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RAM

University of London Housing Services
Welcome

This guide has been written mainly with prospective and new students in mind; however current students are encouraged to refer back to this throughout their time at the Academy. We hope that you will find it useful and informative, aiding your introduction to Academy life.

Moving to London can be a daunting prospect for many, due to the size of the city and range of accommodation options available. The aim of this guide is to help students decide on their preferred type of accommodation and to simplify the moving process as far as possible.

All of the information contained within was correct at the time it was published (March 2017), however information is subject to change. We cannot be held responsible for any information displayed on external websites linked to in this document.

If you have any questions regarding this booklet, please contact Will Scott in the Estates Department on 020 7873 7386 or w.scott@ram.ac.uk

Glossary

Bedsit: A self-contained bedroom and living area. Sometimes access and bathroom/kitchen are shared with other residents

Catered: Some meals are included in the price

Dormitory: A large bedroom shared with several other people

En-suite: A bedroom with its own private bathroom

Estate Agency: A business which advertises private rented accommodation

Flatshare/Houseshare: Shared private rented accommodation

Halls of Residence: Student-only living accommodation

Hostel: Institution providing low cost accommodation

Lodging / Homestay: Tenant lives with the owner of the house

Private Halls: Privately run (i.e. not University run) student-only accommodation

Self-catered: Students are expected to cook their own meals

Studio: A self-contained unit with its own access, containing living, sleeping, bathroom and kitchen facilities. Not shared with others

Twin: A bedroom shared with one other person

Utilities: Electricity, gas, water, internet, TV licence etc.
Introduction to living in London

Located in Marylebone, on the southern edge of Regent’s Park, close to the West End, the Royal Academy of Music is found in one of the most exclusive and sought-after locations in London. Unfortunately, this means that accommodation within walking distance of the Academy can be prohibitively expensive and out of the price range for the majority of students. It’s normal for students and staff to live up to 45 minutes journey time away from the Academy.

The different types of accommodation available to Academy students are: Marylebone Flats; Intercollegiate Halls of residence; University Student Homes; private halls of residence; hostels; and private rented accommodation.

Moving into Halls of Residence is a popular choice for those about to start their first year. Having a place secured in ‘Halls’ before your arrival can ease the upheaval of moving – both for UK and international students. Also, utilities are included, with many halls providing meals in the monthly rent – giving students time to relax, without having to worry about budgeting. Much like when applying to music colleges, places are often oversubscribed so you may wish to apply to several places and pick the one that is right for you once you have received an offer of accommodation.

Many students living in Halls of Residence choose to move on to private rented accommodation with their friends in their second year and beyond, once they have become more familiar with London and become more settled in their studies. However, some students may choose to enter private rented accommodation in the form of flat shares or lodgings when they arrive in London, as these tend to be cheaper than Halls of Residence, whilst offering a more familiar and personal living environment.

Location and price are both deciding factors when choosing accommodation; both of these issues are explored in detail in this guide.
Types of accommodation

Marylebone Flats

The Marylebone Flats are a group of 11 flats located in Marylebone, leased by the Academy and sublet to students. They provide accommodation for 31 Academy students in 2, 3 and 4 bedroom self-catered flats, about 5 minutes walk from the Academy. Rooms are allocated on a per-room basis, so students do not need to already be in pre-formed groups to apply. As far as possible, we try to place like-minded people together in mixed-sex flats (although are happy to allocate single sex flats if necessary). Places are available only to first year (undergraduate or postgraduate) students.

Each flat contains 2, 3 or 4 bedrooms, a shared kitchen and a shared bathroom. Rooms are provided with basic furnishings – including single bed, desk and chair, wardrobe and chest of drawers. All necessary kitchenware is provided along with fridge/freezer, oven, hob, microwave and washing machine. Students will need to provide their own bedding and any other extras they may require.

Bills are included, including water, electricity, gas, internet and TV Licence. The contract is for a full 43 weeks – from September 2017 to June 2018, with rent payable in three instalments at the beginning of each term. The rent per week for the 2017 - 2018 academic year will be £212.

Further information on the Marylebone Flats is available at www.ram.ac.uk/accommodation. The application form will be published online during April, with applications being accepted until 1st June. We cannot allocate places until after the 1st June deadline has passed, and places are allocated based on the applicant’s circumstance (i.e. not in the order in which they are received.) Applications received after the deadline will be added to a waiting list.
Types of accommodation

*Intercollegiate Halls*

The University of London provides the Academy with a number of places in the University halls of residence, referred to as the Intercollegiate Halls. These residences are situated across London, providing places for students from all of the University of London’s member institutions. Locations are either walking distance from the Academy or a short bus ride away (see map at the end of this guide.) Students living in Intercollegiate Halls benefit from the opportunity to live and socialise with students from other institutions, in an environment which provides 24 hour wardens.

You will be able to see which locations and room types are available to Academy students when the application forms are released during April. This year we expect the majority of our places to be single occupation rooms in Nutford House and International Hall. However, the exact allocation of rooms will not be confirmed until the application form is released in April. Room prices vary, depending on room size, whether meals are included and whether the room has an en-suite or shared bathroom. Room details and prices are available at [www.halls.london.ac.uk](http://www.halls.london.ac.uk) Prices will also be shown on the application form.

Please note that as the Intercollegiate Halls are occupied by students from other colleges of the University of London with varying lengths of academic year, places in the Intercollegiate Halls initially have a standard contract length, which for the coming year will be **17th September 2017 – 23rd June 2018**. Once being awarded a place in the Intercollegiate Halls, students are advised to contact the University of London Housing Services, to advise them that they wish to occupy the room from an earlier date (enrolment week at the Academy begins on Monday 4th September 2017). Students will also be able to request to stay beyond the end of the standard contract (the last day of the Academy summer term is Friday 29th June 2018).

The halls are managed by the University of London Housing Services (ULHS), however **all applications must be sent to Will Scott at the Royal Academy of Music** – either by post or email. Applications sent directly to the ULHS team will automatically be rejected. The application form will be published online at [www.ram.ac.uk/accommodation](http://www.ram.ac.uk/accommodation) during April, with applications being accepted until 1st June. We cannot allocate places until after the 1st June deadline has passed, and places are allocated based on the applicant’s circumstance (i.e. not in the order in which they are received.) Applications received after the deadline will be added to a waiting list.
Types of accommodation

University Student Homes

University Student Homes are houses or flats sourced by the University of London from private landlords in targeted areas specific to the Academy. These are usually within zone 2, within 30 minutes travel from the Academy. The properties are inspected by an independent surveyor to check suitability, and to ensure sufficient health and safety features are in place. The University of London also gather all of the necessary documents and certification from landlords, such as gas safety certificates.

The idea behind the scheme is to offer students a housing option which is somewhere between halls of residence and private sector housing. The students have the benefit of the properties being selected and vetted by the University of London, and students will not need a personal guarantor. It is intended to give an initial taste for the process of renting in the private sector.

The properties can range in size from anywhere between 3 and 8 bedrooms and all provide shared kitchen/living and bathroom facilities. The University of London manage the tenancies, and act as the student’s landlord. For any issues that occur during the tenancy, the students deal directly with their dedicated team.

The rental term for the properties is 51 weeks a year and each student will be required to pay a £160 administration fee when going ahead with the rental of a property. Rent for the rooms vary, depending on size and location; past rents have been in the range of £125 - £185pw, with the majority excluding bills. A deposit of one month’s rent will be payable, which is refundable at the end of the contract, depending on the condition of the property.

Rooms in the University Student Homes are allocated on a first come first served basis. Viewings for these properties will be taking place at times organised by the University of London. To see more details of the properties available, please see the ‘Guide to University Student Homes’ at www.ram.ac.uk/accommodation

To find out what is available, register your interest and secure a place, please contact the University Student Homes Team using the below contact details:

Email: Student.homes@london.ac.uk
Tel: 020 7664 4836
Web: http://studenthomes.london.ac.uk/
Types of accommodation

Private Halls of Residence

International Students House

Usually shortened to “ISH”, the International Students House has two locations within a very short distance of the Academy. Mary Trevelyan Hall is located directly behind the Academy on York Terrace East, whilst the main ISH building – where the majority of social facilities are located – is at Great Portland Street, 5 minutes walk away. Operating as a self-supporting charitable organisation, ISH offers low-priced accommodation, as well as social activities for students studying at a variety of universities and institutions.

The accommodation they offer is spread across dormitory, triple, twin and single bedrooms. Prices vary, according to size and type of room and whether bathrooms are shared or en-suite. Students have access to shared kitchens and social areas.

ISH provides canteen and bar facilities for residents and non-residential members, as well as daily social activities and subsidised trips throughout the UK & Europe. They also provide some practice facilities for music students.

Being an extremely popular option for students, ISH is heavily oversubscribed. Their application process is carried out online at www.ish.org.uk with applicants being considered based on their merits and willingness to contribute to the ISH community. We recommend that students apply early for places as soon as the application window opens in April, as well as applying to alternative accommodation as not all applications are accepted by ISH.

Please note that ISH houses students from many different academic institutions in London and as such they have a standard contract length which is normally shorter than the Academy term – please check their website for details on what the dates for the 2017-2018 academic year are. You will have to inform ISH that you need to be in residence for the full Academy term, which runs until 29th June 2018 – please be aware that in the past some students have been asked to move room for the weeks beyond the standard ISH contract due to their summer rental of rooms. Please read the ISH terms and conditions for full details.
Types of accommodation

Other Private Halls of Residence

There are a huge number of privately run halls of residence throughout London available to all students studying in London. Typically these halls consist of units of five bedrooms, each with en-suite bathroom plus a shared kitchen/living space. Although there are various private halls around Central London and within walking distance of the Academy, these tend to be the highest priced. Some students may prefer to live in a hall further away from the Academy at a lower cost.

Practice facilities in private halls are not common, so please check with your provider if there are any practice facilities and if there are any rules against practising in bedrooms.

Prices vary according to provider, length of contract and location. The list of links below shows some popular providers; however, it is by no means a fully comprehensive list.

www.crm-students.com
www.unitestudents.com
www.chapter-living.com
www.nidostudentliving.com
www.host-students.com
www.purestudentliving.com
Types of accommodation

Hostels

Hostel accommodation is often provided by charitable and not-for-profit organisations at low-cost for specific groups of students, such as those from particular religious groups or particular countries. Accommodation usually consists of shared dormitory or twin rooms, however many now offer private rooms. Bathrooms are usually shared between residents. Many provide meals as part of the price, as well as social activities and on-site wardens.

Hostels are often stricter than halls of residence or private rented accommodation, with many implementing curfews, bans on alcohol or limitations on visitors. Please make sure that you are aware of these before you commit to living in hostel accommodation. However, many students are grateful for the support and guidance, as well as social opportunities that hostels provide for their residents.

The list below contains many of the more prominent and popular hostels. If you are interested in hostels for particular faiths you might want to contact a member of your religious group for further information, or look online.

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<thead>
<tr>
<th>Hostel</th>
<th>Website</th>
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<td>Victoria League</td>
<td><a href="http://www.victorialeague.co.uk">www.victorialeague.co.uk</a></td>
<td>Commonwealth students only</td>
</tr>
<tr>
<td>Goodenough College</td>
<td><a href="http://www.goodenough.ac.uk">www.goodenough.ac.uk</a></td>
<td>Postgraduate students only</td>
</tr>
<tr>
<td>Queen Alexandra’s House</td>
<td><a href="http://www.queenalex.com">www.queenalex.com</a></td>
<td>Female only accommodation</td>
</tr>
<tr>
<td>The Hyelm Group</td>
<td><a href="http://www.hyelm.com">www.hyelm.com</a></td>
<td>Mixed &amp; female only accommodation available</td>
</tr>
<tr>
<td>Zebra Housing</td>
<td><a href="http://www.zebrahousing.com">www.zebrahousing.com</a></td>
<td>Accommodation for international students with young families</td>
</tr>
<tr>
<td>London Hostels Association</td>
<td><a href="http://www.lhalondon.com">www.lhalondon.com</a></td>
<td>Short-term and long term accommodation</td>
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</tbody>
</table>
Types of accommodation

Lodgings, Homestays and Houseshares

Lodgings and Homestays are terms used to describe a living situation where a person rents a bedroom or part of a house from the owner of the house, who also lives there. Usually this means sharing a kitchen, living areas and sometimes bathroom with the owner of the house/flat, as well as their family (although situations often differ).

The benefit of lodgings is that contracts are usually on a short-term or flexible basis, meaning that you are not necessarily tied-down to stay a particular length of time. Bills and utilities are generally included in the price, so you don’t need to worry about saving extra money to cover these.

A houseshare or flatshare refers to an arrangement where an individual bedroom is rented, sharing communal kitchen, living and bathroom facilities with a group of other people. The landlord does not usually live there. Bills are sometimes included in the price; however you may need to pay these separately. If so, make sure you budget enough money to cover these each month. Other housemates will be able to tell you roughly how much it will come to.

With this type of accommodation you will need to check with the owner or tenants whether practice is allowed, and if so whether there are any specific rules such as practising hours or requirements for mutes etc.

A list of lodgings, homestays and houseshares is sent out on a weekly basis by the Estates Department, containing details of accommodation offered to Academy students by friends and associates of the Academy. If you would like to be included on this list, please send an email to estates@ram.ac.uk with ‘Housing List’ in the subject line. If you are starting in September 2017, you should be looking for lodgings, homestays and houseshares no earlier than July.

There are various websites that can be useful which are shown below.

www.spareroom.co.uk
www.easyroommate.co.uk
www.housepals.co.uk
Types of accommodation

Private Rented Accommodation

Following the completion of their first year, many students move on to private rented accommodation which they may find through an Estate Agent. Students may do this in groups of friends, fellow students or people they have met elsewhere.

If you are considering looking for private rented accommodation, please consult the separate document, entitled ‘Guide to Private Rented Accommodation’ available on the Academy’s intranet ‘AIR’ and at www.ram.ac.uk/accommodation. It contains useful guidance and helpful tips on how to find private accommodation, how to use Estate Agencies and how to avoid scams. If you are at all unsure about this type of accommodation, please get in touch with Will Scott (see Contacts page for details).

When looking for private rented accommodation, indeed any type of accommodation, you will need to bear in mind travel costs to and from the Academy. Students are entitled to discounts on many forms of transport – details of average prices and discounts can be found in a separate guide ‘Transport in London’ on our accommodation pages.

Full-time students are exempt from paying council tax, but may need to submit an exemption certificate from the Academy to their local Council. Your halls of residence will usually do this on your behalf, however if you enter private lodgings, a houseshare or a private rented house/flat you will need to do this yourself. If you live with non-students, you will not be automatically exempt so please check beforehand. More information on this can be found in the ‘Guide to Private Rented Accommodation’ on our accommodation pages.
Now that you have been offered a place at the Academy, start considering and investigating what type of accommodation would suit you best, thinking about factors such as price, location, whether meals are included and what sort of atmosphere you would prefer. If you are unsure of travel costs, please read the guide entitled ‘Transport in London’ found on the Academy’s intranet ‘AIR’ or www.ram.ac.uk/accommodation. Remember to consider the cost of travel when working out your monthly housing budget.

Once you have done so, if you decide you would like to live in Halls of Residence (including Intercollegiate Halls, International Students House, hostels or private providers), make sure you check the deadlines for each Hall you would like to apply for. Generally, the earlier you apply the better, with applications usually being accepted from April onwards.

The application deadline for the Marylebone Flats and Intercollegiate Halls is 1st June. Any applications received after this date will be added to a waiting list.

If you wish to live in lodgings (i.e. stay with a landlord/family), from the beginning of July we will provide a list of places available.

Places in the University Student Homes operate on a first come first served basis. If possible, we recommend that you attend a viewing before offering to take one of these rooms; however it is possible to secure a room without attending.

Private rented accommodation (i.e. entire properties, offered by Estate Agents and landlords) usually becomes available between one and two months before the move-in date. The best time to look for private accommodation is late July/early August, to move in at the beginning of September.

If you find yourself without accommodation organised before you come to London, landlords continue to send in offers of rooms to rent throughout September and the rest of the year.
Map

An interactive version of this map is located here: http://j.mp/1MiiCRK
Contacts

Royal Academy of Music

Will Scott, Estates Management Co-ordinator
Room LG86, w.scott@ram.ac.uk, 020 7873 7386
For all initial enquiries about any form of accommodation (including private housing, Marylebone Flats, Intercollegiate Halls etc.), please contact Will Scott. As well as managing the day-to-day running of the Marylebone Flats, Will offers confidential advice on all housing matters.

Admissions, Registry Department
Room 110, admissions@ram.ac.uk, 020 7873 7393
Please contact the Registry regarding any non-housing related queries to do with your application to study at the Academy.

University of London Housing Services (ULHS)

As a member institution of the University of London, all current and future students at RAM are able to make use of the free services offered by the University of London Housing Services department. These include advice and guidance on private accommodation and house hunting, as well as a large database of available accommodation – both whole properties and individual rooms. In addition, ULHS are able to offer free legal advice from qualified Solicitors should you run into any serious housing-related difficulties during your time at the Academy.

The ULHS department is located at Student Central in Bloomsbury, a 25 minute walk from the Academy. They offer drop-in sessions, however appointments are preferred. You can make an appointment by contacting them using the details below:

University of London Housing Services
Student Central
Malet Street
WC1E 7HY
Tel: 020 7862 8880
housing@london.ac.uk
www.housing.london.ac.uk
10am-5pm Mon, Weds, Thurs, Fri
11am-5pm Tues