors have secure locking mechanisms (avoid ordinary Yale locks and those requiring a key to unlock from the inside)?

Internal Features:

- Are there enough facilities and space for everyone to share the house (cupboard and fridge space, toilets, etc.)?
- Is the heating sufficient, and what type? Note that most blocks of flats are electric-only.
- Stand by the windows and check for a draft.
- If there is no natural ventilation in the bathroom, check if the ventilation is working to prevent mould growth. Carpeted floors are not ideal.
- Is the sealant around the bath/shower clean and undamaged to prevent leaks?
- Look for any signs of mice, such as droppings (resembling tiny, pointed raisins), mousetraps, or poison, especially in ground-floor kitchens.
- Determine which furniture belongs to the flat and what belongs to the current tenants. What will remain when you move in?

- Watch for damp patches or mould on walls or ceilings and be aware of musty smells that might be masked by fresh paint.
- Assess if you can hear noise from the neighbours.

Safety Features:

- Consider how easy it would be to exit the property in case of a fire. Is there a smoke detector or fire alarm?
- Inspect electrical fittings for loose wires, sockets coming off walls, and burn marks on or around sockets.
- Ensure there is a gas safety certificate from a registered gas-safe engineer, which covers the appliances.
- Check for a carbon monoxide detector.
- While secondhand furniture is common in rented accommodations, soft furnishings must meet the Fire & Furniture Regulations 1988 unless purchased before 1952. Check the manufacturers' labels.

Moving In

There are several crucial factors to consider before moving in and to ensure a smooth transition. Here are some key points to keep in mind.

TV license: If you want to watch live TV, record live shows on any channel, or watch BBC iPlayer on any device, you will need a TV license. If you watch or record live TV, or access BBC iPlayer, without a license you risk prosecution and a fine of £1000. It costs £159 a year and you can buy one at tvlicensing.co.uk. If you change accommodation, your license will not move with you and you must update your new address.

Private possessions insurance: you may need insurance for your belongings for loss or theft. Depending on your needs, research to find the best deals online. Electricity in the UK is 230v. If you are from a country operating on a different voltage, ensure you have a 3-pin plug adaptor and a voltage transformer. UK appliances such as kettles, hair dryers and rice cookers are cheap.

Council Tax is tax on your accommodation which the government uses to pay for local services. You can request a Council Tax Exemption Certificate from the iCentre. Remember living in a shared house with someone who is not a student will need to pay for Council Tax. If you move into a house before your

course starts or remain beyond your course end date, you may be charged Council Tax for these periods.

Tenancy agreement UK: most accommodations will require you to sign a tenancy agreement. These are legally binding and difficult to leave, so read everything before you sign. Normally you will be offered an Assured Short Hold Tenancy agreement, which is 12 months. It is vital to read your tenancy agreement in full, as you could accidentally breach your contract

Here are some key things to look out for:

- Check the start and end date of your tenancy.
- Make sure every tenant's name is on the agreement, including the landlord
- Look at your obligations in detail (what you can and cannot do during your time in the accommodation) and make sure you agree.
- Look at your landlord's obligations in detail (what they can and cannot do while you are their tenant) and you agree.
- Check the rent amount, who is liable for it, and the payment date
- Check the address for the property to see if it is correct.
- Check the notice period to end the tenancy and how this can be given, by both landlord and tenant.
- Check deposit information and how it needs to be paid. Never sign anything until you are fully aware of your rights and responsibilities as a tenant.

If you need help understanding a tenancy agreement, you can contact the Residential Services team for advice.

Inventory List: It is important to take an inventory when you arrive at your accommodation. An inventory is a checklist of furniture provided by the landlord, this includes any known faults or damages before anyone moves in. If your landlord does not provide an inventory list, make one yourself. Keep a note of all the furniture in the accommodation, log its condition, and record all marks on walls, doors, floors and windows and any damages to the furniture itself. You can take photos to keep your inventory too. You and the landlord should agree and make it valid, as this could save your tenancy deposit disputes when you move out.

Utility Bills: Utilities Your utilities (water, gas, electricity) are not included in your rent, so you should allow £10-£15 per week unless otherwise stated.

Other Costs: Do not forget to budget for additional costs, such as WIFI and landline phones. Ask the landlord or previous tenants about additional utility costs before you move in.

Rent: Paying rent Check with your landlord how this works for you, but normally you will pay monthly

Support and Benefit

If you are not working or working on a low income, you may be able to get help with rent from the government.

If you choose to live with your family or friends, you can still claim benefits as a single parent.

If you rent from a private landlord, you may get help with rent costs by applying for housing benefits

Before committing to a tenancy, you may want to find out if you can get housing benefits or universal credit to help with the rent.

If you receive housing benefits or universal credit, you may qualify for a discretionary housing payment from your local council to help pay a deposit/rent in advance/removal costs. This does not have to be repaid.

Useful link: <https://www.gov.uk/find-local-council>.

If you receive income-related benefits like a jobseeker's allowance, you may qualify for a budgeted loan from JobCentre Plus to pay rent in advance. The loan is repayable and must be repaid within two years, but no interest is charged.

You can download the online form from: <https://www.gov.uk/budgeting-help-benefits>.

England Shelter

If you are homeless, or at risk of becoming homeless? Shelter offers one-to-one support and guidance to help with housing issues.

Open Monday to Friday 9:30 am to 6:00 pm.

Please call the SHELTER helpline at:

- Tel: **0330 053 6091** if you are under 25 years old:
- Tel: **0344 515 1540** if you are 25 years or over

Or you can visit the Shelter website:

https://england.shelter.org.uk/get_help/local_services/london.

If urgent, you can see a Shelter Adviser at one of their offices.

1. Shelter London Hackney - 4 Tyssen Street, London, E8 2FJ
2. Shelter London Newham - Stratford Advice Arcade, 107-109 The Grove, Stratford, London, E15 1HP
3. Shelter London Islington - Resources for London, 356 Holloway Road, London, N7 6PA

If there is an emergency and you need urgent help with housing, you can call the Helpline at 0808 800 4444.