

# **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 your accommodation, or require the application form for University of West London residencies, Britannia Student Services or HFS London, then please do not hesitate to contact the International Office.

**T: +44 (0)1895 853469**

**M: +44 (0)7379 972955**

**E: [international@hruc.ac.uk](mailto: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.

[UKCISA - international student advice and guidance - Planning your housing](#)

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 £225 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 £120-£150 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 FlatBedsit/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.

## HRUC University of West London Accommodation Partnership



HRUC are proud to announce that we have established a partnership with the University of West London to provide our students with affordable long-term accommodation.

You can find out more information about our accommodation here- [Accommodation | University of West London \(uwl.ac.uk\)](#)

Students can use the following link to book accommodation- [Hallpad UWL](#)

### **Our Accommodation comes with a range of benefits:**

- No Deposit
- No interest flexible plans
- No guarantor, reference or estate agent fees
- Free utility bills
- Free contents insurance
- Free unlimited WIFI
- Free legal advice service
- Wellbeing support
- Free dedicated accommodation support
- Fire safe certified
- Free emergency out of hours cover
- Free boiler breakdown cover
- Free maintenance support

### **Our accommodation halls:**

#### **Canvas, Wembley (51 weeks)**

Bronze En Suite Mid Level- £225 to £265 per week

Bronze En Suite Upper Level- £230 to £270 per week

Silver En Suite Upper Level- £240 to £280 per week

Silver En Suite Penthouse Level- £249 to £289 per week

### **Chapter, Ealing (51 weeks)**

Bronze En Suite Lower Level- £250 to £290 per week

Bronze En Suite Mid Level £255 to £295 per week

### **Chapter, White City (51 weeks)**

Bronze Studio Lower Level- £277 to £317 per week

Bronze Studio Mid Level- £280 to £320 per week

### **Pavilion Court, Wembley (51 weeks)**

Bronze En Suite- £210 to £250 per week

Silver En Suite- £215 to £255 per week

Gold En Suite- £225 to £265 per week

Skyline Bronze En Suite- £215 to £255 per week

Skyline Silver En Suite- £225 to £265 per week

Platinum En Suite- £235 to £275 per week

### **Scape, Wembley (51 weeks)**

Standard En Suite- £259 to £299 per week

Standard Roomy En Suite- £271 to £311 per week

Medium Accessible En Suite- £277 to £317 per week

Large En Suite- £302 to £340 per week

Standard Studio- £295 to £335 per week

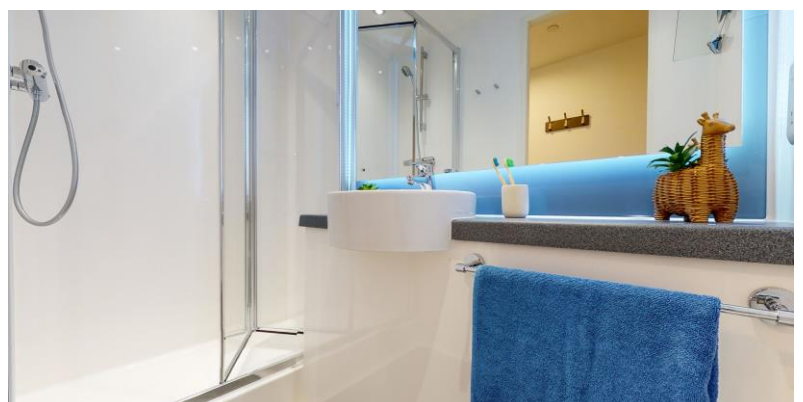
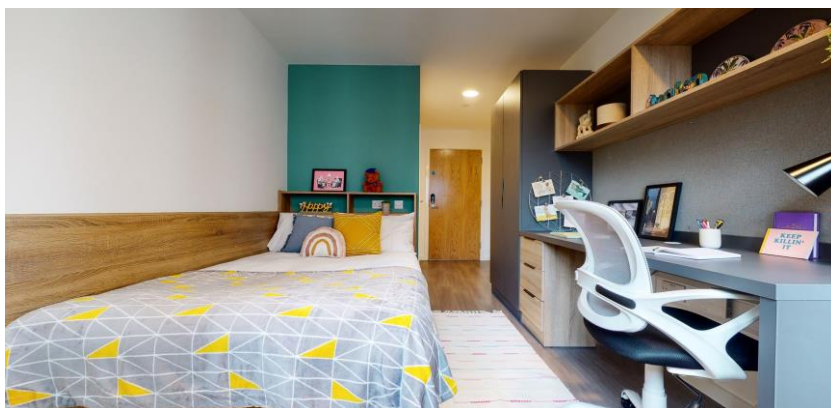
### **Sterling Court, Wembley (51 Weeks)**

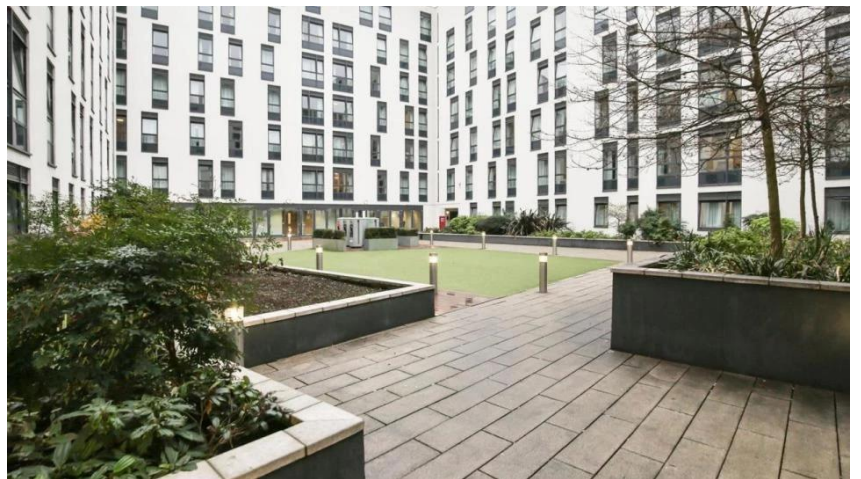
Copper Ensuite Premium- £222 to £262 per week

Bronze En Suite- £230 to £270 per week

Bronze En Suite Plus- £240 to £280 per week

Bronze En Suite Premium- £255 to £295 per week





## HRUC – Spotahome Partnership

spotahome.com



**Spotahome is a safe way to book mid- to long-term accommodation in Europe, directly from your mobile phone.**

The homes advertised on their site are personally visited by one of their Homecheckers, professional photographers who take high-quality photos, create an HD video tour, detailed floor plans and honest descriptions of the property and neighborhood.

The most complete property listings mean that you can view, choose and book your property directly online, and enjoy a 20% discount on the booking fee with HRUC promo code **HRUC20**

### **How it works**

Choose the city, London and move in and move out dates. Find the home that suits you best and click on “Book Now”. Complete all the details in the Booking Form and enter the promo code **HRUC20** on the payment page to get a discount on the booking fee.

**The money will only be debited from your account when the landlord accepts your booking.**

### **How the Booking Process works**

Once the booking request has been submitted, we will forward it to the landlord, who has 24 working hours to respond. When the landlord accepts your booking, we will confirm it to you via email and share your details with them and vice versa. At this time we will also take payment for the first month's rent and booking fee automatically. If the landlord does not accept your booking, we will offer you similar accommodation options or alternatively you may also choose a full refund.

### **Move-in Policy**

Once you arrive at the property, you have 24 hours to notify Spotahome in case of any significant deficiencies or any inaccuracies in the listing. Spotahome will then work to remedy the situation.

Our students can contact [partners@spotahome.com](mailto:partners@spotahome.com) with their accommodation requests using the information below and a dedicated booking agent from Spotahome team will provide you with options that best suit your search requirements.

- Move-in/Move out dates
- Preferred location (which neighbourhood)
- Budget (for monthly rent)
- Type of accommodation (room, studio, apt)
- Any additional info (e.g. pets? Accessibility)

Our students can also contact the bookings team through this landing page:

<https://rentout.spotahome.com/partners/education>



## 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.

#### **Ibis Styles London Heathrow**

272 Bath Road, Harlington, West Drayton, England 020 3862 7689

[Ibis Styles London Heathrow Airport - Ibis Styles Hotel - Accor - ALL - ALL](#)

#### **Park Inn by Radisson London Heathrow Airport Hotel**

Bath Road Heathrow, Middlesex, West Drayton, England 020 8759 6611

[Radisson Hotel & Conference Central London Heathrow \(radissonhotels.com\)](#)

#### **Renaissance London Heathrow Hotel**

Bath Road, Heathrow, Hounslow, England 020 8897 6363

[Heathrow Airport Hotel | Renaissance London Heathrow Hotel \(marriott.com\)](#)

#### **Radisson Blu Edwardian Heathrow Hotel**

140 Bath Road, Hayes, England 020 87597 7901

[Book 4\\* Radisson Blu Edwardian Heathrow Hotel & Conference Centre, London \(radissonhotels.com\)](#)

#### **Leonardo Hotel London Heathrow Airport**

Bath Road, West Drayton, England 020 8990 0000

[Hotels near Heathrow Airport | Leonardo Hotels](#)

#### **London Heathrow Marriott Hotel**

Bath Road, Heathrow Airport, Hayes, England 020 8990 1100

[The official site for hotel reservations for Marriott hotels and beach resorts at Marriott.co.uk](#)

#### **Sheraton Skyline Hotel London Heathrow**

Bath Road (A4), Hayes, England 020 8759 2535

[Premium Hotel near Heathrow Airport | Sheraton Skyline Hotel London Heathrow \(marriott.com\)](#)

#### **Hilton London Heathrow Airport Hotel**

Terminal 4 Heathrow Airport, Hounslow, England 020 8759 7755

[Heathrow Airport Hotels T4 | Hilton London Heathrow Airport Hotel](#)

**Holiday Inn London - Heathrow Ariel**

118 Bath Road, Hayes, England

020 3962 5800

[Hotel in West Drayton | Holiday Inn London - Heathrow Bath Road Hotel \(ihg.com\)](#)

**Ibis London Heathrow Airport**

112 Bath Road, Middlesex, Hayes, England

020 8759 4888

[ibis London Heathrow Airport - ALL \(accor.com\)](#)

**Hyatt Place London Heathrow Airport**

The Grove, Bath Road, West Drayton, England

020 8759 7777

[Hotel Near Heathrow Airport | Hyatt Place London Heathrow](#)

**Hilton Garden Inn London Heathrow Airport**

Eastern Perimeter Rd, Hatton Cross, Heathrow, England

020 8266 4664

[Heathrow Airport Hotel - Hilton Garden Inn London Heathrow](#)

**Sheraton Heathrow Hotel**

Heathrow Airport Colnbrook Bypass, West Drayton, England

020 8759 2424

[4 Star Airport Hotel in Heathrow | Sheraton Heathrow Hotel \(marriott.com\)](#)

## 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:

### **Premier Inn London Uxbridge Hotel**

Phase 500, Riverside Way, Uxbridge UB8 2YF 0333 003 8101  
[London Uxbridge Hotel | Premier Inn](#)

### **Premier Inn London Hayes, Heathrow (North A4020) Hotel**

362 Uxbridge Road, Hayes, Middlesex UB4 0HF 0871 527 8504  
[London Hayes Hotel, Heathrow \(North\) | Premier Inn](#)

### **Red Lion Hotel, Hillingdon**

Royal Lane, Hillingdon, Uxbridge, England 01895 236 860  
[The Red Lion Hotel - Fuller's Pub and Hotel in Hillingdon \(redlionhotelhillington.co.uk\)](#)

### **Debden Guest House**

42 Field Heath Road, Hillingdon, Uxbridge, England 01895 253 912  
[Debden Guest House, Uxbridge | Debden Guest House \(debden-guesthouse.co.uk\)](#)

### **Falcon Inn**

Village Road, Denham Village, Uxbridge, England 01895 832 125  
[Denham Hotels | B&B | Bed and Breakfast Accommodation Buckinghamshire | Falcon Inn \(falcondenham.com\)](#)

### **Oakwood Bed and Breakfast Heathrow**

119 Station Road, West Drayton, England 01895 466 554  
[Bed and Breakfast near Heathrow Airport B&B Guest House Accommodation, Hotel West Drayton \(oakwoodbedandbreakfast-heathrow.com\)](#)

### **Number Forty One**

41 Lawn Avenue, West Drayton, England 01895 444 454  
[NUMBER FORTY ONE - Updated 2023 Prices, Reviews \(London\) \(tripadvisor.co.uk\)](#)

### **Kings Paget Hotel**

171 Station Road, West Drayton, England 01895 442 266  
[KINGS PAGET HOTEL - Specialty Hotel Reviews \(West Drayton\) \(tripadvisor.co.uk\)](#)

### **Savera Hotel**

Long Drive Station Approach, South Ruislip, England 0208 845 8400  
[Home | Savera Hotel South Ruislip \(saveraruslip.com\)](#)

## 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:

### **Travelodge London Harrow Hotel**

1 Greenhill Way, Harrow HA1 1LE

0871 984 6526

[Travelodge | London Harrow hotel - London Harrow hotels](#)

### **Premier Inn London Harrow Hotel**

134A Kenton Rd, London, Harrow HA3 8AL

0333 003 8101

[London Harrow Hotels | Book Direct | Premier Inn](#)

### **Russland Rooms**

32 Rusland Park Rd, Harrow HA1 1UT

07584 486395

[Russland Rooms, London: Info, Photos, Reviews | Book at Hotels.com](#)

### **The Hindes Hotel**

8 Hindes Rd, Harrow HA1 1SJ

020 8427 7468

[The Hindes Hotel in Harrow](#)

### **Crescent Hotel**

58-62 Welldon Cres, Harrow HA1 1QR

020 8863 5491

[www.crescenthotels.co.uk](#)

### **Tudor Lodge Hotel**

50 Field End Rd, Pinner HA5 2QN

020 8429 0585

[The Tudor Hotel - Pinner London](#)

### **Eurotraveller Hotel Premier Harrow**

56-60 Northolt Rd, Harrow HA2 0DW

020 7740 5999

[Eurotraveller Hotel-Premier Best budget hotels in Harrow, London](#)

### **Premier Inn London Wembley Park Hotel**

151 Wembley Park Drive, Wembley HA9 8HQ

0333 321 1277

[Wembley Hotels | Book Hotels Near Wembley Stadium | Premier Inn](#)

## 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:

**Premier Inn London Twickenham East Hotel** 0333 321 9103

Corner Sixth Cross/Staines Rd, Twickenham, TW2 5PE

[Twickenham Hotels](#) | [Book Cheap Hotels In Twickenham](#) | [Premier Inn](#)

**London Marriott Hotel Twickenham** 0208 891 8200

198 Whitton Rd, Twickenham TW2 7BA

[Twickenham Rugby Hotel](#) | [London Marriott Hotel Twickenham](#)

**Twickenham Guest House** 0208 891 6363

10 Russell Rd, Twickenham, TW2 7QT

[TGH](#) | [Twickenham Guest House](#)

**Travelodge London Twickenham** 0871 984 6503

Regal House, London Rd, Twickenham, TW1 3QS

[Travelodge London Twickenham Hotel - Book Now](#)

**Premier Inn London Twickenham Stadium Hotel** 0333 321 9104

416 Chertsey Rd, Twickenham TW2 6JS

[Twickenham Stadium Hotels](#) | [Book Hotels Near Twickenham Stadium](#) | [Premier Inn](#)

**The White Hart Inn** 0208 8893 3646

121 Kneller Rd, Twickenham TW2 7DY

[White Hart Inn, Whitton \(whitehartintwickenham.co.uk\)](#)

**Park Grand Hotel** 0203 118 9600

449 Great West Rd, Hounslow TW5 0BU

[Park Grand London Hotels gives you more](#)

## Homestay

**Britannia Student Services** is a leading accommodation agency in London and can help you find a suitable host family. Rates start from £150 per week and you can book through the company direct. You must be 18 years or over. For more information and/or to book a place, please visit Britannia's website (see URL below):

<https://britanniastudents.com/>

Alternatively, telephone + 44 (0) 207 4367738 or e-mail [info@britanniastudents.com](mailto:info@britanniastudents.com)

**HFS London** is a British Council registered provider of Homestay and Private Home accommodation in London. Rates start from £150 per week and you can book through the company direct. For more information and/or to book a place, please visit HFS London's website:

[www.hfslondon.com](http://www.hfslondon.com)

Alternatively, telephone +44 (0)20 7510 9920 or e-mail [info@hfslondon.com](mailto:info@hfslondon.com)

**Hosts International** is a British Council registered provider of Homestay and Private Home accommodation in London. Rates start from £150 per week and you can book through the company direct. Suitable for all ages:

<http://www.hosts-international.com/>

Alternatively, telephone +44 (0)207 734 4884 or e-mail [info@hosts-international.com](mailto:info@hosts-international.com)

## 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/>
- Studentpad - [www.studentpad.co.uk](http://www.studentpad.co.uk)
- Right Move - <http://www.rightmove.co.uk/student-accommodation.html>
- Accommodation for Students - [www.accommodationforstudents.com](http://www.accommodationforstudents.com)
- Student Spareroom - <https://student.spareroom.co.uk/>
- Sturents- [StuRents - Student accommodation, houses, flats & homes to rent](#)
- On the Market- [OnTheMarket | Property, Houses & Flats for Sale & to Rent](#)

## 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@christophernevill.co.uk](mailto:letting@christophernevill.co.uk)

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

### **Gibbs Gillespie**

268 High Street, Uxbridge, Middlesex UB8 1LQ  
[uxbridgesales@gibbs-gillespie.co.uk](mailto: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](mailto:uxbridge@cameron-group.co.uk)

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

### **Coopers**

279 High Street, Uxbridge, UB8 1LQ  
[uxbridge@coopersresidential.co.uk](mailto: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](mailto:sales@linkup.me.uk)

01895 814 145  
[www.linkprop.co.uk](http://www.linkprop.co.uk)

### **Gibson Honey**

92 High Street, Ruislip, HA4 8LS  
[ruislip@gibsonhoney.co.uk](mailto:ruislip@gibsonhoney.co.uk)

01895 677 766  
[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)

### **Turner Butler**

2-4 High Road, Ickenham, UB10 8LJ  
[enquiries@turnerbutler.co.uk](mailto:enquiries@turnerbutler.co.uk)

0333 123 4562  
[www.turnerbutler.co.uk](http://www.turnerbutler.co.uk)

### **Lakin & Co**

122 High Street, Uxbridge, UB8 1JT  
[lettings@lakinandco.com](mailto:lettings@lakinandco.com)

01895 544 555  
[www.lakinandco.com](http://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](mailto:harrow@foxtons.co.uk)

0203 728 2050  
[www.foxtons.co.uk/](http://www.foxtons.co.uk/)

### **Brian Cox & Co.**

310 Station Road, Harrow, HA1 2DX  
[info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)

020 8912 0006  
[www.brian-cox.co.uk](http://www.brian-cox.co.uk)

### **Hunters**

Station Rd, Harrow on the Hill HA1 2RH  
[hello@hunters.com](mailto:hello@hunters.com)

020 3667 1333  
[www.hunters.com/](http://www.hunters.com/)

### **Woodward Estate Agents**

90 High Street, Harrow, HA1 3LP  
[info@woodward.co.uk](mailto:info@woodward.co.uk)

0208 864 8844  
[www.woodward.co.uk](http://www.woodward.co.uk)

### **Maple Estate & Lettings Agents**

41 Station Road, Harrow, HA1 2UA  
[admin@mapleestate.co.uk](mailto:admin@mapleestate.co.uk)

0208 427 9772  
[www.mapleestate.co.uk](http://www.mapleestate.co.uk)

### **Chase Macmillan Estate Agents**

181 Kenton Road, Harrow, HA3 0EY  
[info@chasemacmillan.co.uk](mailto:info@chasemacmillan.co.uk)

0208 907 0005  
[www.chasemacmillan.co.uk](http://www.chasemacmillan.co.uk)

### **Charles Russell Estate Agents**

10 High Street, Wealdstone, Harrow, HA3 7AA  
[enquiries@charles-russell.com](mailto:enquiries@charles-russell.com)

0208 863 6269  
[www.charles-russell.com](http://www.charles-russell.com)

### **Elliot Lee Estate Agents**

219 Watford Road, Harrow, HA1 3UA  
[admin@elliottle.co.uk](mailto:admin@elliottle.co.uk)

020 8866 0006  
[www.elliottle.co.uk](http://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](mailto: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](http://www.hamptons.co.uk)

[twickenhamlettings@hamptons-int.com](mailto:twickenhamlettings@hamptons-int.com)

### **Chase Buchanan**

122 Heath Road, Twickenham, TW1 4BW

0208 744 2111

[www.chasebuchanan.london](http://www.chasebuchanan.london)

[lettings@chasebuchanan.london](mailto:lettings@chasebuchanan.london)

### **Your Move**

115 High Street Whitton, Twickenham TW2 7LG

0208 8986 055

[www.your-move.co.uk](http://www.your-move.co.uk)

[twickenhamlettings@your-move.co.uk](mailto:twickenhamlettings@your-move.co.uk)

### **Featherstone Leigh**

46-48 Heath Road, Twickenham, TW1 4BY

0208 744 0595

[www.featherstoneleigh.co.uk](http://www.featherstoneleigh.co.uk)

[twickenham@featherstoneleigh.co.uk](mailto: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.thedisputeservice.co.uk)

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 and Wealdstone, 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](http://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://www.britishcouncil.org)- Advice from the British Council for new students

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

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

<http://www.nalscheme.co.uk/> - Contains listings of accredited (trusted) letting agents

[https://england.shelter.org.uk/housing\\_advice/private\\_renting](https://england.shelter.org.uk/housing_advice/private_renting) - Advice on private renting

<http://www.nus.org.uk/en/advice/housing-advice/> - 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?