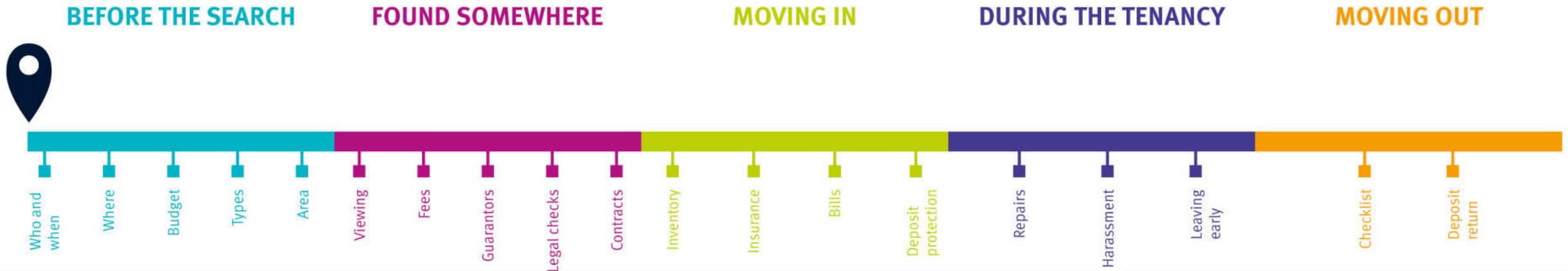


# INTRODUCTION TO PRIVATE HOUSING

*Presentation will begin shortly*



# YOUR PRIVATE HOUSING JOURNEY



## WHAT WE'LL COVER TODAY:

### BEFORE THE SEARCH

- Who to live with
- When to start looking
- Where to look
- Types of accommodation

- Where to live
- Costs and budgets
- COVID-19 Protections
- Virtual viewings

### HELP AND SUPPORT

- Right to rent
- Rent guarantor scheme
- Evelyn Gardens

# YOUR SEARCH TIMELINE

**JANUARY  
FEBRUARY**

Unlike universities in other UK cities, you don't need to get your living arrangements in order this early in London.

Start thinking about who you want to live with, where to live and potential budgets. But don't rush into any decisions.

**MARCH  
APRIL  
MAY**

**ATTEND OUR ANNUAL HOUSING EVENTS**

Arm yourself with the knowledge to find your new home.

Some providers begin to advertise to student at this time.

**JUNE  
JULY  
AUGUST**

This is a good time to start looking at estate agents - they will have a better idea of what will be available in September and October.

**SEPTEMBER**

Left it to the last minute?

Don't worry! There are still plenty of properties available.

**SEPTEMBER  
OCTOBER**

**MOVE IN, RELAX  
AND ENJOY YOUR  
NEW HOME!**

**“ IF IT'S STILL MORE THAN A MONTH FROM WHEN YOU HOPE TO MOVE IN, DON'T HAVE YOUR HEART SET ON THOSE SAVED PLACES JUST YET. THE MARKET HERE MOVES SO FAST THAT MOST OF THE GOOD FLATS/ROOMS (I.E. NICE, REASONABLY PRICED) ARE GONE IN A FEW DAYS.”**

**Isaac Tan, Imperial PG student**

# CHOOSING WHO TO LIVE WITH

## Consider these factors

- Tidiness/hygiene
- Sleeping patterns
- Friends/partners
- Comparable budgets
- Diets
- Length of stay

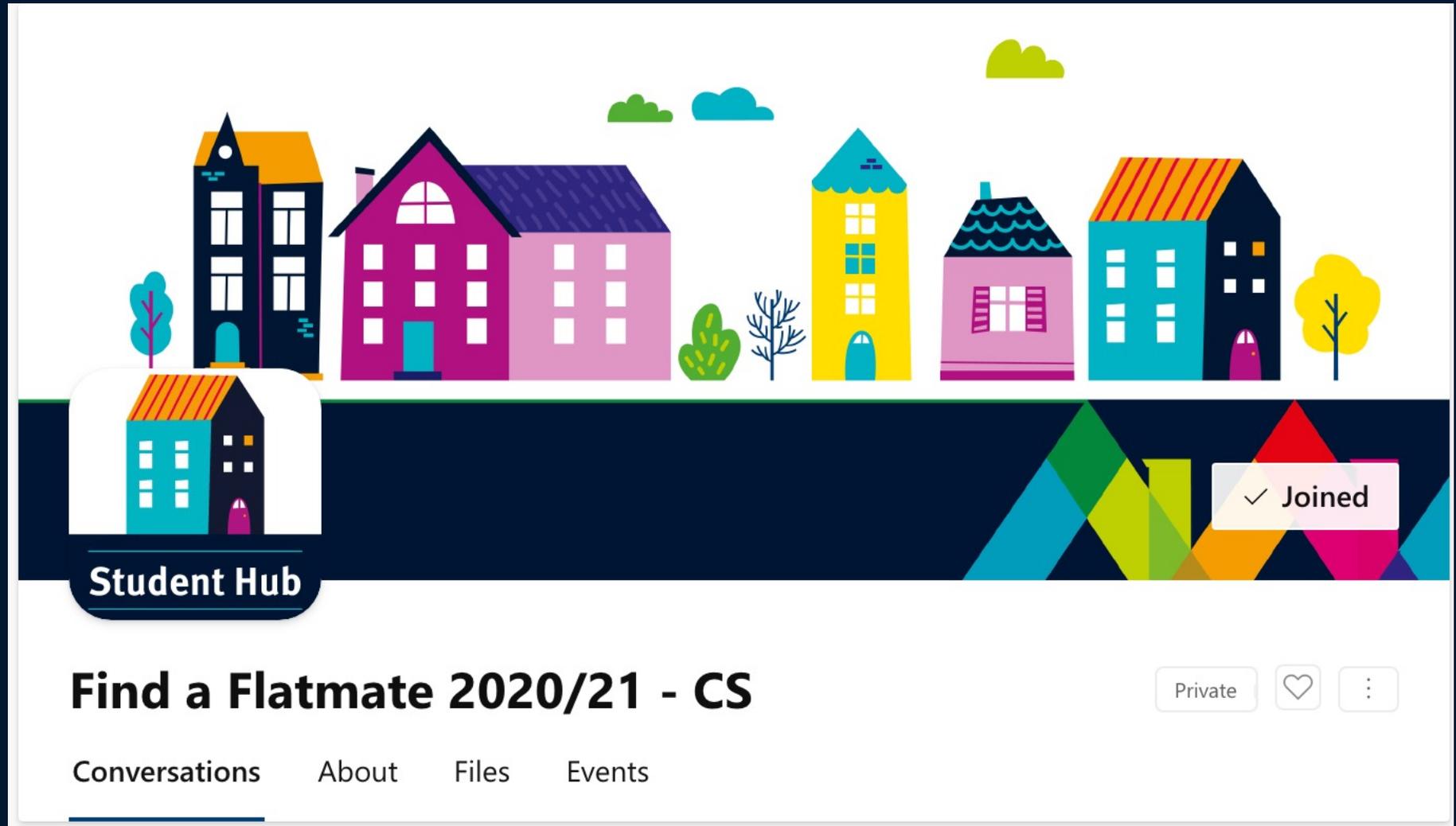
## Top tips for a happy home

- Respect the sanctity of communal areas
- Clean up after yourself
- Be prepared to compromise
- Be considerate and tolerant
- Pay your way

# START MEETING PEOPLE TODAY

Join our **Find a Flatmate 2020/21** Yammer Group and get talking to potential housemates

Link shared in chat



The image shows a Yammer group interface. At the top, there is a banner with a colorful illustration of various houses and trees. Below the banner is a dark blue bar with a white house icon and the text "Student Hub". To the right of this bar is a white button with a checkmark and the text "Joined". Below the banner, the group name "Find a Flatmate 2020/21 - CS" is displayed in bold black text. To the right of the group name are three buttons: "Private", a heart icon, and a three-dot menu icon. Below the group name, there are four tabs: "Conversations", "About", "Files", and "Events".

Student Hub

✓ Joined

**Find a Flatmate 2020/21 - CS**

Private

Conversations About Files Events

# WHERE TO LOOK

## Property Websites

- [www.findaproperty.com](http://www.findaproperty.com)
- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.zoopla.co.uk](http://www.zoopla.co.uk)

## Room Listings and Forums

- [www.studentrooms.co.uk](http://www.studentrooms.co.uk)
- [www.spareroom.co.uk](http://www.spareroom.co.uk)

## Student Noticeboards

Check for posts from Imperial students on:

- College Facebook pages
- Departmental noticeboards

And on....





[Student account](#) [Find providers](#) [Housing advice](#) [News](#) [Fact Finder](#) [Landlord login](#)

 area, postcode, town or landlord name/reference (optional) 131 available  

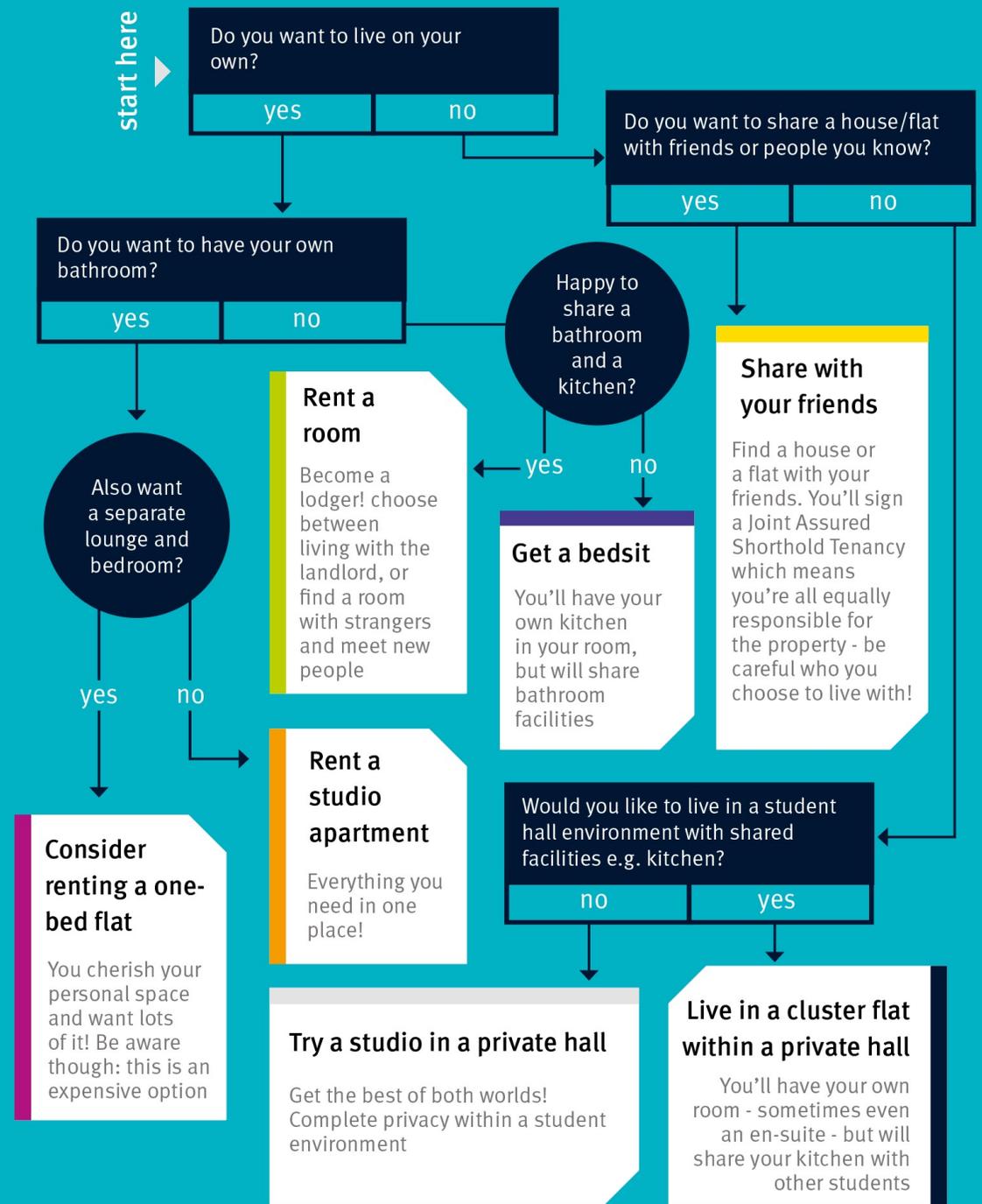
 Who's looking? 	 What type of accommodation? 	 How many bedrooms? 
 No min rent 	 No max rent 	 Available from 

## Welcome to Imperial Home Solutions

We offer the widest choice of student homes and our service is free to all imperial students. Login to build personalised alerts, manage a property hot list and gain access to our message board. Use our search above to find your perfect home with Imperial Home Solutions today!

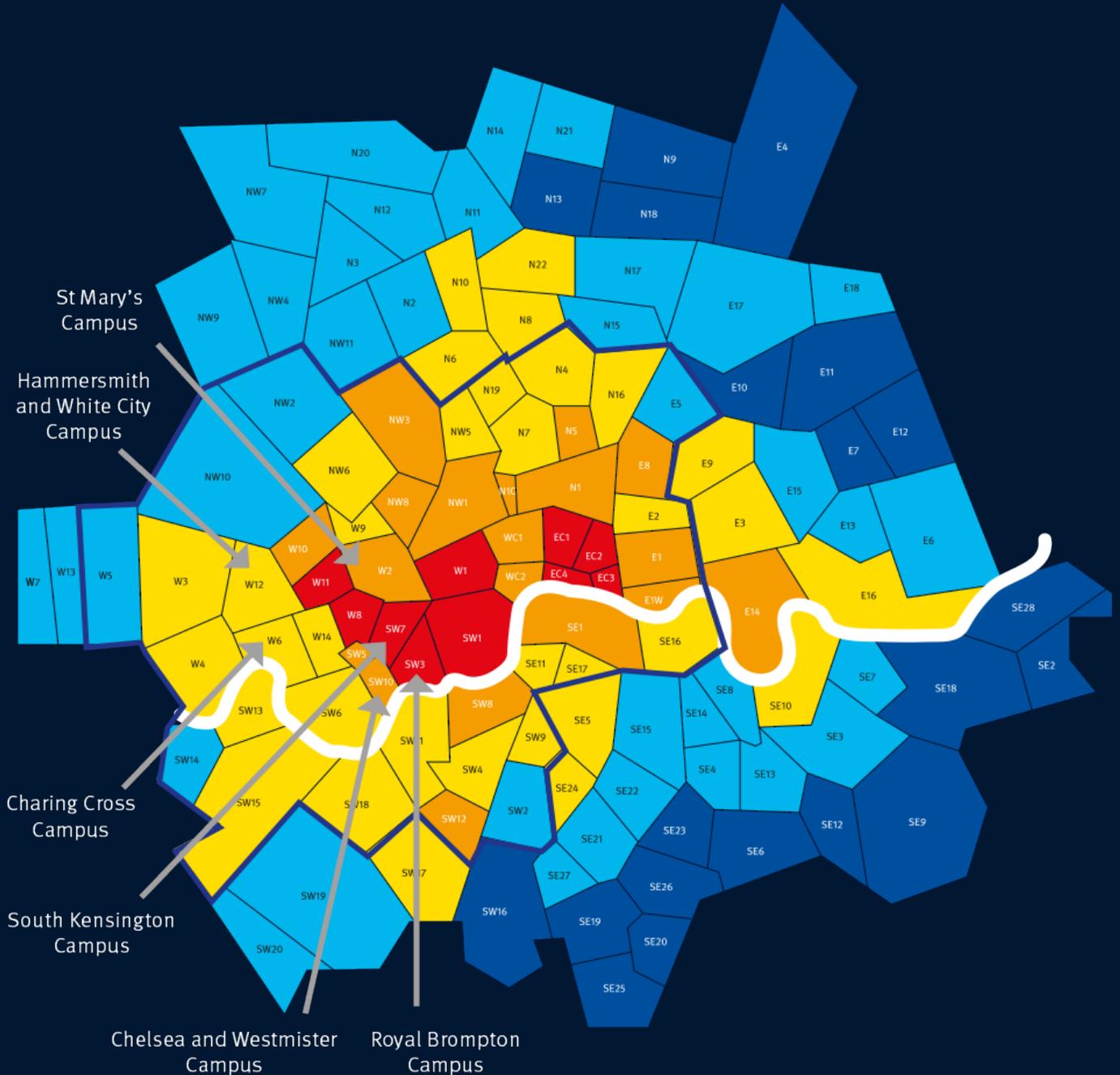
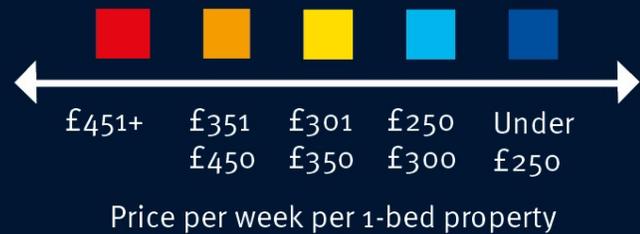
# TYPES OF ACCOMMODATION

- Room in a shared house or flat
- Living with a resident landlord
- Bedsit/studio
- Private halls
- Evelyn Gardens



# CHOOSE AN AREA

<h2 style="margin: 0;">1211</h2> <p style="margin: 0;">Imperial students living here</p>	<p style="margin: 0;">Average rent pw</p> <p style="margin: 0;">£197-257 studio</p> <p style="margin: 0;">£271-331 1 bed</p> <p style="margin: 0;">£323-383 2 bed</p>								
<p style="margin: 0;"><b>ACTON TOWN, W3</b></p> <p style="margin: 0;">Central London</p> <p style="margin: 0;">Ealing</p>									
<p style="margin: 0;">Travel times in minutes</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">🚆</td> <td style="text-align: center;">21</td> <td style="text-align: center;">🚲</td> <td style="text-align: center;">32</td> </tr> <tr> <td style="text-align: center;">🚌</td> <td style="text-align: center;">65</td> <td style="text-align: center;">🚶</td> <td style="text-align: center;">60+</td> </tr> </table>	🚆	21	🚲	32	🚌	65	🚶	60+	
🚆	21	🚲	32						
🚌	65	🚶	60+						



# SETTING A BUDGET

## Rent

Typically between £150 - £220 per person, per week

## Utility Bills

Typically between £25 - £30 per person, per week

## Food

Depends on you! Consider creating a kitty for essential items to keep costs down.

## Travel

Variable – apply for a Student Oyster card to get the best rates

## Socialising

Save some money for socialising whether an evening out or trip to the cinema

**Weekly budget**  
**£300 – £380 (approx.)**

# FEES AND DEPOSITS

## Holding Deposit

This is paid if you agree to take the property, but have not signed the contract to take up the tenancy. It will probably not be refundable.

**From 1 June 2019, a holding deposit can't be more than 1 week's rent.**

## Security Deposit

For any damage and/or cleaning that may be required when you leave the property.

**From 1 June 2019, a security deposit can't be more than 5 week's rent.**

# FEES AND DEPOSITS

## Rent

1 calendar months rent or up to 6 months rent if you don't have a UK based guarantor.

## Additional Charges

A default fee for late payment of rent.

*When requested by the tenant:*

Payments to change the tenancy.

Payments associated with early termination of the tenancy.

**Total upfront costs**

**£1,400 - £2,050**

# VIRTUAL VIEWINGS

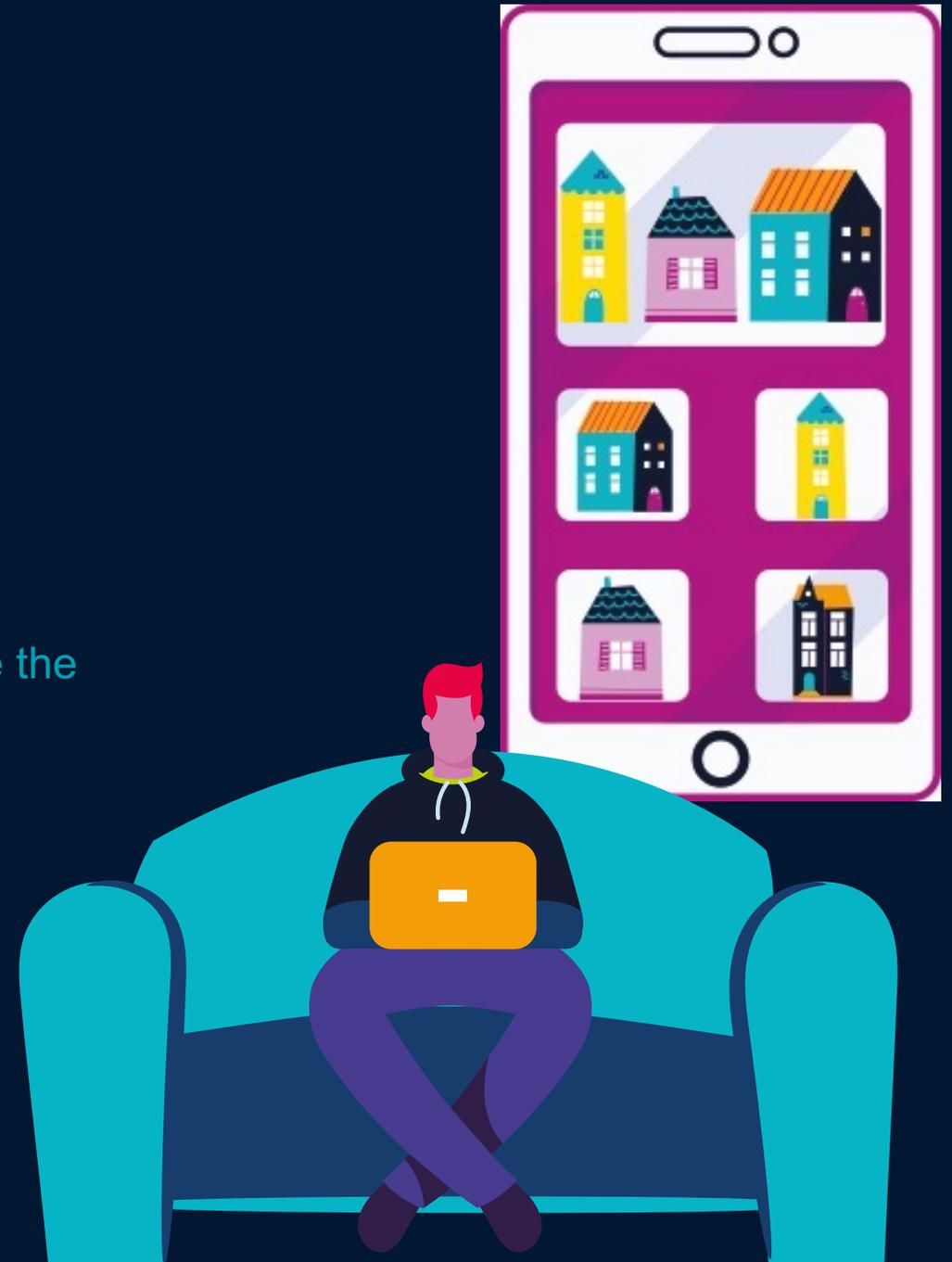
## Virtual viewing methods

- 360-degree tours
- Live video tours via WhatsApp, Facetime, Skype or other video calling software

We recommend requesting live virtual tour so you can see the property in real time and ask questions

## Protect yourself

- Get verbal promises in writing
- Avoid signing a contract or paying deposits – if you must, add a clause to the contract to protect yourself.



# WHAT TO LOOK FOR AND ASK

## Things to look out for

- Is there enough furniture?
- Are there signs of damp, mould and draughts?
- Does the kitchen have enough cooking facilities?
- Is there a gas safety certificate?

## Questions to ask

- Who manages the property?
- Are bills included?
- Who do I report repairs to?



More questions and things to look out for on our Viewing a Property pages

Link shared in chat

# STUCK IN CONTRACT

## Contract facts and figures

- Contracts are legally binding documents. A change in your circumstance won't necessarily enable you to leave your legal obligations.
- The pandemic has not changed the laws regarding ending tenancies.
- Take your time to decide. If in doubt – contact the Student Hub
- If your rent was £200 p/w you would be liable for £10,400 for the year.



# PROTECT YOURSELF

## Ways to protect yourself

- Look for a provider offering cancellation policies or flexibility for students
- Add a break clause to your contract – this will allow you to leave without penalty after a set amount of time
- Check to see whether you can add a COVID-19 clause or addendum to your agreement – especially helpful if you are viewing virtually
- Look into short-term accommodation to allow you to search in person

Imperial College  
London

STUDENT HUB  
supporting you

### ADDING CLAUSES FOR COVID-19 PROTECTION

Protect yourself when agreeing to let a property by seeing if it is possible to add additional special clauses to your accommodation contract.

Follow our flow chart to see which clauses may best work for you.

#### I AM CURRENTLY LIVING IN LONDON



#### I AM CURRENTLY RESIDING OVERSEAS OR IN ANOTHER PART OF THE UK



Scroll down to  
view the clauses

#RoadToPrivateHousing

# TENANT FEE ACT

FROM 1 JUNE 2019, THE TENANT FEES ACT CAME INTO ACTION, BANNING MOST LETTING FEES AND CAPPING TENANCY DEPOSITS PAID BY TENANTS IN THE PRIVATE RENTED SECTOR IN ENGLAND.

## WHAT YOU CAN STILL BE ASKED TO PAY

The only fees that you can be charged are:

- If you are more than 14 days late paying your rent
- For the cost of replacing a key or fob
- If you want to end or change a term in your tenancy

## WHAT YOU CAN'T BE ASKED TO PAY

If you sign or renew a tenancy you can't be asked to pay for:

- Referencing
- Credit and immigration checks
- Administration
- Renewing your contract

# RIGHT TO RENT

- 1 February 2016 - Right to Rent scheme came into force
- Landlords will have to check their tenants have the right to live in the UK before renting a property
- Tenants who sublet a room will also need to do a Right to Rent check
- Due to COVID-19 there are temporary changes to the way you can check documents. Read guidance about the adjusted process:  
[www.gov.uk/guidance/coronavirus-covid-19-landlord-right-to-rent-checks](https://www.gov.uk/guidance/coronavirus-covid-19-landlord-right-to-rent-checks)

# RESOURCES

If you are an EU resident and need support regarding Right to Rent please read through information at:

[www.gov.uk/check-tenant-right-to-rent-documents/how-to-check](https://www.gov.uk/check-tenant-right-to-rent-documents/how-to-check)

The full list of documents you can use for right to rent checks is available at:

[www.gov.uk/righttorentchecks](https://www.gov.uk/righttorentchecks)

# OUR RENT GUARANTOR SCHEME

- Scheme reopens in April 2021
- You can use the College as your rental guarantor
- Rent a property up to the value of £250 per person, per week
- Managed by the Student Hub
- Find out more and apply online:  
[www.imperial.ac.uk/accommodation/rent-guarantor](http://www.imperial.ac.uk/accommodation/rent-guarantor)

WE HAVE ACTED AS A RENT  
GUARANTOR FOR OVER 600  
STUDENTS SINCE 2017



# EVELYN GARDENS

- Alternative to private halls or flatshares
- 250 modern rooms
- Near South Kensington and Gloucester Road stations
- 24hr concierge and residents assistants
- Prices from £182 a week including utilities, College network internet and contents insurance
- 39-week contract with options to extend contract with 10 week summer licence
- We anticipate applications will open at the end of April. Offers are made on a first come first served basis.



# RECAP

## Flatmates

Think carefully about who you want to live with. And agree on a budget you can all afford.

## Looking for a property

Think about the area you want to live.

Always consider your safety.

Have prepared some questions and checklist for when viewing a property.

## Costs, fees and deposit

Be sure you're prepared for the costs you are expected to pay upfront, and that you can afford the ongoing costs such as rent and bills.

## Contract

Don't rush into signing anything.



# #ROADTOPRIVATEHOUSING EVENTS CONTINUE IN MAY



Find a Flatmate



Chat to agents, landlords, private halls and service providers



Contract and inventory workshop



Ask us your questions



# PRIVATE HOUSING

Join us on your private housing journey

#roadtoprivatehousing

# CONTINUING YOUR PRIVATE HOUSING JOURNEY

Imperial College  
London

STUDENT HUB  
supporting you

- Contracts
- Deposits
- Inventories
- Moving in and out
- What to do when things go wrong

Visit our Private Accommodation pages for everything you need.

From there you can download the full edition of the Private Housing Guide, or just read the sections as and when you need them!

## PRIVATE HOUSING GUIDE 2021



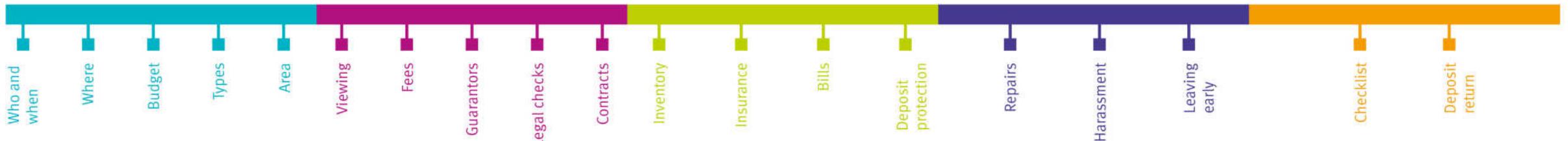
### BEFORE THE SEARCH

### FOUND SOMEWHERE

### MOVING IN

### DURING THE TENANCY

### MOVING OUT



## Thank you

Thank you for attending this event.

We're always here to help, so get in touch if you have any questions or concerns with your search

## Feedback

We'd love to know what you thought about this talk.

Complete the form via the link shared in the chat or on our Private Housing event page by Wednesday 31 March for a chance to win a £100 Amazon voucher!



*We are sorry for this  
technical glitch. We hope  
to resume shortly.*

