

# ICMP

The Institute  
of Contemporary  
Music Performance

**ACCOMMODATION  
GUIDE**

[icmp.ac.uk](http://icmp.ac.uk)





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## ACCOMMODATION DAYS

Each year we host dedicated 'Accommodation Days' at ICMP in London and online for those unable to attend in person. These are a great opportunity to meet future housemates and find out useful information that will hopefully lead to the perfect student accommodation. These days include:

- Information and Q&A sessions on renting accommodation
- Networking activities to connect you with other students who are looking to share
- Meetings with trusted local estate agents

Once you've formally accepted your place, you'll receive further information about these Accommodation Days. These events are open to both new and returning students.

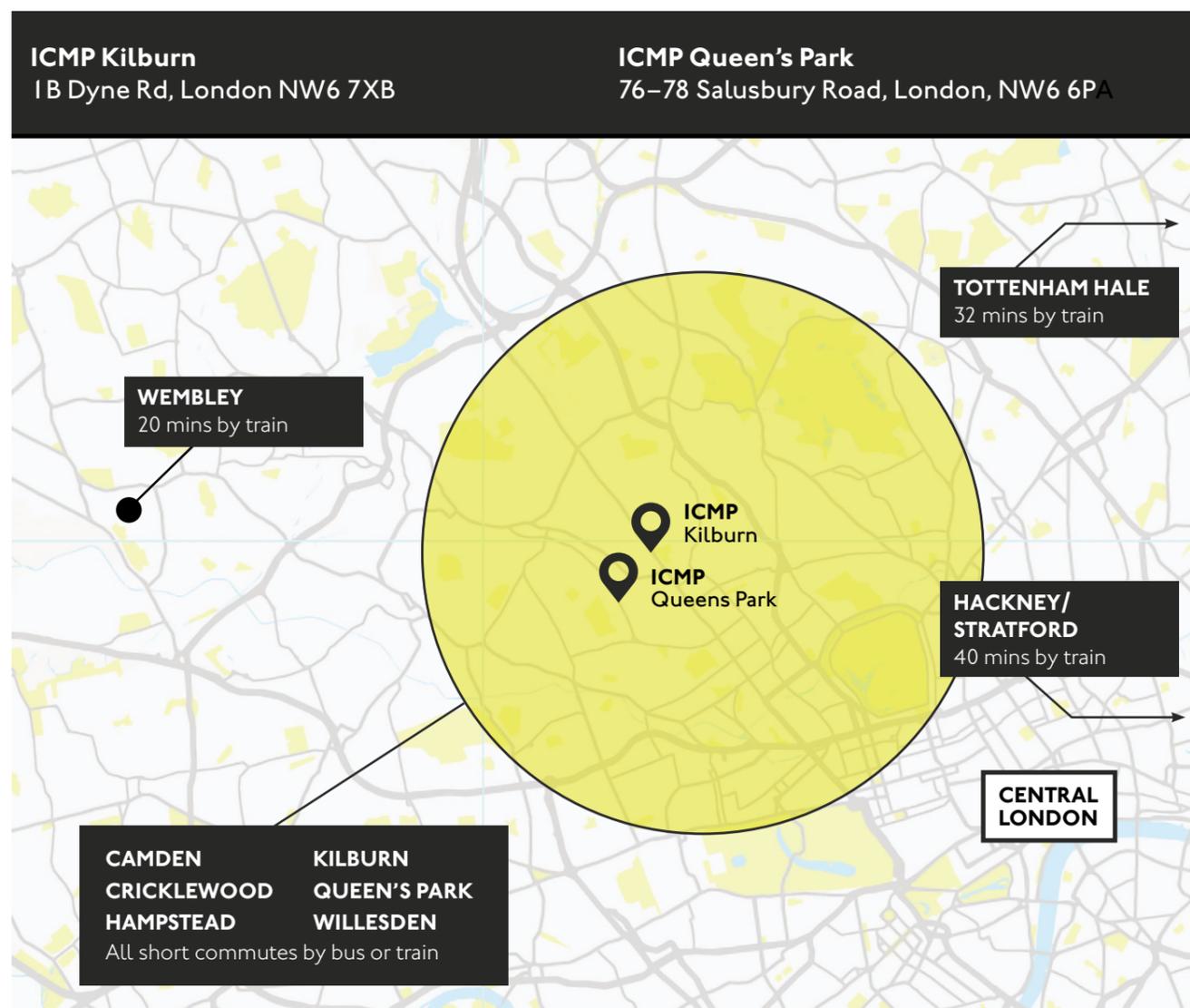
Visit [icmp.ac.uk/accommodation](https://icmp.ac.uk/accommodation) to find out more.



# LOCATION & TRAVEL DETAILS

ICMP is situated in Kilburn and Queen's Park – two vibrant and well connected parts of London, just short walks from overground stations Brondesbury and Brondesbury Park Station, Kilburn Underground Station and West Hampstead Thameslink. There are also a large number of buses servicing Kilburn and Queen's Park from both central and greater London.

Most ICMP students tend to live locally, but as our campuses are extremely well connected, commuting longer distances is easy too, so choosing to live a bit further out is always an option. The areas most convenient to ICMP which offer a wide range of housing for all budgets are: Kilburn, Cricklewood, Willesden, Camden, Queen's Park and Hampstead.



## TRAVEL AROUND LONDON & TFL

London is divided into six zones. The nearest stations to both ICMP campuses are located in Zone 2 which include: Kilburn, Brondesbury and Queen's Park. You can travel to ICMP via the Jubilee line, London Overground, National Rail or numerous bus routes.

### OYSTER CARD

The first thing you are going to want to do is register with Transport for London (TfL) and buy a **Student Oyster Card**. You can use this to access a discount on Travelcards – a service that is perfect for students commuting to and from the same locations most days of the week.

### NATIONAL RAILCARD

Pairing a National Railcard with an Oyster Card gives you an additional discount on off-peak fares which is worthwhile for substantial long-term savings while travelling around the city.

The National Railcard also offers great reductions on national train fares, making it essential if you often travel home for weekends or visit friends at other universities.

### ESSENTIAL APPS

If you want to navigate the city with ease, make sure you download the **TfL Go** app. It provides live arrival and departure times for trains and buses all over London and reports any disruptions to services.

We also recommend downloading the **CityMapper** app on your smart phones, and choose London as your city, the app will plan your route for you, giving you a few different options to choose from. This app also shows you the estimated price of your journey, which is another great money saving hack.

### NIGHT TUBE

Going for a night out? The Night Tube is a late service provided by TfL, there are also lots of night buses available throughout the week. Always plan your journey back home, before you leave the house!

Check the most up to-date information on [tfl.gov.uk](http://tfl.gov.uk).

Visit [tfl.gov.uk](http://tfl.gov.uk) to purchase **student oysters** and **travelcards**.



Visit [trainline.com](http://trainline.com) to order a **Railcard**.





# HALLS OF RESIDENCE

Primarily targeted at students, these apartment buildings are often the most suitable form of accommodation for our undergraduates. They are often a comfortable and easy option for those living away from home for the first time. Some universities offer campus based halls of residence, but at ICMP we do not own or manage any accommodation so our students live off-campus at privately owned halls accommodation.

These halls of residence will have students from ICMP and other universities, so you'll have a diverse group of people in your apartment or building. There are many halls of residence dotted all over London. Weigh up the pros and cons below to see if this type of accommodation is the right fit for you.

## PROS

- Shared areas (kitchen/living)
- Bills included
- Community
- Events
- Additional facilities: gym, laundry, study room etc.
- Cleaners
- 24 hour staffing
- Low deposit

## CONS

- Usually higher in price than private renting
- Not usually within walking distance of ICMP (increased travel costs)

# DIFFERENT ROOM TYPES

## SINGLE ROOM

In a single room you get your own sleeping and study space, but will share bathroom facilities and a kitchen with other tenants in an enclosed flat. These rooms are often the most affordable, so a great option if you are keen to save and don't mind sharing a bathroom with others.

## EN-SUITE ROOM

In en-suite rooms, you get your own sleeping space, study space and private bathroom. However, you do not get your own kitchenette or cooking facilities. En-suite rooms have a common kitchen that is shared among residents. These rooms are great for those who'd prefer to have their own toilet and wash space, but also wish to be more social.

## STUDIO

Studios have most of the same things that are included in an en-suite room, however they are usually bigger and come with a small kitchenette or cooking area. These rooms are more private and are great for those who wish to have their own space. These rooms are usually more expensive because of their private facilities, but are a great choice if you prefer not to share your living space with others.

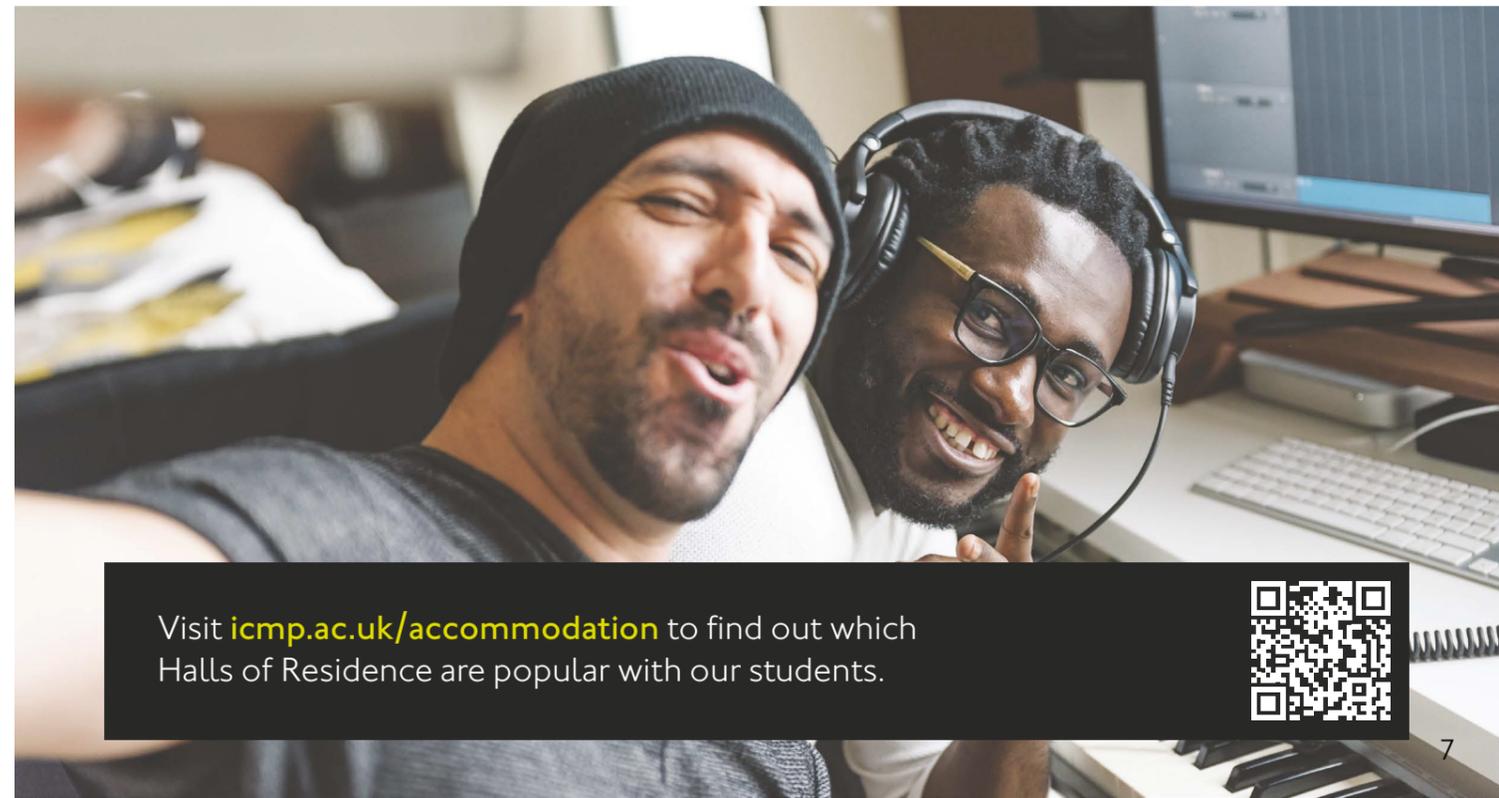


## GOT A QUESTION?

Get in touch via email or give our admissions team a call:

**(+44) 020 3820 6432**

**accommodation@icmp.ac.uk**



Visit [icmp.ac.uk/accommodation](https://icmp.ac.uk/accommodation) to find out which Halls of Residence are popular with our students.



# PRIVATE, RENTED ACCOMMODATION

Many students opt to live in shared rental accommodation with friends or other students during their time at ICMP. This is often the most cost-effective form of student accommodation. If this appeals to you, our **House Hunting Facebook Group** should be your first port of call. From there, you can find a room in a pre-existing shared house or meet other new students looking to secure accommodation.

PROS	CONS
<ul style="list-style-type: none"> <li>• Choose your house mates</li> <li>• Flexibility on price and location</li> <li>• Garden/driveways available</li> <li>• More property options (house, flat, studio)</li> <li>• Some landlords allow pets (make sure to enquire)</li> <li>• Spare Room prices often include bills</li> </ul>	<ul style="list-style-type: none"> <li>• Long contract lengths</li> <li>• High deposits</li> <li>• You organise all the legwork (contacting estate agents, attending viewings, submitting offers)</li> <li>• Likely need a UK guarantor</li> </ul>

## LETTING AGENTS AND DEPOSIT PROTECTION SCHEMES

Most property lets will be managed by letting agencies. ICMP work with a network of trusted local agents. Visit [icmp.ac.uk/accommodation](http://icmp.ac.uk/accommodation) for a list of local estate agents or contact our accommodation team and they can help you to connect with one that suits your needs.

Agents should never charge you for administration fees or the referencing process.

Check out our FAQ's section for more information or visit [england.shelter.org.uk](http://england.shelter.org.uk) for a full list of banned letting agent fees and information on how to report any agencies breaking these regulations.

Landlords are legally required to protect your deposit with a DPS (Deposit Protection Scheme). Visit [depositprotection.com](http://depositprotection.com) for more information or scan the QR code below.

Check which **agent fees** are banned.



Important information about the **Deposit Protection Scheme**.



Not sure what we mean by guarantor? Scan the QR code for more information on the **Citizens Advice** website.



## USEFUL HOUSE HUNTING SITES

### Spotahome

This is a convenient online rental platform where you can find and book medium to long-term housing. Our students are entitled to a **20% discount** on their booking when using promo code **ICMP20**.

### Rightmove.co.uk/students

This useful accommodation finder lets you search for specialist university accommodation, including more traditional student housing, such as halls of residence and private halls.

For more useful sites and links, visit [icmp.ac.uk/accommodation](http://icmp.ac.uk/accommodation).

## HOUSE HUNTING FACEBOOK GROUP



Join The ICMP House Hunting Forum to find like-minded room mates and friends!



From the fantastic music venues in places like Camden Town and the South Bank, to the nightlife of Soho and Hackney and the amazing food and shopping, there's always something exciting to experience in London.

ICMP operates in a city at the heart of the global music industry. Not only does coming here put you in pole position to get a head start in building your musical career, it's also an amazing place to live.



ICMP alumna Charlotte Campbell busking on the River Thames.

## HOUSE HUNTING TIPS

1. Try to have all your house mates **view the property**, so everyone's opinion is considered.
2. **Compare** a range of different properties and landlords before making a decision.
3. **Take your time** – don't let agents or landlords pressure you into anything
4. When you view a property **take photos** (if permitted). If people are currently living in the property then photos might not be allowed, but you should aim to photograph the space and any areas of damage or repair.
5. **Consider** whether the place looks well maintained. Will you be warm enough in winter? Will it be safe and secure? Does it have all the facilities you'll need, such as a washing machine and fridge/freezer? Are the current tenants happy with the landlord? Is the property affordable and good value? Will you be happy there?
6. **Make a list** of questions to ask the agent and landlord for each property you visit. Consider asking things like "do you know what the average electricity or gas bill costs?" or "what references are required?".
7. **Take notes!** Take notes of anything the agent or landlord says in regards to repairs or providing furniture, and get these included in the contract before you sign it.
8. **Save the Students** have an excellent **checklist for property viewing**. We recommend downloading it and bringing it along to each property you view.
9. **Know your stuff!** Understanding your rights will help you view properties more critically and put you in a stronger negotiating position.

Notes:

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Visit [gov.uk/private-renting](https://www.gov.uk/private-renting) for information on your renting rights.



See **Save The Student's** checklist.



# FAQs

## HOW SOON SHOULD I START LOOKING?

If you are applying for halls of residence, the sooner the better as spaces tend to fill up fast. If you plan to rent privately then you won't need to begin looking until late August/early September. The London market is extremely competitive and has a very quick turn-around, you are most likely to secure a property if you can move in within two weeks.

## WILL I NEED TO SIGN A CONTRACT?

Most landlords or agents will require you to sign a tenancy agreement. This is a legally binding document setting out each party's rights and responsibilities. Before you sign the contract, make sure you understand all the clauses. Assured Tenancy Agreements normally last at least six months, however, it's possible to arrange for a longer fixed term. Make sure you're happy with the length of the contract, as it's unlikely you'll be able to terminate the tenancy early. Check and understand the terms of the contract. Make sure the agreement is fair – for example, similar terms should apply to both the tenant and the landlord when it comes to breaking a fixed-term agreement.

## SHOULD I HAVE A GROUP OR INDIVIDUAL TENANCY AGREEMENT?

We strongly recommend that you have an individual tenancy agreement rather than one which incorporates all your house mates. Then, if another individual in the house defaults, there will be no consequences for you. Agencies can be reluctant to issue individual contracts due to an increase in workload, but you should definitely push for this if at all possible.

## WHAT ARE MY RIGHTS AS A TENANT?

You should check your contract carefully to see what you're signing up for but, in general, tenants have the right to enjoy the property during their

tenancy and they can expect basic maintenance and repairs to be up-to-date. Landlords have the right to access the property at reasonable times during the day to carry out repairs for which they're responsible, but 24 hours' written notice must be given for this. Arrangements for the landlord to access the property should be outlined in any contract, so this is definitely worth checking. For further information on rights and responsibilities visit: [gov.uk/private-renting](http://gov.uk/private-renting).

## WHAT ARE LANDLORDS RESPONSIBLE FOR?

In general, your landlord should be responsible for the following:

- Heating and hot water installation
- Baths, sinks, basins and other sanitary installations
- The exterior structure of the property
- Repairs and the safety of gas and electrical appliances
- Ensuring that any furniture supplied meets fire-resistant requirements

## WHAT ARE TENANTS RESPONSIBLE FOR?

In general, the tenant will be responsible for the following:

- Water and sewage charges
- Utility bills (unless stated in the tenancy agreement)
- Taking care of the property
- Using the property in a responsible way
- Paying the rent as agreed
- Keeping to the terms and conditions of the tenancy agreement

## WHAT IS COUNCIL TAX?

As a full-time student you're NOT liable to pay Council Tax if you're house-sharing with other students. We'll be happy to provide you with a 'Student Status' letter which you can then send to

your local Council Tax office. Please note: we're only able to issue the 'Student Status' letter once you've formally enrolled and your course has commenced.

## WHAT FEES CAN I INCUR FROM AN ESTATE AGENT OR LANDLORD?

Estate agents and landlords can only charge you for the following:

- Holding/tenancy deposits
- Late rent payments
- Changing/transferring your tenancy
- Ending a tenancy agreement early
- Lost keys/fobs

You should report letting agents or landlords that try to charge you for anything else to the **Trading Standards** on the **Citizens Advice** website.

## WHAT IS A DEPOSIT?

The deposit is usually the equivalent of one month's rent. Your landlord or agent MUST, under the 2014 Housing Act, protect your deposit within 14 days of receiving it as part of the Tenancy Deposit Protection Scheme, and will need to provide you with the relating paperwork. Remember that the money held as a deposit

remains yours at all times. Only by mutual agreement should any money be deducted. Your deposit, or part of it, can be withheld if you:

- Fail to return ALL keys at the end of the tenancy
- Are responsible for any damage to the property, either wilful or through negligence. We recommend taking lots of (dated) photos when doing your initial property inventory
- Haven't cleaned the property adequately
- Have left rubbish inside or outside of the property, which needs removing And finally, you cannot deduct your deposit from the last month's rent because to do so will breach the tenancy agreement.

## WHAT IS A GUARANTOR?

A guarantor is someone (usually a parent or guardian) who contractually agrees to pay your rent if you fail to do so. There is a legal requirement for a guarantee agreement to be in writing. In many cases, a guarantee agreement also extends to other conditions under the tenancy, including damage caused to the property. Visit [citizensadvice.org.uk](http://citizensadvice.org.uk) for more information.

## EMERGENCY ACCOMMODATION

If you find yourself in an emergency situation, you can contact Shelter or the local council who will be able to offer you advice and help find somewhere safe to stay.

**Brent Council: 020 8937 2000**

**Shelter: 0808 800 4444**

Alternatively, please visit [icmp.ac.uk/accommodation](http://icmp.ac.uk/accommodation) or get in touch with us and we can recommend temporary accommodation local to ICMP.



## KEY CONTACTS

Our Student Support team remain on hand to assist with accommodation matters throughout your time at ICMP. Please direct your questions to the team via email in the first instance:

✉ [accommodation@icmp.ac.uk](mailto:accommodation@icmp.ac.uk)

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### OTHER KEY ICMP CONTACTS

#### Admissions

✉ [enquiries@icmp.ac.uk](mailto:enquiries@icmp.ac.uk)

☎ 020 3820 6432

#### Finance

✉ [finance@icmp.ac.uk](mailto:finance@icmp.ac.uk)

☎ 020 7604 2465

#### Disability and Wellbeing Team

✉ [studentwellbeing@icmp.ac.uk](mailto:studentwellbeing@icmp.ac.uk)

Visit [icmp.ac.uk/accommodation](https://icmp.ac.uk/accommodation) for up to date accommodation information and useful websites/links.





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[icmp.ac.uk](http://icmp.ac.uk)