



Hult International Business School

London Accommodation Guide

2011 - 2012

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Introduction

This guide provides useful information, advice and contact details when searching for accommodation in London.

Areas of London

First look at the different areas of London, how far away from Campus they are, and how you would get around.

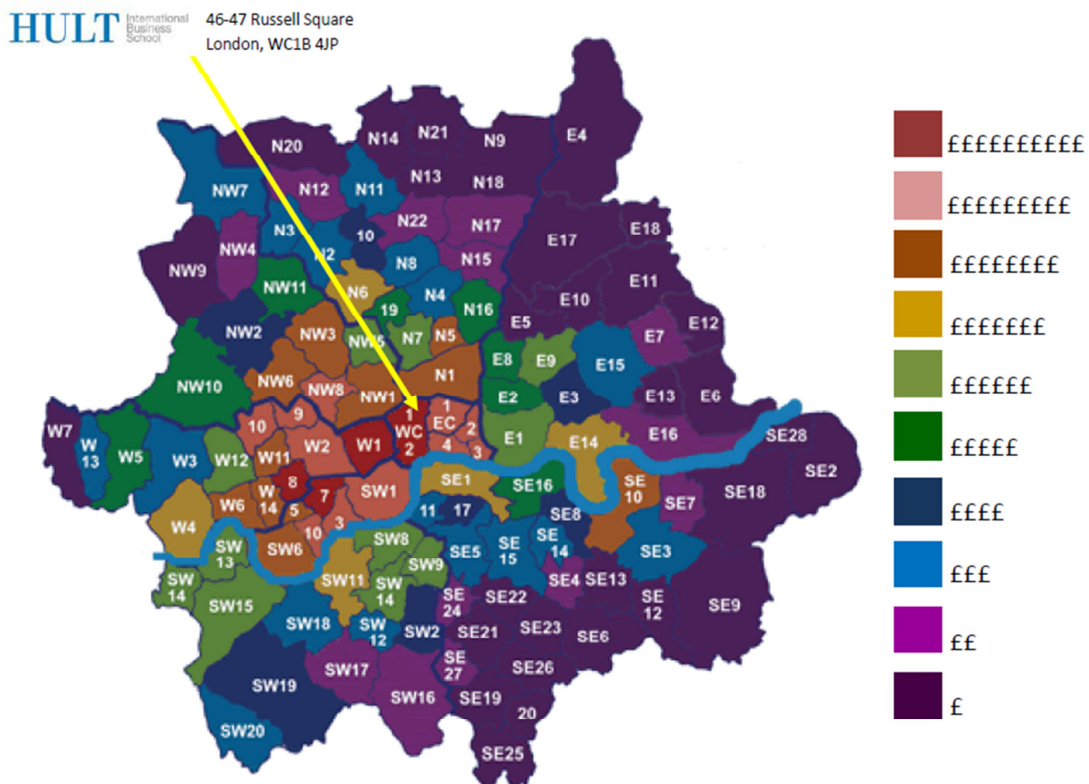
London is made up of Central London and Greater London, and is divided into Zones. Zone 1 being the most central part of London, going through to Zone 6 which is considered the suburbs.

Also check out the Tube map at <http://www.tfl.gov.uk/assets/downloads/standard-tube-map.pdf> to get an idea of the different zones, or www.tfl.gov.uk to measure journey times.

Hult's London Campus is based in Russell Square, which is on the Piccadilly Line on the Underground, but is also just a 5 minute walk from Holborn tube station which is on the Central Line.

Where to look:

All addresses in the UK have Postcodes grouping them into areas. Please see the following map for an idea of the different postcodes, followed by an explanation of general prices and the names of the towns associated with the postcodes:



We recommend you do some research on the areas you are interested in before you arrive in London and ensure that they are safe. The postcodes are listed below. We have removed any towns we feel are unsafe to live in, so only view properties in the towns listed:

London South West:

SW1 Victoria; SW3 Chelsea; SW4 Clapham; SW5 Earls Court; SW6 Fulham; SW7 South Kensington; SW8 South Lambeth; SW10 West Brompton; SW11 Battersea; SW12 Balham; SW13 Barnes; SW14 Mortlake; SW15 Putney; SW16 Streatham; SW17 Tooting; SW18 Wandsworth; SW19 Wimbledon; SW20 West Wimbledon

London South East:

SE2 Abbey Wood; SE3 Blackheath; SE4 Brockley; SE9 Eltham; SE10 Greenwich; SE11 Kennington; SE12 Lee; SE13 Lewisham; SE14 New Cross; SE18 Woolwich; SE19 Norwood; SE20 Penge; SE21 Dulwich; SE22 East Dulwich; SE23 Forest Hill; SE24 Herne Hill; SE25 South Norwood; SE26 Sydenham; SE27 West Norwood; SE28 Thamesmead

London City West:

WC1 Bloomsbury; WC2 Holborn & Strand

London West:

W1 West End; W2 Paddington; W3 Acton; W4 Chiswick; W5 Ealing; W6 Hammersmith; W7 Hanwell; W8 Kensington; W9 Maida Vale; W10 North Kensington; W11 Notting Hill; W12 Shepherds Bush; W13 West Ealing; W14 West Kensington

London North West:

NW1 Camden Town; NW2 Dollis Hill; NW3 Hampstead; NW4 Hendon; NW5 Kentish Town; NW6 Kilburn; NW7 Mill Hill; NW8 St Johns Wood; NW9 Colindale; NW10 Willesden; NW11 Golders Green

London North:

N1 Islington; N2 East Finchley; N3 Finchley; N4 Finsbury Park; N5 Arsenal; N6 Highgate; N7 Holloway; N8 Turnpike Lane; N9 Lower Edmonton; N10 Muswell Hill; N11 Bounds Green; N12 North Finchley; N13 Palmers Green; N14 Southgate; N15 South Tottenham; N16 Stoke Newington; N17 Tottenham; N18 Upper Edmonton; N19 Upper Holloway; N20 Whetstone; N21 Winchmore Hill; N22 Wood Green

London East:

E1 Whitechapel; E2 Bethnal Green; E3 Bow; E4 Chingford; E5 Clapton; E6 East Ham; E7 Forest Gate; E8 Dalston; E9 Homerton; E10 Leyton; E11 Snaresbrook; E12 Manor Park; E13 Plaistow; E14 Poplar; E15 Stratford; E16 Canning Town; E17 Walthamstow; E18 Woodford; EC1 Clerkenwell; EC2 Barbican; EC3 Tower Hill; EC4 Blackfriars

Types of accommodation

Below is a breakdown of estimate costs per type of accommodation. It is important to note that housing costs in London vary greatly, depending on a number of factors, such as the

area, the proximity to public transport, condition of the property, whether it is furnished or unfurnished, etc. Some flats also have utilities included, while others don't. Utility costs will be an additional £50-£100 per month.

	Est. price per week Central London	Est. price per weekOuter London
Rooms, bedsits, sharers	£100.00 to £150.00	£85.00 to £120.00
Studios	£175.00 to £200.00	£120.00 to £150.00
1 bedroom house/flat	£225.00 to £275.00	£160.00 to £200.00
2 bedroom house/flat	£300.00 to £425.00	£200.00 to £300.00

The biggest factor in housing costs is location. Naturally, the neighborhoods closest to the center of the city are most expensive, but even this varies.

Halls of Residence

Popular accommodation for students is Halls of Residence. You can book single or shared bedrooms, and then share bathrooms, kitchen and living facilities. Halls of Residence are generally noisy and more expensive, however all your bills are usually included including WiFi, staff on site are extremely helpful and they are great for making new friends.

Below is a list of Halls of Residence and their websites where you can go to for more information:

Provider	Website	Phone (in UK)	Price per week (from) £ GBP
Nido	www.nidostudentliving.com	0203 102 1000	175
Acorn Housing	www.acorn-london.co.uk/study-abroad/	0207 636 8325	170
Liberty	www.libertyliving.co.uk	0207 250 5800	205
International Student House	www.ish.org.uk	0207 631 8310	173
New World Accommodation	www.nwalondon.com	0207 383 0878	240
Opal	www.opalstudents.com	0845 533 1973	160
University Halls	www.universityhall.co.uk	020 7486 5445	285
Unite	www.unite-students.com	0800 783 4213	195

Nido

Nido offer high quality, secure, clean, modern student living with single and twin rooms and shared kitchen and living areas between approximately 6 to 8 students.

Nido have various buildings in London, but most Hult students choose to stay at Kings Cross, which is a 20 minute walk to campus, or 1 stop on the underground. Alternatively, there are frequent buses from Kings Cross to Russell Square.

- Single Studio from £245pp/pw-£295pp/pw
- Twin share from £175.00pp/pw-£195.00pp/pw

For more information and picture galleries, please go to www.nidostudentliving.com

Acorn Housing:

Acorn are a reputable organization who have student accommodation close by Hult's Russell Square campus.

Acorn are able to offer over 235 fully furnished apartments with either single, double or triple rooms. The apartments come with fully equipped kitchens, quality furnishings, laundry facilities, a TV and a phone line. They also offer a weekly cleaning service, towel and linen change.

For more information and picture galleries, please go to

<http://www.acorn-london.co.uk/study-abroad/>

Prices start from £170 per person per week.

Liberty Living:

City Centre accommodation, all utility bills included in the cost of the rent. Free personal contents insurance. En-suite shower toilet and washbasin in all study bedrooms.

Comprehensive CCTV coverage, electronic entry systems, manned reception area, on-site management team, on-site maintenance team, on-site laundry facility, and Internet access.

Prices start from £205.00pw (Liberty house, Sebastian Street)

For more information, please go to www.libertyliving.co.uk

International Student House-

International Students House provide temporary and long stay student accommodation in a great central location in London. They provide accommodation for university students from all around the Globe and also offer many free events, including Sunday afternoon movies, quiz nights and karaoke nights.

ISH is a great place to stay temporarily when you first arrive in London until you find something more permanent, however please note that they do get booked up quickly in advance.

For more information, please go to www.ish.org.uk

New World Accommodation:

New World Accommodation (NWA) provides accommodation in flat shares, residential halls and 1 to 5 bedroom flats, and can offer rentals on both a short and long term basis with flexible contracts.

Prices start from £240 per person per week

For more information, please go to www.nwalondon.com

Opal

Opal offer high quality, secure student living, from standard rooms, standard plus, deluxe, studio and studio cluster apartments. There are various buildings in London that Opal run and prices start from £160 per week. Rent is fully inclusive, and with free contents insurance, although the length of stay required is 51 weeks.

For more information and picture galleries, please go to.

<http://www.opalstudents.com/student-accommodation/london/listing/>

University Halls

University Halls have a venue called Cartwright Gardens located locally in Bloomsbury which is a very popular choice amongst Hult students. Cartwright Gardens are new, modern studio apartments refurbished to a very high standard, located within a well maintained, recently refurbished period property overlooking an attractive garden square with tennis court.

For more information and picture galleries, please go to. <http://www.universityhall.co.uk/>

Prices start from £285 per person per week.

Unite:

Unite specialize in student living and offer a wide range of properties throughout London from studio's and 1 bedroom flats to shared accommodation. Accommodation in Central London is available from £195.00 per person per week for **zone 1**

Unite include bills and internet in the price; however please check this with an adviser before committing to renting the property. For more information please see their website:

<http://www.unite-students.com/student-accommodation-london>

Private Accommodation

Accommodation options include the following:

- Letting Agents,
- Flat share/House Share
- Lodging
- Home Share
- Host Families

Letting Agents:

There are many Estate and Lettings Agencies in London – lettings is big business!

Lettings Agencies are professional and generally offer a very high standard of service. Let them know where you want to live, what type of property you are after and what your budget is. Lettings Agencies have access to a large number of properties.

Costs

As part of the service Lettings Agencies provide, there are a number of charges associated with renting including contract fees, finder's fees, credit and background checks, inventory and cleaning charges. You *cannot* be charged for viewing a property though.

Generally, expect to pay approximately £175 to £250 for administration fees to a Lettings Agent.

In addition, most letting agencies ask for the first month's rent in advance plus 6 weeks rent to be held as a damage deposit.

Please also note that as part of your credit / background check the agency will ask for proof of income to show that you have the funds to pay the rent. If you are unable to provide this, they may ask for a UK based guarantor (someone residing in the UK who is willing to pay your rent should you default). Alternatively, the Lettings Agency may ask for 3 or 6 months' rent to be paid in advance and as cleared funds before they hand over the keys.

Please note that Hult will not act as a guarantor for accommodation.

Also check with the Lettings Agent what costs you should expect to pay when vacating the property at the end of your tenancy. For example, many agencies (though not all), pay for the cleaning and inventory on check in, but you are expected to pay for the cleaning and inventory on check out.

Be aware that when renting property in London, you may be subjected to a minimum term contract. Read the tenancy agreement thoroughly before signing it.

Foxtons

Foxtons is a popular agency in London and the surrounding areas. They have a dedicated account manager for Hult Students via their Corporate Services division. The quality of properties is generally very high, but they do charge an administration fee of £320 plus VAT per property which is also very high compared to other agencies.

Contact details: Simon Wood, Key Account Manager, Corporate Services

Tel: +44 (0) 207 579 2921

Email: simon.wood@foxtons.co.uk / Web: www.foxtons.co.uk

Note: If you feel that the quality of a property does not reflect the price, do not sign any tenancy agreement.

Most Letting Agencies advertise any properties they have available to rent on the following websites:

www.rightmove.co.uk

www.findaproperty.com

www.zoopla.co.uk

These are the three most common property search sites in the UK.

Select the To Rent tab and type in the postcode of the area you are searching for, what type of property you are looking for and what your budget is and the results pages will be displayed/

The name of the agent will appear when you click to open each property for more information.

Professional Bodies:

Make sure you use a Letting Agent who is a member of at least one of the following professional bodies:

- ARLA (Association of Residential Letting Agents) www.arla.co.uk
- NALS (National Approved Letting Scheme) www.nalscheme.co.uk
- NAEA (National Association of Estate Agents) www.naea.co.uk

Flat / House Share & Lodging

There are a number of different ways you can search for a house or flat to share or to lodge with someone who already owns the property.

Newspapers – the Evening Standard has a special property section every other Wednesday

Local Newspapers - look in the Classifieds section if you know the area of London you want to live

Newsagents – many newsagents' windows have postcards advertising a property to let, or if they are looking for a roommate.

But of course you need to be in London to see these options! Local newspapers and newsagents are a good resource for people looking for lodgers and sharers.

Word of mouth

Some of the best housing in London is never advertised but is passed on from one group of students to another by word of mouth. It might be that you can find out about good offers from final year students who are vacating their flats/houses. However, don't assume that just because you have found out about housing from a friend that it is necessarily going to be better than that found through any other source.

There is also an Accommodation Discussion forum on Hult Online. Incoming and existing students post notices if they have or know of rooms to rent or are looking for rooms / accommodation and existing students make recommendations.

Internet

On-line Flat sharing message boards are a useful way of finding a flat mate. For many students, the people that they are sharing with are going to be the most important factor in choosing their housing. Message boards help students find out more about potential flat mates before visiting the property.

When researching private accommodation, especially on the Internet, ask yourself the following questions...

- Is the website professional?
- What information is included?
- Are the photos real?
- Is the information they provide consistent?
- What's included? Are there any hidden costs?
- Do they provide contact information that works?

Flat share/House Share, Lodging & Studio Flats:

These options are when you will share a house/flat with other people, where the landlord lives in the property or a one room apartment with a kitchen and separate bathroom.

These websites below may be worth looking into (sites specializing in people looking for students have been marked with a *)

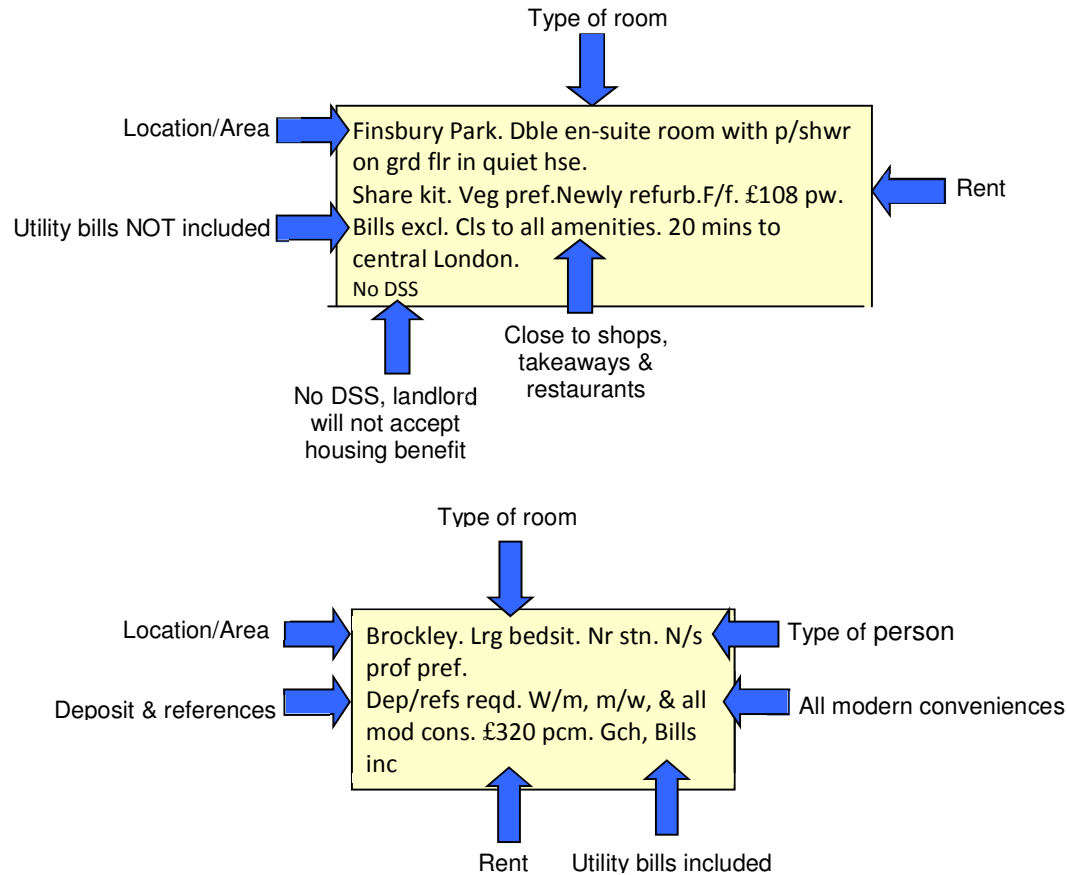
www.accommodationforstudents.com	*	www.flatmateclick.co.uk
www.homesforstudents.co.uk	*	www.loot.com
www.sshl.org.uk/	*	www.easyroommate.com
www.studentpad.co.uk	*	www.housepals.co.uk
www.spareroom.co.uk		www.nextroommate.com
www.roombuddies.com		www.rooms-to-let.com
www.moveflat.com		

Note: Be careful of websites such as Gum Tree. These have many properties and generally have very good, genuine people renting their properties, however do not agree to rent a room or a property without viewing it and do not send any money to secure a room without seeing it and meeting the landlord or agent first.

If you are bringing a family over to London with you, and you have children who are school age, look at www.upmystreet.co.uk which provides information on local schools which should help you find a suitable area.

Abbreviations

Property advertisements use abbreviations and terms with which you may not be familiar. In order to show how these abbreviations and terms below are two advertisements together with a translation of what they mean.



Abbreviation	What it means	Abbreviation	What it means	Abbreviation	What it means	Abbreviation	What it means
Lrg	Large	m/w	Microwave	BR	Train Station	eves	Evenings
Sgl	Single room	GCH	Gas central heating	PP	Per person	exc	Excellent
Dbl	Double room	Mod cons	Modern Convenience	bth	Bathroom/toilet	f	Female
En-suite	Room has own bathroom	pcm	Per Calendar Month	dec	Decorated	m	Male
Nr	Near	pw	Per week	ch	Central heating	loc	location
n/s	Non smoking	Is Inc	Is included	cond	Condition	gd	Good
Prof pref	Professional preferred	Is Excl	Is excluded	cple	Couple	gdn	Garden
Dep/refs reqd	Deposit & references required	apt	Apartment/Flat	d/g	Double glazed	H&C	Hot and Cold
f/f	Fully furnished	avail	Available	dec	Decorated	osp	Off street parking
p/f	Part furnished	B&B	Bed and breakfast	dep	Deposit	trans	transport
u/f	Unfurnished	b/sit	Bedsit	DLR	Docklands Light railway	tube	Underground station
w/m	Washing machine						

Viewing properties

When viewing properties remember:

- Don't leave visits to the last minute. Good accommodation sells out quickly.
- Write down a list of questions before you go. Think about what is important to you.
- Always take someone with you, both for security and for a second opinion!
- Take your time and don't allow an agent to pressure you into signing up.
- Trust your instinct. If something doesn't feel right. Don't go ahead with it
- If something is too good to be true then the chances are it isn't!
- Once you have chosen an area that you think is convenient:

Check the transport cost and timetable (first and last services; frequency of service).

If you are prepared to share a room with one other person in a twin-bedded room, the rent is typically about 30% cheaper than a single room.

Often 1 month's rent is required as a deposit when renting a private room- this will only be returned at the end of your stay.

Contracts & Tenancy Agreements

Once you have decided you want to live in the property and the rent and terms have been negotiated, a contract will be drawn up outlining the terms and conditions of the arrangement. Letting Agencies call these Tenancy Agreements and are legally binding contracts between you (the 'Tenant') and the Landlord.

The following are the most common forms of letting contracts although there are some others. This guide is not intended to make you a legal expert and you should always seek advice before making any assumptions about the agreement that you are going to or have already signed. Never sign a contract with which you do not agree or which you do not understand. Always get it checked first.

Individual Tenancies

A contract for each individual. This means that you are only liable for the rent for your room but have access to all the joint facilities of the property (i.e. bathroom, kitchen).

The disadvantages of this agreement are that:

- If you terminate your tenancy you, or the landlord have to find a replacement.
- You may have to pay a separate license fee for each TV in the house

Joint tenancies

A joint tenancy binds the tenants together. Everyone in the flat/house is named on the contract, this means that you are each liable for the whole rent of the premises and for any other obligations under the tenancy.

For example: There are four tenants on a joint tenancy for 9 months and one tenant decides to leave after 6 months. Each joint tenant was paying an equal share of the rent. In this case, the landlord is entitled to collect the shortfall in rent from any or all of the remaining tenants. In these circumstances, the best solution is for the leaving tenant to find someone to replace them. If they are able to do this, everyone (remaining tenants, leaving tenant, replacing tenant and landlord) should then sign an Assignment document. This will allow the existing contract to continue under the same terms and conditions as before, but different people. The leaving tenant will be completely released from the contract.

Excluded Occupiers

If you share accommodation with your landlord, either in their home as a lodger or in a converted property where you and the landlord live in different parts of the building, you will be an excluded occupier. In such a case your rights will be reduced. Although you are not covered by the Protection from Eviction Act 1977 [whereby landlords are required to gain a court order to evict you], your landlord should provide you with reasonable notice to leave.

There are no set rules about what is reasonable. It depends on:

- The length of time you have been living there
- The length of time between rent payments
- Whether you have been getting on with your landlord
- How quickly the landlord needs someone else to move in

There are also other factors to consider as the precise nature of the agreement is determined by how much shared access you have with the landlord to the bathroom, kitchen and communal areas.

Break Clauses

Even an escape artist can't get out of contract without a break clause. Before you sign a tenancy agreement you may want to consider negotiating a break clause with your landlord or agent, as this will enable you to end your tenancy before the end of the fixed term.

Often, landlords and agencies will request you to sign a 6- 12 month tenancy agreement. However, most academic terms at universities and colleges end in June and therefore you may be signing an agreement for longer than you require!

Negotiating a break clause could allow you to end your agreement early. For example, you have entered into a tenancy agreement in September. The term is fixed until September the following year. You want to leave in June [9 months] after your exams have finished.

Example of clause: The Landlord or Tenant may give 2 months prior written notice at any time to determine this agreement provided that such notice does not expire sooner than nine months from the start of the tenancy. It is worth noting that although you will be able to end your tenancy, the landlord also has the right to terminate your agreement after nine months. So if you want to remain in the property for the full length of the tenancy, you may not want to negotiate any break clause at all.

Checking ownership

It is a good idea to check the ownership of the property before you sign the contract. Make sure that the person claiming to be the landlord does indeed own the property and has the right to let it. There have been cases in London of Council or Housing Association tenants subletting their flats to students in order to benefit from the difference between social rents and market rents. If the council or housing association find out, they will repossess the property and the student tenants will be made homeless. For the price of £3, a credit card payment can be made on-line at the Land Registry website to check ownership of the property:

Land Registry www.landregisteronline.gov.uk/

Subletting

If you are renting a property in the UK and have a current Tenancy Agreement, subletting the property to another person is in fact illegal. Check the terms and conditions set out in the Tenancy Agreement for more information. If you are considering Campus Rotation, ensure you have a break clause built into your Tenancy Agreement.

If you need to leave the property and you are still under contract, some landlords and agencies charge a fee / commission for getting out of the contract early, however sometimes if you are able to find a replacement these fees are waived. It is very dependent on the agency.

Deposits

Once you have found a property you are interested in, you may be asked to make a range of payments, both before and when you are signing the contract. These are outlined below.

Always get a receipt. Which has the following information on it:

- Amount paid
- Date
- Your name
- Person you are paying
- Description of what the payment is i.e. deposit

Holding Deposit

A Holding Deposit is money paid to the landlord/agent to hold the property whilst you decide whether to take it or not. Exactly what has been agreed depends on the wording, but usually once you have paid a holding deposit the landlord/agency should not then show the property to other prospective tenants. Essentially you should be paying to get “first refusal” on the property.

If you decide not to take the property, you will lose the holding deposit. Always check the holding deposit agreement. In some cases, it could actually commit you to taking the property even before you have signed a tenancy agreement.

Tenancy Deposit

This is payable at the time you sign a tenancy agreement. This is the landlord's insurance against damage to the property or breaching the contract. Your landlord can make reasonable deductions from the deposit for:

- Damage to the property
- Unpaid rent
- Missing items
- Cleaning

The tenancy deposit is usually 1 month or 6 weeks' rent, payable in advance together with the first month's rent.

Tenancy Deposit Scheme

This is a government authorized scheme set up to protect the tenant. For further information see: <http://www.direct.gov.uk/en/tenancydeposit/index.htm>. Assured Shorthold Tenancies are covered by the legislation which means that most students living in private sector accommodation will have their deposits protected. Make sure you ask your landlord about it. The scheme should ensure that your tenancy deposit is protected and you will get all or part of your deposit back and any disputes with the landlord will be easier to resolve. Your landlord or agency should provide you with a copy of the Tenancy Deposit Scheme certificate – keep this in a safe place together with a copy of your Tenancy Agreement.

Return of the Tenancy deposit

Your deposit should be returned to you within 10 to 14 days of you vacating the property. If the Deposit is not covered by a Protection Scheme because it is excluded by legislation, try to persuade the landlord to insert clauses in the contract which state that the deposit will be returned within 10 - 14 days of the end of the letting agreement.

If the deposit is not returned to you (less agreed deductions for damage), you can raise this with the Scheme your deposit is protected with.

Safeguarding your deposit

You have a responsibility to return the property in the same condition that it was let to you, allowing for fair wear and tear. When you sign your tenancy agreement, you:

- Keep a detailed list of contents (furniture and fittings)
- Record the condition of the property and its contents (photographs are a good idea)
- Check the circumstances in which your landlord or agent could have a claim on your deposit

Moving In

Inspecting a property:

Always carry out a thorough inspection of the property.

Heating: insulation, windows draughty, gas or electric

Security: locks on windows & doors

Structure: roof, walls, guttering

Fixtures & fittings: cupboard space, furniture old/new, cleanliness

You will be given an Inventory stating the condition of the property when you move in. Go through the inventory carefully as you will be charged for damage to the property and fixtures and fitting when you leave. Where possible take photos as this is good evidence for when you move in and out of the property. Report back to the landlord or agency any cleaning issues from when you move in and report any problems you may be experiencing with the landlord or agency immediately that they occur. If you do not report these and they are left you may be charged when you move out.

Safety

Always check the following in the property:

- Fire Alarms / Smoke Alarms – test the Smoke alarm regularly to check the batteries.
- Electric fittings — ensure there are no loose wires, plugs coming off walls, burn marks on/around plugs
- Gas safety—carbon monoxide kills, is there a valid gas safety certificate by a CORGI registered engineer? Check that the Gas Certificate corresponds with the gas appliances in the property.
- Second-hand furniture is often the “norm” in rented accommodation. Unless it can be proved this furniture was purchased before 1952, most of it should have the manufacturer’s label on it saying it meets the requirements of the Furniture and Fire Regulations 1988

If you are unsure, contact an electrician or a professional to check the safety features in the property.

Home Share

Home Share is a charity that provides an exchange service where individuals who are looking for a valuable experience and affordable accommodation are matched with an elderly person who is looking for help around the house for 10 hours a week. This is an excellent opportunity if you are looking for a quieter style of life, while living in a homely environment with shared use of the home’s facilities. Home Share look for people who have a genuine interest in helping older people, 23+ years of age, and who are studying or working full time. There is a minimum of 6 months commitment and a monthly fee of £68.70 for the accommodation that goes towards the running costs of the charity.

<http://homeshare.org> or call +44 (0) 207 376 4558.

Host Families:

Host Families are London based families who offer accommodation and meals, and where you will live as part of a family in return for rent. This is a popular option for students who are new to London and its culture, and/or who may be looking to improve their English language skills.

Home stay accommodation

One of the most important keys to a successful and rewarding stay is that students have a relaxed and welcoming family to live with. Your comfort, happiness and welfare are vitally important to us, and we are committed to making your time in the UK as enjoyable as possible. Staying with a family is a good way to get to know a country and its language and is the cheapest option for living in the UK.

Students can choose one of the following options when living with their home stay family:

1. **Bed & Breakfast.** The student has their breakfast provided by their host family. Student can make their own evening meal, make sure with the family you can use the kitchen, oven/fridge etc....
2. **Half Board.** The student has breakfast, and a hot evening meal
3. **Full Board.** The student has breakfast, a packed lunch, and an evening meal.

Homestay Agency

London Host families

London host families offer a personal service to each client. State your preferences (e.g.: quiet house, use of kitchen, friendly hosts, not pets, plenty of conversation etc...) please be flexible, and open minded with the family that has been chosen for you.

They will do their best with your requirements. You will receive a description of your home stay before you book, and you will also be able to go and visit the family before you commit.

Flexible Stay (long or short term)

Accommodation can be provided for a few nights, a few weeks or some months. Stays can be extended and if the same family cannot accommodate you, an alternative family will immediately be found. Most students have their own bedroom, but if joining a larger family, you will be told in advance if you have to share.

All families have been visited by the agency, the property inspected, and they have been CRB (Criminal Records Bureau) checked if having young guests under the age of 18.

Friendly and Efficient Back-up

If you experience any problems during your stay with a Host Family, you can contact London Host Families by telephone during the office hours to discuss your difficulties. A reasonable complaint will be quickly and efficiently dealt with and could include changing to a new family if absolutely necessary.

All clients are invited by their agents to comment on their stay in London and many come home after a truly positive and heartwarming experience in the families chosen.

If you are interested in this option, please email info@londonhostfamilies.com, or go to www.londonhostfamilies.com

Living Costs

Below is a table of estimated living costs in London for the 2011 / 2012 year:

Housing	£	11,000.00
Living Expenses	£	8,000.00
Travel Expenses (Zones 1 & 2)	£	800.00
Global Rotation module (flight & accommodation)	£	1,250.00 - £2,500.00
Medical Insurance	£	600.00
Books	£	900.00

Council Tax

<http://www.direct.gov.uk/en/HomeAndCommunity/index.htm>

What is Council Tax?

It is a charge made by Local Authorities on residential properties to pay for local public services. It is not a tax on an individual.

Who has to pay the Council Tax?

Most non-students and part-time students who are over 18.

Are all students exempt from Council Tax?

Only properties occupied by all full-time students are exempt. A full time course of education is sometimes defined as one which requires on average at least 21 hours of study a week and 24 weeks of attendance each year but it may be less if your college or university defines your course as being full-time.

What if we have a group of full-time students and non-students?

Where students share with part-time or non-students the full-time students will be disregarded for the purposes of calculating the household's bill. However, it is for the members of the household to decide how the bill should be apportioned and paid as with any other household bill. From 1st April 2004 local authorities cannot bill or enforce payment from any full-time student member of the household.

What about a student with a spouse and/or dependents?

The spouse and dependents of an international student will also be treated as if they are full-time students provided they are not British citizens and are prevented from working or claiming welfare benefits by the terms of their leave to remain in the UK. A UK student sharing a flat just with their partner will be entitled to a 25% discount on their Council Tax bill (provided that their spouse is not also a full-time student in which case they will be entitled to the full exemption).

TV Licences

<http://www.tvlicensing.co.uk/>

Anyone without a valid TV license who watches or records television programmes on any channel (including terrestrial, satellite, cable or digital television channels) as they are being broadcast in the UK risks prosecution and a fine of up to £1000.

If you live in halls of residence and use a TV in your own room, you need your own separate TV license.

You also need your own license if you are sharing a house with other students and use a TV in your room, and your room is a separately occupied place (a separate tenancy agreement would normally indicate that this is the case).

If you have a separate tenancy agreement but a TV is only being used in a communal area, then only one license is required.

If you are sharing a house with other students and you use a TV in your own room, but the house can be treated as one place shared by all, then only one TV license is required. A TV license currently costs £145.50, and a black and white license is £49.00 (a joint tenancy agreement would usually be evidence that the house is a single licensable place for this purpose).

You also need a television license if you use the BBC iPlayer on your laptop.

Legal Advice & Support

Should you need any advice or support about accommodation during your time in London, please refer to the following:

Citizen's Advice Bureau

The Citizen's Advice Bureau provides free, independent, confidential and impartial advice and is run by volunteers.

The nearest Citizen's Advice Bureau to the Russell Square campus is at Holborn:

Holborn Citizens Advice Bureau

3rd Floor

Holborn Library

32-38 Theobalds Road

London

WC1X 8PA

Opening hours are 10:00am to 4:00pm Monday, Tuesday, Thursday and Friday. The Bureau is closed on Wednesdays. There are also extended opening hours on Thursdays from 5:00pm to 7:00pm.

Good luck with your search, and remember if you have any questions please email us at: student.services.london@hult.edu