

Harrow, Richmond, Uxbridge College



HRUC

HARROW, RICHMOND & UXBRIDGE COLLEGES

Accommodation Booklet

Welcome to Harrow, Richmond and Uxbridge College, London

Thank you for accepting your offer of a place at Harrow, Richmond and Uxbridge College, London for the upcoming academic session. If you are reading this booklet, it is likely that you have accepted our offer, applied for a visa, and are intending to come to the UK very soon.

It is essential that you start considering your accommodation arrangements before you travel to the UK. We hope that this booklet will aid you in finding accommodation in the UK and settling into life in the UK as a HRUC London student.

If you have any questions regarding accommodation please do not hesitate to contact the International Office.

T: +44 (0)1895 853469

M: +44 (0)7379 972955

E: international@hruc.ac.uk

We hope you have a pleasant journey to the UK and look forward to meeting you very soon.

Things to consider...

Ideally, you should have arranged your permanent accommodation before starting your course, so it may be advisable for you to make arrangements for temporary accommodation before you arrive and sort out your long-term accommodation following arrival.

A useful starting point for information regarding accommodation is the UK Council for International Student Affairs (UKCISA), who provides a useful set of guidance notes on things to consider when looking for accommodation.

[Accommodation for international students](#)

Questions to bear in mind when looking for accommodation are:

- How close is the accommodation to your place of study?
- Are there good public transport links?
- Is it close to shops and facilities?
- How big is your room?
- Will you have enough quiet and privacy for study?

Another big consideration is your budget – you will need to ensure that you can afford the accommodation that you want to stay in.

Accommodation costs vary but if you rent private accommodation in and around Harrow, Richmond and Uxbridge, rent prices start from £250 per week for a 1-bedroom flat and £300 per week for a 2-bedroom flat. If you share a flat/house, you are likely to pay an average of £150-£250 per week.

Accommodation Options

There are several types of accommodation available in the UK – both temporary and long-term.

- **Guest House/Hotel (temporary)**

If you are unable to arrange your accommodation in advance, this type of accommodation is suitable on a temporary basis while you look. You may wish to book an initial 2/3 nights before you arrive in the UK, so that you know where you are going when you leave the airport.

- **Homestay (long-term)**

This type of accommodation means that you will live with a family who will provide you with accommodation and meals. Staying with a host family may be a good option if you are a

new international student, as it will help you to learn more about British culture and practice your English Language skills.

- **Student Flat Bedsit/Studio (long term)**

Provided through estate/letting agents and student accommodation providers – this is one room with a bed, usually sharing a kitchen and bathroom.

- **Flat (long term)**

Provided through estate/letting agents. This is more expensive than the bed-sit option; however, you may wish to share with someone as this reduces the cost. You will need to sign a contract/lease form, and you will be legally responsible for the property. Rent will have to be paid during vacations, and you may also have to provide a reference.

- **House (long term)**

Provided through estate/letting agents. This is usually rented by a group of students, and you will have to sign a contract. If you rent a house, you will be legally responsible for the property during your stay, and you may have to provide a reference for the property.

Temporary Accommodation

If you have not managed to book any long-term accommodation prior to your arrival, you may wish to stay for a few nights in a hotel/hostel/guesthouse while you find long-term accommodation through a letting agency.

Hotels – Heathrow

There are many hotels near to the UK's main international airport – London Heathrow. If you require temporary accommodation, and are landing at London Heathrow, then the list below may be of use.

Hotel	Website	Address	Phone
Leonardo Hotel London Heathrow Airport	https://www.leonardo-hotels.com/london/leonardo-hotel-london-heathrow-airport	Bath Road, Sipson, West Drayton, Middlesex UB7 0DP, United Kingdom	+44 20 8990 0000
Hyatt Place London Heathrow Airport	https://www.hyatt.com/hyatt-place/en-US/lhrzl-hyatt-place-london-heathrow-airport	The Grove, Bath Road, Harmondsworth, West Drayton UB7 0DG, United Kingdom	+44 20 8759 7777
Hilton Garden Inn London Heathrow Airport	https://www.hilton.com/en/hotels/lhrepgi-hilton-garden-inn-london-heathrow-airport	Eastern Perimeter Road, Hatton Cross, Hounslow TW6 2SQ, United Kingdom	+44 20 8266 4664
Hilton Garden Inn London Heathrow Terminal 2 & 3	https://www.hilton.com/en/hotels/lhrtogi-hilton-garden-inn-london-heathrow-terminals-2-and-3	Terminal 2, Heathrow Airport, Hounslow TW6 1AH, United Kingdom	+44 20 3972 9700
Holiday Inn Express	https://www.ihg.com/holidayinnexpress/hotels	Terminal 4, 1 Swindon Road,	+44 20 3971

Hotel	Website	Address	Phone
London Heathrow Terminal 4	/gb/en/london/lonhr/hoteldetail	Hounslow TW6 4J3J, United Kingdom	
Crowne Plaza London Heathrow Terminal 4	https://www.ihg.com/crowneplaza/hotels/gb/en/london/lonpw/hoteldetail	Terminal 4, Swindon Road, Hounslow TW6 3FJ, United Kingdom	+44 20 3971 4411
Holiday Inn London – Heathrow Bath Road	https://www.ihg.com/holidayinn/hotels/gb/en/london/lonhb/hoteldetail	276 Bath Road, Sipson, West Drayton UB7 0DQ, United Kingdom	+44 20 3962 5800
Courtyard by Marriott London Heathrow Airport	https://www.marriott.com/en-us/hotels/lhrcy-courtyard-london-heathrow-airport	1 Nobel Drive, Harlington, Hayes UB3 5EY, United Kingdom	+44 20 3988 5000
Radisson Blu Hotel, London Heathrow	https://www.radissonhotels.com/en-us/hotels/radisson-blu-london-heathrow	140 Bath Road, Hayes UB3 5AW, United Kingdom	+44 20 8757 7901
Radisson Hotel & Conference Centre London Heathrow	https://www.radissonhotels.com/en-us/hotels/radisson-hotel-conference-centre-london-heathrow	Heathrow Boulevard, Bath Road, West Drayton UB7 0DU, United Kingdom	+44 20 8759 6611
Renaissance London Heathrow Hotel	https://www.marriott.com/en-us/hotels/lhrbr-renaissance-london-heathrow-hotel	Bath Road, Heathrow, Hounslow TW6 2AQ, United Kingdom	+44 20 8897 6363
Moxy London Heathrow Airport	https://www.marriott.com/en-us/hotels/lhrox-moxy-london-heathrow-airport	804–834 Bath Road, Hounslow TW5 9UH, United Kingdom	+44 20 3318 8100

Hotel	Website	Address	Phone
		Kingdom	
ibis London Heathrow Airport	https://all.accor.com/hotel/3656/index.en.shtm l	112 Bath Road, Hayes UB3 5AL, United Kingdom	+44 20 8759 4888
ibis Styles London Heathrow Airport	https://all.accor.com/hotel/B3D9/index.en.shtm l	272 Bath Road, Hayes UB3 5AY, United Kingdom	+44 20 3862 7689
Premier Inn London Heathrow Airport Terminal 4	https://www.premierinn.com/gb/en/hotels/england/greater-london/hounslow/london-heathrow-airport-terminal-4.html	Sheffield Road, Heathrow Airport, Hounslow TW6 3AF, United Kingdom	+44 871 527 8508

Hotels and Guest Houses near Uxbridge College

The following guest homes and hotels may be useful as temporary accommodation if you are unable to arrange a place to stay in advance. All guest homes are in the local area, and are not far from both Uxbridge and Hayes campuses:

Hotel	Official Website	Address	Phone
Premier Inn London Uxbridge Town Centre Hotel	https://www.premierinn.com/gb/en/hotels/england/greater-london/uxbridge/london-uxbridge-town-centre.html	Colham House, Bakers Road, Uxbridge UB8 1RG	+44 333 003 8101
Lancaster Hotel	https://www.lancasterhoteluk.com	Brunel University London, Kingston Lane, Uxbridge UB8 3PH	+44 1895 268006
The Red Lion Hotel	https://www.redlion-hotel.co.uk	Royal Lane, Hillingdon, Uxbridge UB8 3QP	+44 1895 236860
Premier Inn London Uxbridge Hotel	https://www.premierinn.com/gb/en/hotels/england/greater-london/uxbridge/london-uxbridge.html	500 Riverside Way, Uxbridge UB8 2YF	+44 333 321 9275
OYO Honeycroft Lodge	https://www.oyorooms.com/gb/	21 Cleveland Road, Uxbridge UB8 2DR	+44 20 3769 3256
Debden Guest House	https://www.debdenguesthouse.co.uk	42 Field Heath Road, Uxbridge UB8 3NG	+44 1895 253912
Lyttleton Lodge	https://www.lyttletonlodge.co.uk	33 Station Road, Uxbridge UB8 3AB	+44 1895 254970
Denham Guest House	https://www.denhamguesthouse.co.uk	11 Ashcroft Drive, Denham Green, Uxbridge UB9 5JF	+44 7731 902779
Denham	https://www.denhamgrove.com	Tilehouse Lane, Denham,	+44 1895

Hotel	Official Website	Address	Phone
Grove Hotel		Uxbridge UB9 5DG	833338
Ivy House	https://www.ivyhouseickenham.co.uk	8 Ivy House Road, Ickenham, Uxbridge UB10 8NE	+44 1895 638063

Hotels and Guest Houses near Harrow College

The following guest homes and hotels may be useful as temporary accommodation if you are unable to arrange a place to stay in advance. All guest homes are in the local area, and are not far from both our campuses:

The Hindes Hotel

<https://www.hindeshotel.com>

8 Hindes Road, Harrow HA1 1SJ +44 20 8427 7468

The Crescent Hotel

<https://www.crescenthotels.co.uk>

58–62 Welldon Crescent, Harrow HA1 1QR +44 20 8863 5491

Eurotraveller Hotel Premier Harrow

<https://www.eurotravellerhotel.co.uk>

56–60 Northolt Road, South Harrow HA2 0DW +44 20 8515 0820

Premier Inn London Harrow Hotel

<https://www.premierinn.com/gb/en/hotels/england/greater-london/london/london-harrow.html> 134A Kenton Road, Harrow HA3 8AL +44 333 321 1266

Best Western Plus Grim's Dyke Hotel

<https://www.bestwestern.co.uk/hotels/best-western-plus-grims-dyke-hotel-83989>

Old Redding, Harrow Weald, Harrow HA3 6SH +44 20 8385 3100

Hotels and Guest Houses near Richmond Upon Thames College

The following guest homes and hotels may be useful as temporary accommodation if you are unable to arrange a place to stay in advance. All guest homes are in the local area, and are not far from both the campus:

Radisson RED London Twickenham

<https://www.radissonhotels.com/en-us/hotels/radisson-red-london-twickenham>

198 Whitton Road, Twickenham TW2 7BA +44 20 8891 8200

Premier Inn London Twickenham Stadium Hotel

<https://www.premierinn.com/gb/en/hotels/england/greater-london/twickenham/london-twickenham-stadium.html>

416 Chertsey Road, Whitton, Twickenham TW2 6LS +44 333 321 9104

Travelodge London Twickenham <https://www.travelodge.co.uk/hotels/596/London-Twickenham-hotel>

Regal House, London Road, Twickenham TW1 3QS +44 871 984 6503

Twickenham Guest House

<https://www.twickenhamguesthouse.com>

10 Russell Road, Twickenham TW2 7QT +44 20 8891 6363

Alexander Pope Hotel

<https://www.alexanderpopehotel.co.uk>

Cross Deep, Twickenham TW1 4RB +44 20 8892 3050

The White Hart Inn

<https://www.whiteharttwickenham.co.uk>

121 Kneller Road, Twickenham TW2 7DY +44 20 8893 3646

The Lensbury

<https://www.lensbury.com>

Broom Road, Teddington TW11 9NU +44 20 8614 6400

Homestay

A **homestay** is a type of accommodation where an international student lives in the home of a local host or family rather than in student halls or a private rental.

For international students, a homestay typically offers:

- A private furnished bedroom.
- Shared use of facilities such as the kitchen, bathroom and living areas.
- The option of self-catering, bed and breakfast, half board (breakfast and evening meal), or full board, depending on the arrangement.
- A safe, supportive environment with hosts who can help students settle into life in the UK.
- An opportunity to practise English and learn about British culture and everyday life.

Homestays are particularly popular with students who are under 18 years of age, new to the UK or staying for a short period, as they provide both accommodation and a welcoming home environment. Many homestay providers are accredited by organisations such as the British Council or English UK, helping to ensure that accommodation meets recognised quality standards.

HRUC in partnership with Hosts International



Hosts International are a British Council registered provider of homestay and private home accommodation in London. Rates vary depending on location, room type and meal plan, and bookings can be made directly with the company or through HRUC. London rates cost between £190 to £230 per week.

For more information or to make a booking, please visit <https://hosts-international.com> , telephone **+44 (0)20 7734 4884**, or email info@hosts-international.com . Alternatively, the HRUC International Office can assist you with a booking directly by contacting us on international@hruc.ac.uk .

Student Halls of Residencies

Choosing exclusive student residency accommodation can make the transition to studying in the UK much easier. For many international students, staying in a student hall provides a safe, supportive, and social environment while they settle into a new country. Benefits include:

-  1. Easy transition to life in the UK
 - A ready-made place to live before arriving in the UK
 - No need to search for private rentals from overseas
 - Support with moving in, contracts, and settling into London life
 - A simple first step while becoming familiar with the local area
-  2. Meet students from around the world
 - Opportunity to make friends with students from different cultures and backgrounds
 - Regular social events, activities, and community gatherings
 - Helps reduce feelings of isolation when living away from home
 - Builds international friendships and networks
-  3. Safe and secure environment
 - Secure entry systems and CCTV in most buildings
 - On-site staff or support teams available
 - Clear accommodation rules and emergency support
 - A safer option for students unfamiliar with London neighbourhoods
-  4. Easier budgeting
 - Rent often includes bills such as:
 - Wi-Fi
 - Electricity
 - Water
 - Heating
 - Maintenance services
 - Helps students plan monthly spending without unexpected household costs
-  5. Convenient locations
 - Many halls are located close to:
 - Public transport links
 - Shops and supermarkets
 - Restaurants and cafés
 - College campuses
 - Reduces commuting stress and travel costs
-  6. Better study environment
 - Dedicated study spaces and quiet areas
 - Reliable internet access

- Other students nearby who understand academic pressures
- Easier to create a balanced study and social routine

 7. Less responsibility than private renting

- Furnished rooms are usually provided
- No need to buy furniture or household items
- Maintenance teams handle repairs
- No need to manage separate utility bills

 8. Support when you need it

- Accommodation teams can help with practical questions
- Students can get advice about local services and transport
- Useful for those experiencing London for the first time

Student halls allow international students to experience living independently while still having a supportive community around them.

For HRUC international students, choosing accommodation in areas such as Wembley, Ealing, North Acton, or nearby West London locations can provide a good balance of affordability, safety, and access to college campuses.

Scape Wembley

<https://www.scape.com/student-accommodation-wembley/>

Scape House, Fulton Road, Wembley Park, London HA9 0TF
£260–£450 per week

iQ Sterling Court Wembley

<https://www.iqstudentaccommodation.com/london/sterling-court>

6 Lakeside Way, Wembley, London HA9 0BU
£220–£350 per week

Felda House Wembley

<https://www.feldahouse.co.uk/>

575 North End Road, Wembley Park, London HA9 0UU
£250–£350 per week

Grand Felda House Wembley

<https://www.crm-students.com/london/grand-felda-house/>

Empire Way, Wembley Park, London HA9 0EF
£250–£370 per week

Pavilion Court Wembley

<https://freshstudentliving.co.uk/property/pavilion-court/>

20 First Way, Wembley, London HA9 0PE
£210–£320 per week

Canvas Student – Arthur House

<https://www.canvas-student.com/>

1 Rutherford Way, Wembley Park, London HA9 0BP

£300–£450 per week

Canvas Student – Barnard Point

<https://www.canvas-student.com/>

577 North End Road, Wembley Park, London HA9 0QJ

£300–£450 per week

Unite Students – Olympic Way

<https://www.unitestudents.com/>

23 Olympic Way, Wembley, London HA9 0FR

£250–£400 per week

Central Studios Ealing

<https://centralstudios.co.uk/>

1 The Grove, Ealing, London W5 5BL

£250–£400 per week

Chapter Ealing

<https://www.chapter-living.com/>

3 Victoria Road, North Acton, London W3 6UN

£300–£500 per week

Renting a Private property

Many Estate Agents provide a 'letting' service and can help you find rented accommodation. The Agents listed below belong to the **National Association of Estate Agents**. This means that the Agents have to follow a strict code of rules and regulations to make sure that they offer the highest level of service.

If you have any concerns about the Agency you are working with, you may wish to contact the National Association of Estate Agents by visiting the following website: [The professional body for the property sector | Propertymark](#). Please be aware that Agents have additional fees for drawing up contracts, references and inventories.

You can also search online for your own property to rent through:

SpareRoom	https://www.spareroom.co.uk
Rightmove	https://www.rightmove.co.uk
Zoopla	https://www.zoopla.co.uk
OpenRent	https://www.openrent.co.uk
Accommodation for Students	https://www.accommodationforstudents.com
StuRents	https://www.sturents.com
UniHomes	https://www.unihomes.co.uk
Studentpad	https://www.studentpad.co.uk

Estate Agents within a 4-mile radius of Uxbridge College

Uxbridge College **does not** recommend a particular Agent.

Christopher Nevill

274 & 278 High Street, Uxbridge, UB8 1LQ
letting@christopherneville.co.uk

01895 239977
<https://www.christopherneville.co.uk/>

Gibbs Gillespie

268 High Street, Uxbridge, Middlesex UB8 1LQ
uxbridgesales@gibbs-gillespie.co.uk

01895 272 742
<http://www.gibbs-gillespie.co.uk/>

Cameron

195 High Street, UB8 1LB, Uxbridge
uxbridge@cameron-group.co.uk

01895 252000
<http://www.cameron-group.co.uk/>

Coopers

279 High Street, Uxbridge, UB8 1LQ
uxbridge@coopersresidential.co.uk

01895 257 566
<http://www.coopersresidential.co.uk/>

Link Up

3 Marlborough Parade, Uxbridge Road, Uxbridge, UB10 0LR
sales@linkup.me.uk

01895 814 145

www.linkprop.co.uk

Gibson Honey

92 High Street, Ruislip, HA4 8LS
ruislip@gibsonhoney.co.uk

01895 677 766
www.gibsonhoney.co.uk

Turner Butler

2-4 High Road, Ickenham, UB10 8LJ
enquiries@turnerbutler.co.uk

0333 123 4562
www.turnerbutler.co.uk

Lakin & Co

122 High Street, Uxbridge, UB8 1JT
lettings@lakinandco.com

01895 544 555
www.lakinandco.com

Estate Agents within a 4-mile radius of Harrow College

Harrow College **does not** recommend a particular Agent.

Foxtons

321 Station Road, Harrow, HA1 2AA
harrow@foxtons.co.uk

0203 728 2050
www.foxtons.co.uk/

Brian Cox & Co.

310 Station Road, Harrow, HA1 2DX
info@brian-cox.co.uk

020 8912 0006
www.brian-cox.co.uk

Hunters

Station Rd, Harrow on the Hill HA1 2RH
hello@hunters.com

020 3667 1333
www.hunters.com/

Woodward Estate Agents

90 High Street, Harrow, HA1 3LP
info@woodward.co.uk

0208 864 8844
www.woodward.co.uk

Maple Estate & Lettings Agents

41 Station Road, Harrow, HA1 2UA
admin@mapleestate.co.uk

0208 427 9772
www.mapleestate.co.uk

Chase Macmillan Estate Agents

181 Kenton Road, Harrow, HA3 0EY
info@chasemacmillan.co.uk

0208 907 0005
www.chasemacmillan.co.uk

Charles Russell Estate Agents

10 High Street, Wealdstone, Harrow, HA3 7AA
enquiries@charles-russell.com

0208 863 6269
www.charles-russell.com

Elliot Lee Estate Agents

219 Watford Road, Harrow, HA1 3UA
admin@elliottle.co.uk

020 8866 0006
www.elliottle.co.uk

Estate Agents within a 4-mile radius of Richmond Upon Thames College

Richmond Upon Thames College **does not** recommend a particular Agent

Foxtons 0208 973 2777

20-24 York Street, Richmond Upon Thames and Twickenham, TW1 3LD

[Estate Agents Richmond and Twickenham | Foxtons London](#)

Stirling Ackroyd

25 London, Road, Twickenham TW1 3SX

0203 967 0261

[Stirling Ackroyd Estate Agents | Twickenham](#)

twickenham@townends.co.uk

Dexters

84 Heath Road, Twickenham, TW1 4BW

0208 744 2233

<https://www.dexters.co.uk/contact-us/our-offices/dexters-twickenham-estate-agents>

Hamptons International Twickenham

60 King Street, Twickenham, TW1 3SH

0204 5843 485

www.hamptons.co.uk

twickenhamlettings@hamptons-int.com

Chase Buchanan

122 Heath Road, Twickenham, TW1 4BW

0208 744 2111

www.chasebuchanan.london

lettings@chasebuchanan.london

Your Move

115 High Street Whitton, Twickenham TW2 7LG 0208 8986 055

www.your-move.co.uk

twickenhamlettings@your-move.co.uk

Featherstone Leigh

46-48 Heath Road, Twickenham, TW1 4BY

0208 744 0595

www.featherstoneleigh.co.uk

twickenham@featherstoneleigh.co.uk

Know what to expect...

Deposits/Landlords

Most students in private accommodation will stay in a room, in a house, sharing facilities. Renting a furnished house or a flat is expensive and quite difficult to find. Sharing with other students will make this cheaper.

You need to consider - How close is the accommodation to the College? Is there good public transport? How much will it cost? Are you near shops and facilities? How big is your room? How secure is it? Will you have enough quiet and privacy for study?

Try to rent from an **accredited** landlord or letting agent - this type of landlord offers you a lot more security than those who are not. Ask to see their accreditation scheme membership card or certificate.



Viewing the property

Visit properties in person as photographs can be misleading. Try to view **at least three properties**. Take photos on your visit to help remind you when considering your options. Take someone with you when viewing accommodation and view the neighbourhood by day and night.

Deposit

A deposit is money you pay as security against the property you are renting. When you move out, your deposit should be returned to you in full, provided you have kept up to date with payments and

not damaged the property or fittings. Make sure you get a receipt for your deposit. There are three Government-approved schemes which protect deposits:

- Deposit Protection Service: <http://www.depositprotection.com/>
- My Deposits: <http://www.mydeposits.co.uk/>
- The Dispute Service: [Tenancy Deposit Scheme - Offering government backed deposit protection services across the UK \(thedisputeservice.co.uk\)](http://www.tenancydeposit.org/)

These schemes mean there is a fair and impartial third-party to help resolve any disputes which might happen over your deposit at the end of a tenancy.

It is advisable that before you pay your deposit that you go through the property with the landlord and check the condition of the property. You should document the condition of the property through photographs and also make an inventory of the contents.

Costs

Rents can vary widely across London, one room can cost between £120-£300 per week. Consider lower cost areas such as South Harrow, Hounslow and Hayes, where accommodation can be cheaper than other areas such as Pinner and Stanmore.

As well as the rent cost you may have a number of fees at the beginning of your tenancy, as well as bills. Check your contract to see whether other costs are included for example water, electricity, gas and internet. There may be other fees to pay in addition to the rent, for example a

booking or admin fee. These are non-returnable fees in addition to the deposits which some people will charge. These can range from £50 to over £300.

Full time students are usually exempt from paying council tax. Please see the International Office for more information on this.

If your accommodation is self-contained and you have a television, you need to purchase a TV License – visit <http://www.tvlicensing.co.uk/> for more information on this.

Contract

Contracts are legal documents. A good landlord or agent should not pressure you to sign a tenancy until shortly before the tenancy is due to begin. Take time to read over it, check what it means and get somebody, such as the International Office, or Citizens Advice Bureau – to look over the contract for you to make sure it's fair. Give at least 24 hours to think over it. Do not sign any contract you do not understand.

The contract should contain the address of the property, when the contract starts and ends (if a fixed term contract). It should also say the amount of rent payable, when payable and what the rent does and doesn't include.

In some cases, you and your housemates will all sign an individual contract. However, in lots of cases all tenants will sign the same contract. This can mean that you are all 'jointly and severally' liable for things like paying the rent. This means that if one tenant leaves, doesn't pay their rent or damages the property, you may be left having to pay. Make sure your housemates are people you trust.

With your contract you should also have an inventory. This is a list of everything that comes with the property and their

condition. Read this carefully and ensure that everything is listed correctly.

Remember; don't pay any money to a landlord or agent – like fees, rent or deposits - until after you have signed the contract and all your finance is in place. Photocopy the contract and keep it for yourself.

Your Rights and Responsibilities

The law entitles you to some basic rights as a tenant. Your landlord can't visit you in your home or come round without arranging a suitable time with you first. In return, you have a responsibility to pay your rent on time and treat the property like your own home. Report problems or breakages and be a good neighbour.

Landlords are responsible for most repairs to the outside or structure of the property, like the roof and walls and keeping the equipment for supplying water, gas and electricity in safe, working order. Tenants will often have responsibility for some minor repairs normally relating to furniture or equipment and small jobs such as changing light bulbs and unblocking sinks, toilets and drains.

Your landlord should not:

- Use violence to threaten you under any circumstances
- Shut down your utility supplies such as gas, water and electricity
- Offer you money to leave the premises
- Prevent your friends from visiting

Landlords must have a gas safety certificate for every appliance in the property, ensure furniture meets fire safety standards and ensure electrical equipment provided is safe.

Your landlord or letting agent must give you an Energy Performance Certificate before you move into a new property, as it is a legal requirement. This will show you

how energy efficient a property is. The certificate can be very useful in working out your potential energy costs.

Eviction

You can be asked to leave the property you are renting if you:

- Break any of the terms and conditions written into your contractual agreement
- Are late in paying rent
- Provide false information about yourself

You can also be asked to leave the property if the owner wishes to move back into the property; the property is being repossessed; or you refuse or delay maintenance work to the building.



List of Useful Websites

www.crime-statistics.co.uk – Enter the postcode of your accommodation to find the crime figures for its surrounding area.

[Support while you study | Study UK \(britishcouncil.org\)](http://supportwhileyoustudy.org) - Advice from the British Council for new students

[UKCISA - international student advice and guidance - Planning your housing-](http://ukcisa.org.uk) Accommodation advice for International Students.

[Housing - Citizens Advice](http://housing-citizensadvice.org.uk) - Citizens Advice Bureau information on renting

<https://safeagents.co.uk/> - Contains listings of accredited (trusted) letting agents

https://england.shelter.org.uk/housing_advice/private_renting - Advice on private renting

<https://www.nus.org.uk/student-housing-hub> - Advice for students on private renting

Checklist

In the event that you do decide to rent private accommodation, rather than stay with friend and family, or use the Homestay option you should use the following checklist:

Viewing

- Always take a friend with you to see the property and try, where possible, to view the property in daylight.
- If you do view the property on your own, you should inform someone where you are going and when you will be expected back.
- Have a look at several properties to make sure you are getting the one you are most happy with

Money

- How much is the rent per month is and how much of a deposit are you expected to pay up front?
- Who are you supposed to be paying your deposit and rent to?
- When should you pay your rent each month?
- Are utility, internet and phone bills included in the rent?
- When do you get the deposit back?

Agreements

- What type of agreement are you signing?
- How much notice is needed to vacate the property?
- Ask for a copy of the agreement
- Have you read the agreement fully, and do you understand it, before signing?

Gas, Electricity and Plumbing

- Have all gas appliances been checked and have you seen a copy of the CORGI gas safety certificate?
- Have all electrical appliances been tested and checked?
- Is the wiring safe?

- Do the taps, toilets and water heater work?

Conditions and Repairs

- Is the property in good condition?
- Is the house sufficiently heated?
- Are there any repairs needed before you move in?
- Are you in agreement with the landlord about the condition of the property?
- Have you taken photographs of the property to document the condition?

Furniture

- Is the property being rented without furniture or fully furnished?
- Is the furniture in good condition? Does anything need replaced before you move in?
- Have you taken an inventory of all furniture?
- Does the furniture meet fire safety standards?

Security and Safety

- Is the property secure?
- Are there locks on all the doors?
- Are window locks fitted?
- Is the area safe?
- Have there been any burglaries?
- Is the house fitted with a smoke alarm?
- Are fire extinguishers provided and is there a fire escape route?

Location

- Are you living close to the College?
- Are there shops nearby?
- Who is responsible for the outside area?
- When is the rubbish collected?