PRIVATE HOUSING EVENING 2019
TALK AND EXHIBITION
YOUR HOUSING JOURNEY

Step 1: Finding a flatmate
Step 2: Setting a budget
Step 3: Types of accommodation
Step 4: Choosing an area
Step 5: When and where to look
Top tips for a happy shared home

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

Consider these factors:

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

STEP 1: FINDING A FLATMATE
STEP 2: SETTING A BUDGET

**Rent**
Typically between £140 - £210 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 – £350 (approx.)
## FEES AND DEPOSITS

<table>
<thead>
<tr>
<th>Holding Deposit</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>To reserve the property whilst your references are checked. You will lose this money if you change your mind about living there.</td>
<td>1 calendar months rent or up to 6 months rent if you don’t have a UK based guarantor.</td>
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<table>
<thead>
<tr>
<th>Security Deposit</th>
<th>Admin fees</th>
</tr>
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<tbody>
<tr>
<td>Includes holding deposit. Is usually 6 weeks rent held until the end of the tenancy. The landlord or agent is obliged to protect this.</td>
<td>Required for drawing up contracts, checking references and other administrative tasks.</td>
</tr>
</tbody>
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### Additional charges
Penalties for the late payment of rent inventory checks.

**Total upfront costs**
£1,600 - £2,000
STEP 3: TYPES OF ACCOMMODATION

- Room in a shared house or flat
- Living with a resident landlord
- Bedsit/studio
- Private halls
- Evelyn Gardens
STEP 4: CHOOSE AN AREA

Imperial College London

AREA GUIDE 2019
STEP 5: WHERE TO LOOK?

Online searches
www.findaproperty.com
www.rightmove.co.uk
www.zoopla.co.uk

General websites and forums
www.studentrooms.co.uk
www.spareroom.co.uk

Student noticeboards
Look for posts from other Imperial students on College Facebook pages

Imperial Home Solutions
www.imperialhomesolutions.co.uk
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!

News and Events

**27 February 2019**

Private Housing Evening 2019 - Monday 11 March

Don't miss your chance to find out the basics about searching for private accommodation as make plans for your next year at Imperial. Come along to the free evening on Monday 11 March on the South Kensington campus and meet estate agents, private hall providers and others at our Exhibition and then let the Student Hub team talk you through the basics so you can successfully get started on your house search.

Read More
WHEN TO LOOK?

JANUARY - FEBRUARY: too soon – go back to sleep!

MARCH - APRIL - MAY: Attend our annual Housing Events. Start to think about accommodation and gather information.

JUNE - JULY - AUGUST: This is a good time to look 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 as there are still plenty of properties available!

NOVEMBER - DECEMBER: Relax and enjoy your new home

OCTOBER: MOVE IN! Start of term

Top Tip! Some landlords begin to advertise properties and take advanced bookings in April/May.
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

The full list of documents you can use for right to rent checks is available at: www.gov.uk/righttorentchecks
OUR RENT GUARANTOR SCHEME

- Scheme reopens in April 2019
- You can use the College as your rental guarantor
- Open to all returning UG students
- 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
Alternative to private halls or flatshares

250 recently refurbished modern rooms

Near South Kensington and Gloucester Road stations

24hr concierge and residents assistants

Prices from £174 a week including utilities, College network internet and contents insurance

51 week contract

Applications open early April. Offers made on a first come first served basis
RECAP

- Flatmates
- Budgets
- Areas
- Rent Guarantee
- Other Costs

Check out the Private Housing Guide in your bags for everything you need to know in full.
## May Housing Roadshows

<table>
<thead>
<tr>
<th>Location</th>
<th>Date</th>
<th>Companies Attending</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prince’s Gardens</td>
<td>Tuesday 7 May</td>
<td>RR Properties (Letting Agent) Dexters (Letting Agent) iQ Hammersmith (Private Hall)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>International Student Services (Private Landlord) Knight Frank (Letting Agent)</td>
</tr>
<tr>
<td>Paddington</td>
<td>Tuesday 14 May</td>
<td>RR Properties (Letting Agent) iQ Hammersmith (Private Hall) Knight Hall (Letting Agent)</td>
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<td></td>
<td></td>
<td>Downing Students (Private Hall)</td>
</tr>
<tr>
<td>North Acton</td>
<td>Tuesday 21 May</td>
<td>RR Properties (Letting Agent) Dexters (Letting Agent) iQ Hammersmith (Private Hall)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Downing Students (Private Hall) Campus Living Villages (Private Hall) Chapter London (Private Hall)</td>
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</table>

- **Contracts**
- **Deposits**
- **Inventories**
- **Repairs**
WHAT TO THINK ABOUT WHEN...

YOU FIND THE PERFECT PLACE TO LIVE

- Contracts
- Deposits
- Inventories
- Moving in and out
- What to do when things go wrong
There will be information available shortly on how to prepare for the move-out day.

If you’re moving into Summer Accommodation, you can do this on Thursday 27 June.
SUMMER ACCOMMODATION

Need a place to stay this summer?

*Imperial Summer in Halls*

Exclusive discounted accommodation available to Imperial students over the summer vacation from Thursday 27 June until Sunday 22 September 2019.
The Student Hub and Residential Services have teamed up with The WOW! Awards to give you the opportunity to recognise and reward excellent service when you receive it.

If you’ve been impressed by the service you’ve received at the Hub or in Halls, you can nominate the staff member you dealt with for a WOW! Award.

To find out more or to make a nomination visit the Student Hub website:

www.imperial.ac.uk/student-hub
Thank you for attending this evening. Get in touch with the Student Hub if you have any queries or concerns.

Please fill in our feedback form via the QR code in your Exhibition Guide by Wednesday 13 March for a chance to win a £25 voucher!