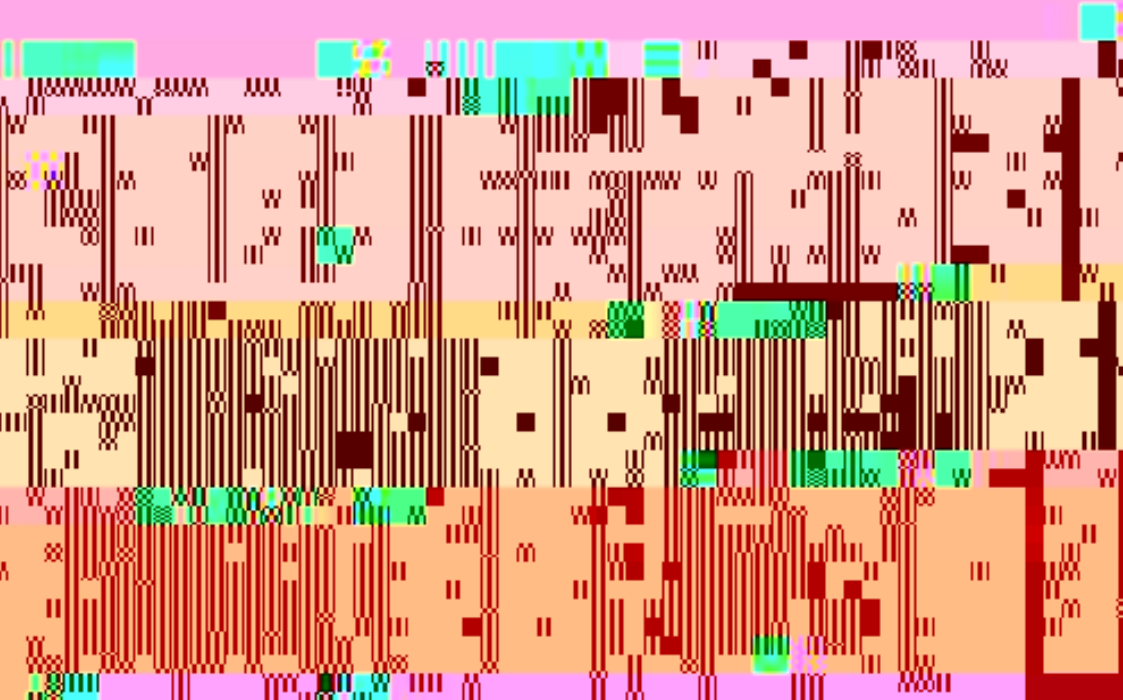
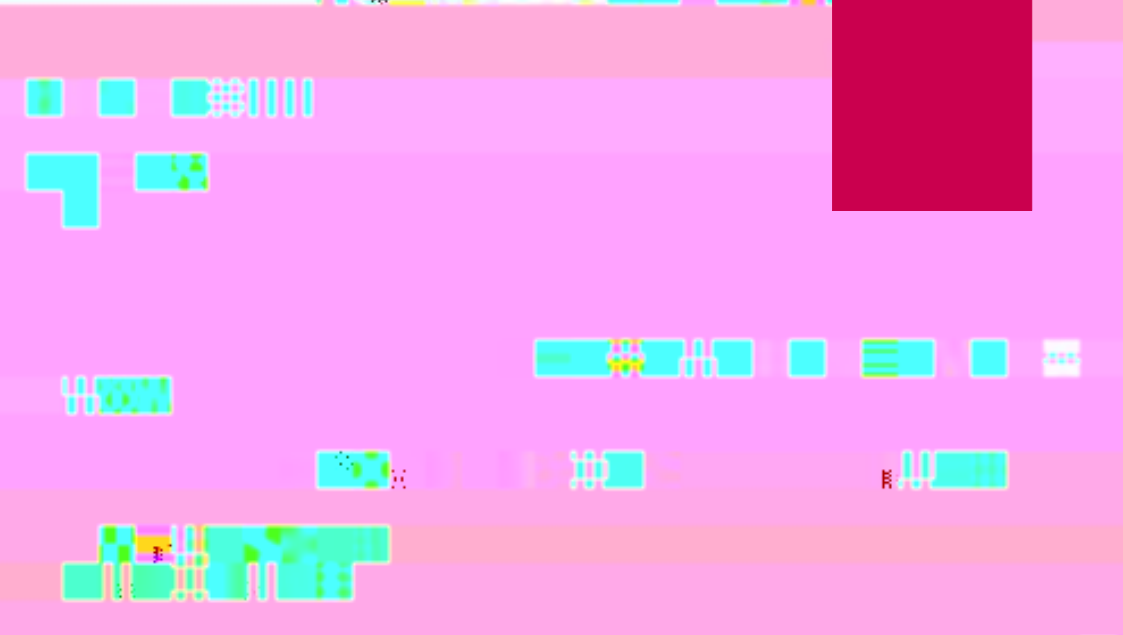




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With a vibrant and broad spectrum of cultures, architecture and activities, there is something for everyone, any time, and the inspiration it can provide to your studies as well as you as a person, can be incredible.

But it can also be quite daunting, especially if you're looking for somewhere to live. The sheer number of boroughs, the choices between private and commercial sector accommodation, the laws, the regulations, the scammers, the shamers and the outright confusion of it all can have a negative impact on the beginning of your stay in the capital, let alone your studies.

This booklet explains some of the most frequently asked questions, offering advice so you can enjoy your time here, knowing you have chosen accommodation that is right for you.

Should you have any worries, problems or queries, Student Services are on hand to help you, so please don't hesitate to ask.

You can contact the team via

Before you begin to look for accommodation it's a good idea to think hard about where you might like to live. The RCM has its own halls of residence in Goldhawk Road, just about 40 mins from College. Prince Consort Village (PCV) has 24hr practice rooms, social spaces, Wi-Fi, onsite gym, cinema, laundry and 417 acoustically treated bedrooms. Take a look at www.princeconsortvillage.com

Often the preferred choice for students from their second year and later, this option gives independence while still being cheaper than renting a flat on your own. This form of living is easier after settling into college life when you have found friends and like-minded individuals to share house hunting, and know that you can live in close proximity to them. Sharing a home can often bring out irritation at bad habits & laziness between co-sharers, so you do need to know your housemates well before moving in! However, sharing can be an inspiring and sociable way of living with friends and can be comforting when away from home.

Living in your own accommodation by yourself in London can not only be quite lonely (you can't be out ALL of the time with friends), but can also be very expensive. If you prefer some isolation, a studio flat could be your preference. Usually comprising of a room with a kitchen to one side, and a separate bathroom, studio flats, or bedsits are the most affordable. Many studio flats are situated in the boroughs that surround the centre of London (you'll be lucky to find one affordable near college), and are normally exclusive of bills (ie they're extra) and therefore require careful budgeting, especially if you have an active social life! Studio flats cannot normally be found in London for any less than £190 pw for something basic in outer London.

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London is a huge sprawling city, thankfully with good transport links by tube, overground trains and many bus routes. Unless you have lots of money and luck, you'll have at least some journey into college. Property in Kensington is hugely expensive, and many students studying here live in the cheaper surrounding areas of Hammersmith, Acton and Ealing. The cheapest areas of London are to the South and the East of the city, however the journey time to college will be longer. When you find a property at a price you can afford, consider the cost and time of your

Most problems that students encounter are because they didn't check the property for potential defects before signing the tenancy agreement. This section is designed to help you check for the most obvious problems when looking at a property.

Resident landlords don't necessarily have to meet these requirements, but usually keep their own homes in good repair.

Most students will find a property during the summer months before their course starts in September. Consider what you should look for when viewing a property.

What furniture belongs to the landlord and what belongs to the current tenants?
What will be there for you?

Keep an eye out for any damp patches or mould growing on walls or ceilings. Can you smell a musty smell at all? (Often this can be masked by fresh paint, so be aware!)

Can you hear the neighbours?

How easy would it be for you to get out in a fire? Is there a smoke detector or a fire alarm?

Check electrical fittings for loose wires, sockets coming off walls, burn marks on or around sockets

Is there a gas safety certificate by a registered Gas Safe engineer? Does it correspond with the appliances in the flat? Is there a carbon monoxide detector?

Secondhand furniture is normal in rented accommodation. Soft furnishings need to meet the Fire & Furniture Regulations 1988 unless purchased before 1952, so check the manufacturers labels.

So you've signed your tenancy agreement, made the inventory and you're juggling boxes into your new place. Don't put the kettle on and collapse just yet, there are a few things to sort out and get straight to avoid any possible later problems.

None of us like to think of them³

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depth advice and help. Their contact details are at the back of this booklet

Importantly, try to keep emotion out of any dispute. This may be incredibly hard to do when you're stressed, but getting angry really won't help the situation.

Whatever tenancy agreement you've signed the landlord has a duty to carry out certain repairs. The issue of repairs and landlord responsibility is complex and would require a long and very boring guide of its own. If you want to investigate this further then take a look at the [Mortgage and Repairs](#) page on our website.

the time!

If the property has a landline, keep a notebook by the phone to log all

This booklet may seem like accommodation can be full of potholes, stress and worry, but it really isn't. If you have any issues, then please come along and talk it through with us in Student Services studentservices@rcm.ac.uk.

You can find up to date listings of a variety of accommodation options on the Student Services Learn pages, or by request via accommodation@rcm.ac.uk

Other organisations for further information, support or advice;

Britain's first 24 hour free, national housing helpline providing advice to anyone with a housing issue. 30win

