



ICMP

The Institute
of Contemporary
Music Performance

ACCOMMODATION
GUIDE

icmp.ac.uk



GUIDE TO ACCOMMODATION

Not only is London at the heart of the global music industry, putting you in pole position to get a head start in building your music career, it's also an amazing place to live.

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

Of course, finding somewhere to live will undoubtedly be at the top of your To Do list. It may seem daunting, but it's not necessarily as hard as you might think, with ICMP staff and fellow students here to help by providing advice, contacts and information and hosting specialist events and activities to help you find your perfect place to live quickly and easily.

WHERE SHOULD I BE LOOKING?

ICMP is situated in Kilburn – a vibrant and well-connected part of London, just a short walk from Brondesbury Station (overground) and Kilburn Station (tube). There are also a large number of buses servicing Kilburn from both central and greater London.

Most ICMP students tend to live locally, but as Kilburn is 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.

HOW MUCH CAN I EXPECT TO SPEND?

Rental prices in London vary greatly, but it's worth noting that three to five-bedroom properties will be cheaper per month, per person. As a guide, you can expect to pay anywhere from around £450 per person per month for a room in a four/five-bedroom shared property, and there are, of

course, many options and cost levels to consider. For up-to-date information on London rents, please visit: www.london.gov.uk/rents.

For 'halls of residence' style accommodation in London you can expect to pay anywhere from around £280 per week, which would include your bills, WiFi and many providers also include contents insurance within their pricing.

HOW CAN I FIND A HOUSE?

The ICMP team can facilitate and support your house-hunting in a number of ways. If you are interested in shared accommodation, we recommend joining our dedicated Facebook group where you can connect with other students who'll be studying at ICMP this year.

You can use the group to post information about yourself, the type of accommodation you're looking for, your budget, how many people you'd like to share with, and the area you'd prefer to live in. The group is very active with both new and returning students:

www.facebook.com/groups/icmphousehunting

ACCOMMODATION DAYS

We also hold dedicated 'Accommodation Days' in July/August each year. 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.

ACCOMMODATION PARTNER

UNITE STUDENTS

If you're keen to live in 'halls of residence' style accommodation during your time at ICMP, we can recommend the properties of Unite Students.

Unite offer a selection of modern accommodation options to suit your budget, including Ensuite rooms with your own bathroom and a shared kitchen in shared flats, and Studio rooms, which are individual flats and include your own kitchen and bathroom. Unite's Olympic Way property is a short distance from ICMP in Kilburn and only four tube stops along the Jubilee line. Prices start from just £181 per week.

LOCATION

Olympic Way is located only 20 minutes from central London in the regenerated area of Wembley – home to the famous football stadium and London Designer Outlet shopping centre. The area is bustling with bars, restaurants and shops, and offers excellent transport connections within London and further afield too.

MODERN FACILITIES

Whether you choose an Ensuite or Studio room, you'll be living in high-quality accommodation in stylish and modern surroundings. All of Unite's bedrooms are furnished, and kitchens come fitted with everything you'll need to master your favourite dishes. Every student has access to laundry facilities on site, and there are separate common spaces available for studying and socialising. Secure bike storage is provided and there are vending machines dotted around the property in case a snack craving takes hold.



UNITE HAVE IT COVERED

One of the best things about living at Unite is you don't need to worry about the little things. So much is already taken care of. Items like WiFi, contents insurance and all bills are already included in your room price, leaving you with more time on your hands and more money in your pockets!

Living at Unite is safe, secure and easy too, with service teams on site 24/7, an all-hours emergency contact centre, on site support from property teams and the ability to log any maintenance requests via the free MyUnite app.

For full details and prices, please visit:
www.unitestudents.com/london/olympic-way

If you are specifically interested in 'halls of residence' style accommodation, there are various alternative providers available throughout London.
Visit: www.accommodationforstudents.com | www.mystudenthalls.com

ACCOMMODATION AGENCIES

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 Househunting Facebook Group should be your first port of call. From there, you can either find a room in a pre-existing shared house or meet other new students looking to secure accommodation.

Most property lets will be managed by letting agencies; ICMP work with a network of trusted local agents that we can introduce you to.

When using agents you should factor in that they will often have additional fees for:

- Drawing up contracts/administration charges
- Reference fees
- Inventory fees

We suggest that you always ask what charges will apply before you enter into an agreement with any agency.

Whilst we are able to suggest local agents, please be aware that you'll be using these at your own risk. If you have any concerns about the agency you're working with, contact the National Association of Estate Agents at www.naea.co.uk.

WHERE ELSE TO LOOK

www.StudentSpareRoom.co.uk

This is a convenient website for finding privately rented student accommodation. It's suitable for groups of sharers, as it allows you to find rooms in existing student flatshares, and advertise vacant rooms too.

HOUSE VIEWINGS

Here are some useful tips for viewing properties:

- Try to view a property at least twice. You'll notice more the second time around!
- Make sure you and your other housemates ALL view the property – this will save arguments at a later date.
- Compare a range of different properties and landlords before making a decision.
- Take your time – don't let agents or landlords pressure you into anything.
- When you view a property, take notes and lots of photos.
- Know your stuff! Understanding your rights will help you view properties more critically and put you in a stronger negotiating position.

You should also 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?**

www.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.

We strongly recommend applying for a Student Oyster Card if you'll be using public transport regularly – this will save you 30% off the price of adult travelcards. For further information, please visit www.tfl.gov.uk or contact us at admissions@icmp.ac.uk.

FREQUENTLY ASKED QUESTIONS



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 housemates. 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 IS THE LANDLORD 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 IS THE TENANT 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 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 see:

www.gov.uk/private-renting

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 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 and not the landlord's, and 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.

If you have any further questions about accommodation, please don't hesitate to contact a member of our Admissions team on +44 (0)20 7328 0222 or admissions@icmp.ac.uk



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