



BIMM  
INSTITUTE

Dublin

BIMM INSTITUTE DUBLIN

# ACCOMMODATION GUIDE

WHERE TO LIVE  
**PUBLIC TRANSPORT**  
TYPES OF LETTING  
**MANAGING FINANCES**

EUROPE'S  
**MOST CONNECTED**  
MUSIC INSTITUTE

2020/21

BIMM.IE



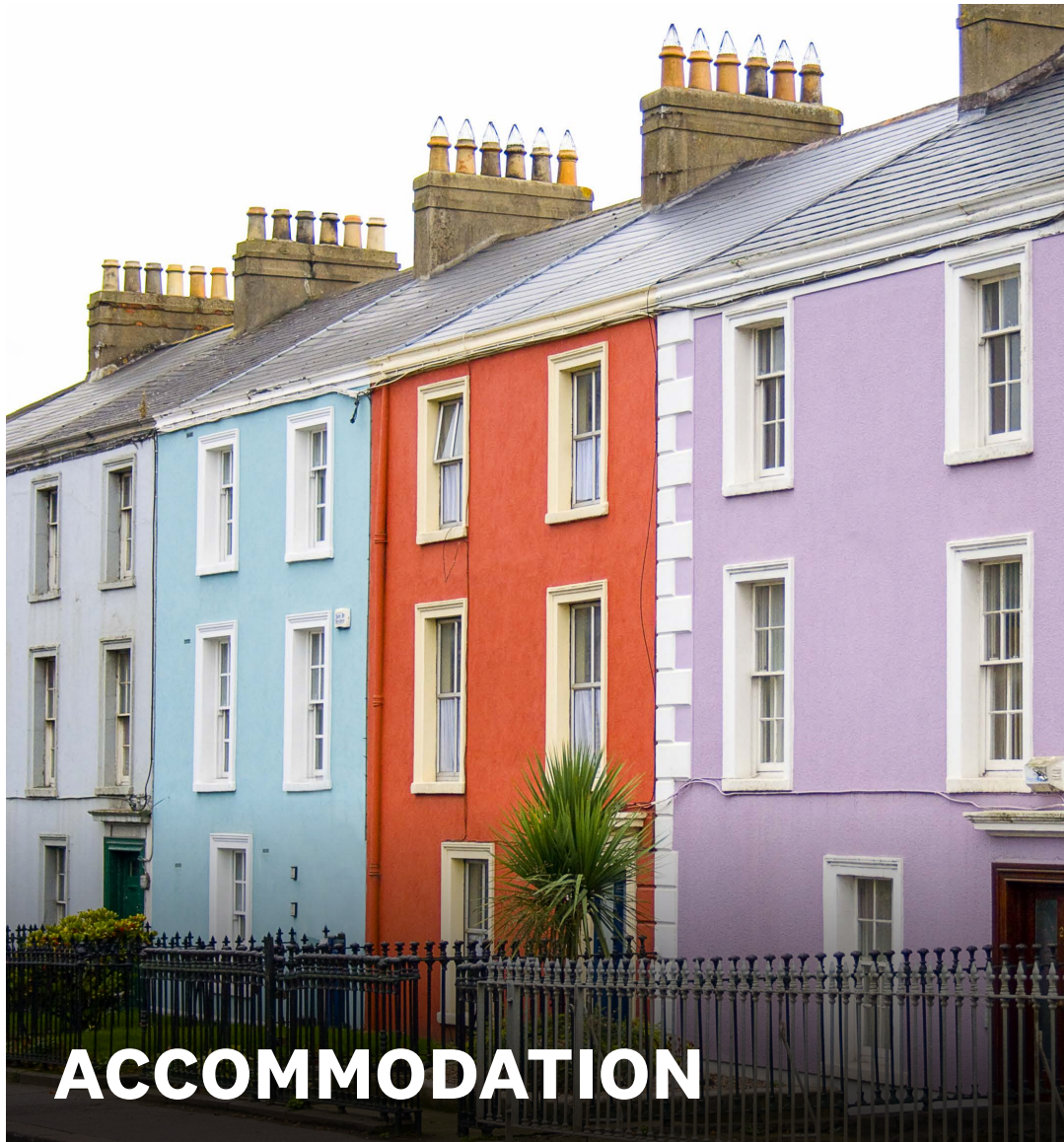
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**“BIMM IS MORE THAN JUST AN INSTITUTE. IT’S A SECOND HOME FULL OF LIKE-MINDED LECTURERS AND COLLEAGUES, ALL SUPPORTING ME IN MY PASSION FOR MUSIC.”**





# ACCOMMODATION

One essential thing you must ensure you have arranged prior to your studies at BIMM Institute Dublin is your accommodation. Your living arrangement can be an important factor in your success as a student. We do not have halls of residence at BIMM Institute Dublin, which means you must find housing privately, but we have

various resources available to help with every step of the process. Dublin hosts various possibilities for accommodation such as flats, shared houses, and private halls. However, there is a heavy demand for student accommodation, and we advise you to look as early as possible to find a place that suits your needs.

# PRIVATE STUDENT ACCOMMODATION

## **BINARY HUB** Digital Hub Lands, Bonham Street, Dublin 8

The Binary Hub is situated just off Thomas Street and is just a 10-minute walk from BIMM Institute Dublin buildings. This brand new accommodation has excellent facilities including a gym, launderette, landscaped gardens, bike storage and a common room. All cluster apartments have single bedrooms with an ensuite bathroom. All bedrooms are very modern and furnished to a high standard with ample storage and study space along with shared kitchen and living spaces. All utilities (including use of the gym and superfast broadband) are included in the rental cost. For more information, please see [www.apartostudent.com/locations/dublin/binary-hub](http://www.apartostudent.com/locations/dublin/binary-hub)

## **GRIFFITH HALLS OF RESIDENCE** South Circular Rd, Dublin 8

Just a 15-minute walk from BIMM Institute Dublin buildings, Griffith Halls of Residence provide comfortable, safe, purpose-built student accommodation. This complex has 165 apartments with shared and single rooms available. A student community on seven acres with 24-hour security makes Griffith Halls of Residence a safe, private place to live. Price includes broadband internet, utilities, fitness room, bar and restaurant, library access, parking and bike storage and accommodation support services. For more information, please see [www.ghr.ie](http://www.ghr.ie)

## **JB'S STUDENT RESIDENCES** Dublin 2 – Chubb Properties

Within walking distance of BIMM Institute Dublin and the city centre and well served by bus routes. The apartments, which can house up to 140 students, are bright and very spacious with a concierge at reception throughout the night. Chubb Properties also have accommodation in Dublin 7, Rathmines and Ranelagh. For more information, please see [www.studenthousing.ie](http://www.studenthousing.ie)

## **BUCKLEY HALL** 27-31 Buckingham Street, Dublin 1

Buckley Hall is a modern purpose-built student accommodation apartment development located in the heart of Dublin city centre. Most of the apartments are two-bedroom units with one single room and one twin room. Therefore, three residents per apartment is the norm. Shared, private and ensuite bathrooms are available depending on the unit. Buckley Hall is within walking distance of BIMM Institute Dublin and is served by numerous bus routes.

## **UNINEST STUDENT RESIDENCES**

Uninest Student Residences have developed new student accommodation across the city, which includes utility bills, on-site laundry facilities, bike storage, common-rooms and outdoor areas. Their New Mill location is a two-minute walk from our campus! See further information at [www.unineststudents.ie](http://www.unineststudents.ie)

Other private student accommodation includes:

- heydayatcarmanshall.com
- 'The Tannery' on destinystudent.com
- freshstudentliving.co.uk

Students applying for the BA (Hons) in Commercial Modern Music can also avail of accommodation advice offered at TU Dublin. Head to the Accommodation page at [dit.ie](http://dit.ie) for more information. Alternatively, there are many private landlords and letting agencies operating in Dublin.

If you are planning on renting privately, you will be expected to pay a deposit (determined by the landlord) and one month's rent up front. In Dublin, utilities are not usually included in private rental costs unless specified.

### **The following are websites that list available accommodation in Dublin:**

[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)  
[www.rent.ie](http://www.rent.ie)

If searching based on campus location, the closest listed Institute campus to BIMM Institute Dublin is TU Dublin (Formerly DIT), Aungier Street.

Please be aware that the accommodation providers listed have not been visited or vetted in any way by BIMM Institute Dublin and you should therefore use them at your own risk. Ask what charges you will have to pay before you enter into an agreement with them.



# HOUSE SHARES

You could also find a number of existing house shares in Dublin where you could join an established group of people. These can be found on the following websites:

[www.daft.ie](http://www.daft.ie)

[www.myhome.ie](http://www.myhome.ie)

[www.rent.ie](http://www.rent.ie)

[www.gumtree.ie](http://www.gumtree.ie)

Always use caution when viewing rooms or entering into a house share agreement.

## RENT AND BILLS

Below are some guidelines for the average price of accommodation in Dublin.

Accommodation	Price per month
Student Halls	€600-1100 (inc. bills)
House/Flat Share (Two or more)	€574-1100 (not inc. bills)

Finding house shares in Dublin can be competitive, especially during the month of September when students are returning to college. Start looking for student accommodation early and compare prices.

Students are responsible for setting up and paying for their utility bills, including water, electric, gas and internet access.

## FINDING HOUSEMATES

Facebook is a good way to link up with people who are already at BIMM Institute or who are starting at the same time as you. Some students set up groups to find housemates. It's a great way to post information about yourself, the type of housing you are looking for and also any rooms available for rent. It's the perfect place for students to acquaint themselves with their fellow course friends and find appropriate housemates. Our Student Services team has a dedicated private Facebook group to help students advertise rooms and team up to find accommodation. Just search "BIMM Dublin Accommodation Forum". Many of our students also use websites such [www.boards.ie](http://www.boards.ie) and [www.gumtree.ie](http://www.gumtree.ie) to team up with other students.

Students may also consider 'digs' with a host family. Useful homestay websites include [www.collegecribs.ie](http://www.collegecribs.ie) and [www.getdigs.ie](http://www.getdigs.ie). The monthly rent with host families average at €560 per month with bills included.



# HOUSE VIEWINGS

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## TIPS FOR VIEWING PROPERTIES:

- Take someone with you or let someone else know exactly where you are when you visit a property, just to err on the side of caution
- It's also a good idea to visit the area at night. If you do this, please ensure you stick to the point above and take someone with you
- Make sure you and all your other housemates view the property. Don't take someone else's word that the property is right for you
- Compare a range of different landlords and properties
- When you go to view, take notes and photos and use our checklist to make sure you don't miss anything
- Get informed – knowing your rights will help you view properties more critically and put you in a stronger negotiating position
- Have all relevant documentation ready to go before you start viewing houses i.e. work and previous landlord references, deposit, plus first month's rent, etc.

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## HOW DO I KNOW WHAT TO LOOK FOR WHEN VIEWING A PROPERTY?

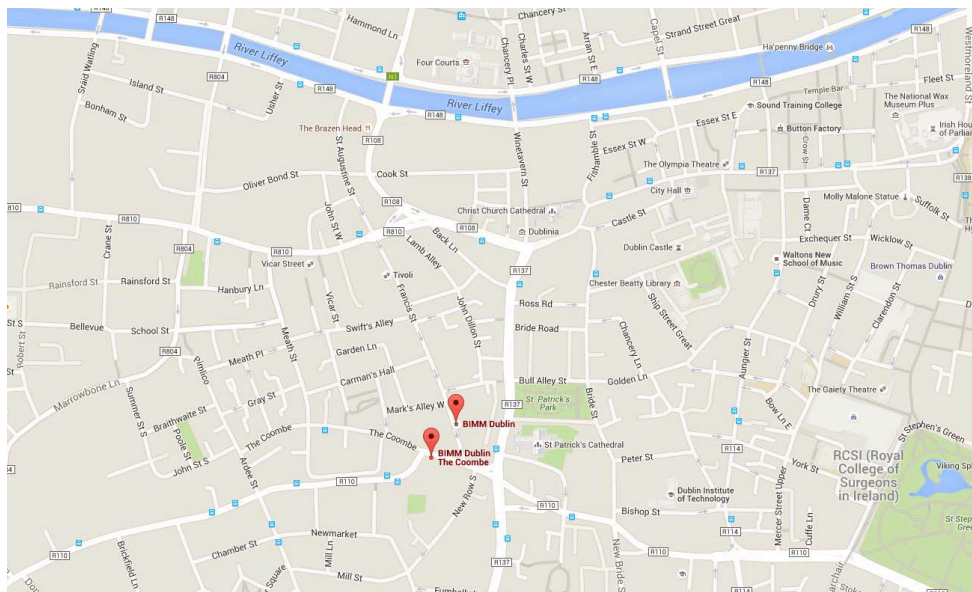
We have checklists and tools to help when you're viewing properties. Use the checklist below to make sure you ask the right questions and look into all the key areas:

- Does the place look well maintained?
- Will you be warm enough in winter?
- Will it be safe and secure?
- Does it have the space and facilities you need (i.e. washing machine, heating, fridge/freezer)?
- Are the current tenants happy with the landlord?
- Is the property affordable and good value?
- Is the area suitable for your needs?
- Is the landlord/property registered with the Private Residential Tenancies Board (PRTB)?



Where to live:

# LOCATION



## WHERE SHOULD I BE LOOKING?

BIMM Institute Dublin has two buildings, located very close together at:

- 62-64 Francis Street, Dublin 8
- 115-117 The Coombe, Dublin 8

There are several private student accommodation buildings within a fairly short distance of both buildings, and plenty of house and flat shares owned by private landlords in the wider area. Please take into consideration the cost of travelling and the time it takes to get to the Institute from where you choose to live. The following areas in particular are a good place to look for shared

student accommodation:

- South Circular Road
- Crumlin
- Phibsboro & Cabra
- Smithfield & Stoneybatter
- Drumcondra, Glasnevin & Finglas
- Rialto, Kilmainham & Inchicore

For some students, it may be more cost-effective to commute, and Dublin is well connected through public transport services; frequent buses that run from early morning to 11.30pm, the DART train service, LUAS tram service and cycle lanes make it easy to get around. Please note there are no parking facilities available.



# TRANSPORT

BIMM Institute Dublin is well connected to the rest of the city via public transport

## BUS

The closest bus stops to BIMM Institute Dublin are located on Patrick Street (Stop Nos **2383** and **2385**), just a two-minute walk from both buildings, in addition to stops on Kevin Street (Stop no **2311**), Thomas St. (Stop No **1999**) and St. Luke's Avenue (Stop Nos **2312** and **5099**). Buses at these stops run frequently between Dublin city centre, residential areas and suburbs.

Due to BIMM Institute Dublin's central location, all nearby bus stops are served by several routes and as a result you will not have to wait long for a bus. You can find out more at [www.dublinbus.ie](http://www.dublinbus.ie)

## TRAIN

For those living outside of the city, BIMM Institute is easily accessible from either Heuston Station for southern and western train services, or Pearse Street or Tara Street stations for northern train services, or the DART line. All three stations are within walking distance of the Institute and are also served by several bus routes. You can find out more at [www.irishrail.ie](http://www.irishrail.ie)

## LUAS

LUAS is the tram service that runs on two lines through Dublin city centre. The Green Line runs

from St. Stephen's Green south terminating at Brides Glen. The Red Line starts at The Point Village or Connolly Train Station and runs west terminating in Tallaght and Saggart. The Luas has recently undergone an extensive expansion with the Red Line now serving Cabra and terminating in Broombridge. You can find out more at [www.luas.ie](http://www.luas.ie)

## LEAP CARD

Leap Card is a travel card that can be used on all three forms of public transport in Dublin, as well as a number of private and national transport operators. As well as discounted fares, there is a cap on the amount you can spend each day or week. There is a Student Leap Card, which also entitles you to discounts in a number of different shops, restaurants and venues around Dublin. See [www.studentleapcard.ie](http://www.studentleapcard.ie) for more information.

## BIKE

Dublin is very cyclist-friendly with accessible cycle lanes and city-wide public bicycle service. If you live a short distance from the Institute it might be the most cost-effective way to travel.

Dublin Bikes has stations throughout Dublin city centre and offer both an annual subscription and a Three Day Pass for short term users. Find out more at [www.dublinbikes.ie](http://www.dublinbikes.ie)





# FREQUENTLY ASKED QUESTIONS

## WHAT IS THE LANDLORD RESPONSIBLE FOR?

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

## WHAT IS THE TENANT RESPONSIBLE FOR?

- Water charges
- Utility bills – gas, electricity, telephone and internet connection (if any)
- To take care of the property
- Use the property in a responsible way
- Pay the rent as agreed
- Keep to the terms and conditions of the agreement

## WHAT RIGHTS DO BOTH THE LANDLORD AND TENANT HAVE?

The landlord or his agents have the right to access the property at reasonable times during the day to carry out repairs for which they are responsible and inspect the condition of the property. 24 hours' written notice to inspect the property must be given. Arrangement for access to the property must be written into the contract.

Tenants have the right to possess and enjoy the property during the tenancy without any

interruption from the landlord. This clause does not limit any of the rights made under this agreement that the tenant has allowed the landlord to exercise. Neither does it prevent the landlord from taking lawful steps to enforce these rights if the tenant should break any of the terms of agreement.

## WHAT BILLS CAN I EXPECT TO PAY?

Depending on your own personal consumption, you can expect to pay €15–30 per week for utility bills.

## WHAT IS A DEPOSIT?

The deposit is generally the equivalent of one month's rent. 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. You should only pay your deposit once you are happy with the condition of the property and the terms and conditions of letting. You should always pay the deposit directly to the landlord or letting agent and not to another tenant and ensure you get a receipt. Your deposit, or part of it, will be withheld if you:

- Fail to return ALL keys at the end of the tenancy
- Are responsible for any damage to the property, either willful or negligent
- Have not cleaned the property adequately
- Have left rubbish which needs removing from the property



# FREQUENTLY ASKED QUESTIONS (CONT.)

## CAN I DEDUCT MY DEPOSIT FROM MY LAST MONTH'S RENT?

No, because to do so would be a breach of your contract. It is important that rent and deposits are separate.

## WHAT IS A GUARANTOR AND WILL I NEED TO SIGN A GUARANTOR FORM?

A guarantor is someone who signs an agreement to pay for any rent or damages if the tenant fails to pay up. The guarantor will most likely be a parent or guardian. Some landlords ask for a guarantor, but not all do.

There are still plenty of properties to choose from if you don't have someone who will be a guarantor for you; you'll just need to look around. A guarantor is taking on quite a large responsibility, particularly if you are signing a joint contract. For example, if your housemate hasn't paid their rent, your guarantor could be made to pay.

Do not sign a contract that requires a guarantor form until you and your guarantors have read the form and agreed to sign. If you have already

signed a contract but a guarantor refuses to sign, you might not get the keys to the property. A good landlord will give you copies of the forms and time to check them through. Ask the landlord to accept a limited guarantee from your guarantor, e.g. just covering your rent/damages. Tell your guarantor not to give too much personal information on the form e.g. PPS number, bank details or passport details should not be necessary.

## I AM LEAVING THE HOUSE A FEW WEEKS EARLY. CAN I GET MY DEPOSIT BACK EARLY?

It may be possible for you to come to an arrangement for the early return of the deposit, but the landlord/agent will obviously want to inspect the house and check all rent is paid.

## WE CANNOT AFFORD TO PAY THE FINAL UTILITY BILLS. CAN WE LEAVE OUR DEPOSIT OR THE LANDLORD/ AGENT TO PAY FOR THEM?

No, not if the bills are in the name of the tenants. The utility companies will chase the named persons and not the landlord/ agent.



# DUBLIN LIFE

Dublin really does have everything – brilliant clubs, loads of live music, a wide variety of pubs and restaurants, fabulous shops and a cosmopolitan vibe. You're almost guaranteed to have a great time here, as the World Economic Forum recently voted it the 9th most friendly city in the world. It's also estimated that 50% of the population is under the age of 25. Easy to explore on foot, you can get free maps at one of the many Tourist Information Centres.

The River Liffey runs through the centre of Dublin City from west to east, splitting the city centre into areas known broadly as the North Side and the South Side. On the North Side you will find O'Connell Street, the Abbey Theatre and the burgeoning creative neighbourhoods Smithfield and Stoneybatter.

Cross over the 100-year-old Ha'Penny Bridge to the South Side and you can visit Trinity College campus and its famous Long Room, walk down Grafton Street (Dublin's main shopping thoroughfare) and get a pint in Temple Bar.

There are plenty of clubs to choose from in Dublin, whether you like chart music in venues on Harcourt Street, or more indie venues like Whelan's, Berlin D2, The Grand Social and the Workman's. Bruxelles, The Gypsy Rose and Fibbers cater to the rock crowd, The Opium Rooms, Wigwam and Pygmalion are good for electronic music, while The Globe plays a mix of indie dance music and retro hits. There's a venue to suit every taste in Dublin and live music venues can be found from Portobello to Parnell Street.







# DUBLIN LIFE

## FESTIVALS

There's always something going on in Dublin, whether it's Pride festival, the Audi International Film Festival, the Dublin Fringe Festival or, of course, St. Patrick's Day! The end of September sees the entire city come to life for Culture Night, while the food festival, Taste of Dublin, takes over the beautiful Iveagh Gardens in June. There are also plenty of music festivals to enjoy, like Hard Working Class Heroes, Ireland Music Week and Beatyard in October, Forbidden Fruit in June, and Longitude in July.

## SHOPPING

There are two main shopping areas in Dublin – Grafton Street on the South Side and Henry Street on the North Side. You'll be able to find most high street shops here, as well as in large shopping centres like Jervis shopping centre, Dundrum, and Liffey Valley. There are some interesting boutiques and vintage shops in Temple Bar, George's Street Arcade and Exchequer Street. There's also a large flea market in Newmarket square on the last Sunday of every month where you can buy vintage clothes and jewellery, furniture, bric-a-brac, and organic food.

## EATING OUT

There are plenty of restaurants in Dublin, with many offering early bird specials or deals under €15 for dinner. Gone are the days when meat and two veg was all that was on offer, and now you can order from a wide variety of international cuisines to suit every palate. From sushi to American barbeque, there's always a decent meal to be had on a budget. On the south side Dame street, Parliament street, South William Street and Camden Street offer a range of exciting culinary options, while on the North Side you're sure to find a bite to eat on Capel Street, Parnell Street or the Millennium Walk Way.

## THINGS TO SEE AND DO

Dublin has a great arts scene with many galleries and attractions offering free entry. All of the National Museums offer free entry and are open six days a week, including The National Art Gallery, National History Museum, Irish Museum of Modern Art and Natural History Museum (known locally as the Dead Zoo). Also free of charge is access to the Science Gallery, The Hugh Lane Gallery and the Chester Beatty Library, located on the grounds of Dublin Castle. For a small fee you can view the centuries-old illuminated manuscript called the Book of Kells and the stunning Long Room Library in Trinity College. You can also see some stunning celebrity likenesses in The Wax Museum or explore Irish folklore at the Leprechaun Museum.



# CULTURE

**Dublin is a wonderfully cultural city, with everyone from James Joyce to Handel being inspired by their time here. If you're interested in checking out some more modern culture, here is a list of where to start.**

**The Abbey Theatre:** Located on Middle Abbey Street, it was the first national theatre in the world. Along with their sister theatre the Peacock, they still show the best of Irish and international plays with great discounts for students.

## **Irish Film Institute and Lighthouse**

**Cinemas:** Both offer reasonable student deals and loyalty schemes. Keep an eye out for their events throughout the year, including film festivals such as the annual week-long Horrorthon in the IFI and special events.

**The Olympia:** Opened in 1879, the Olympia theatre has long been host to a dizzying variety of acts. From R.E.M.'s five-night residency to the greatest of Panto dames, the Olympia always has something to offer.

**The Iveagh Gardens:** An oasis found tucked behind Georgian office buildings on Harcourt Street, this pocket of greenery is the perfect place to get away from the hustle and bustle of the city centre. Take in the waterfalls and statuary on a lazy afternoon or go to one of the summer gigs. In recent years, the gardens have played host to comedy festivals, food festivals and music acts such as Tori Amos, The National and St. Vincent.

**The National Concert Hall:** Found just off St. Stephen's Green, the concert hall is Dublin's primary classical music venue, but it always has a diverse and exciting programme. From live performances of classic film scores to intimate concerts by acts such as Rufus Wainwright and an excellent education programme, the NCH is a Dublin gem.



# CULTURE

**The Phoenix Park:** At 1752 acres, the Phoenix Park is one of the largest enclosed recreational spaces in any European capital city and perfect for anyone who wants to get away for an afternoon. Home to Dublin Zoo, Victorian Flower Gardens and Tea Rooms, the Residence of the President of Ireland, and quite a lot of deer, the park is perfect for an afternoon get away.

**Vicar Street:** A popular music venue and home to the best stand-up, Vicar Street is known as one of the best live venues in the city.

**IMMA:** The Irish Museum of Modern Art is located in the grounds of the old Royal Hospital in Kilmainham, just beside Heuston Station.

**The Project Arts Centre:** If you're looking for something new and original, The Project is the place to go. Hosting an exciting programme of contemporary work including theatre, music, dance and visual arts, there's always something new to discover.

**Whelan's:** One of the most well-known live music venues in the city, Whelan's has been host to a variety of big names over the years including Jeff Buckley, Arctic Monkeys, Nick Cave, Hozier and Ed Sheeran. The main space has a packed line up every week while live music can also be found in the front bar, upstairs space and parlour bar most evenings.

**Christchurch Cathedral:** At the heart of the city centre, Christchurch Cathedral was first founded around 1028 and has a rich history for visitors to explore including the largest cathedral crypt in Britain or Ireland.

**Smock Alley Theatre:** Originally built in 1662, Smock Alley is known as 'Dublin's oldest newest theatre'. You'll find a hugely varied programme of plays, concerts and literary events across three different spaces. Enjoy contemporary takes on the classics and enjoy the excitement of emerging artists.



# CHRISTMAS

Christmas is a magical time in Dublin, and you should be sure to go to the enormous Christmas market in the docklands or go ice-skating in the Point Village. It's worth remembering that Ireland practically shuts down on Christmas Day, so if you are here over the holidays you might like to plan to spend Christmas Day with a friend, or with some other students who may be away from home for the holidays.



# THE GREAT OUTDOORS

Dublin is ideally situated between the mountains and the sea and both are easy to access from the city centre. The DART brings you along the coast and stops in many lovely seaside towns. A simple mountain walk is the Sugarloaf in Co. Wicklow. You can reach it by taking the 145 bus from the city centre. Glendalough is a beautiful valley with stunning lake views. It takes about an hour to get there using the St. Kevin's bus service, which leaves from Dawson St. If you don't fancy leaving the city, you can also head to parks like the Phoenix Park, St. Stephen's Green, and Iveagh Gardens.



BIMM Institute Dublin

# YOUR MUSIC CAREER STARTS HERE

**IF YOU HAVE ANY FURTHER  
QUESTIONS ABOUT FINDING  
ACCOMMODATION IN DUBLIN,  
PLEASE DON'T HESITATE  
TO CONTACT OUR STUDENT  
SUPPORT TEAM.**

Our Student Support Team are here to help you  
and can be contacted on:

Tel: **+353 1 5133 666**

Email: **[studentsupportdublin@bimm.ie](mailto:studentsupportdublin@bimm.ie)**



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