



BIMM  
INSTITUTE

London

BIMM INSTITUTE LONDON

# ACCOMMODATION GUIDE

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

EUROPE'S  
**MOST CONNECTED**  
MUSIC INSTITUTE

**2020/21**

**BIMM.AC.UK**



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**“ ALTHOUGH IT MIGHT SEEM LIKE A DAUNTING TASK, FINDING SOMEWHERE TO LIVE IN LONDON MAY NOT BE AS HARD AS YOU FIRST THOUGHT. THE STUDENT SUPPORT STAFF AT BIMM LONDON CAN HELP YOU FIND A HOUSE AND HOUSE MATES TO SUIT YOU”**

JAKE READ  
BA MUSIC PRODUCTION GRADUATE



Where to live:

# WHERE SHOULD I BE LOOKING?

## **The school's address is:**

BIMM London  
Barclay House  
Effie Road  
Fulham  
SW6 1EN.

The school's nearest tube station is Fulham Broadway on the District Line. It is also walkable from West Brompton Overground station.

The following bus stops are very close to the school: 11, 14, 28, 211, 295, 391, 414 and 424. Please note there are no parking facilities available at Fulham.

Many of our students live within a short walking distance or bus/tube commute from the School but some travel from further afield; especially if they are already settled in London or the outskirts.

Remember that you will need to take into consideration the cost of travelling, and the time it will take to get into school.

We recommend the following areas; some of which are within walking distance or a short commute:

- Clapham / Wandsworth
- Hammersmith / Shepherds Bush
- Acton / Ealing
- Putney / Southfields
- West Kensington
- Fulham

We also strongly recommend that you apply for a Student Oyster card at the start of the new academic year to save 30% against the price of adult rate Travelcards and Bus & Tram passes.

For further information please refer to Transport for London's website.



59 to Streatham Hill, Telford Av

# PUBLIC TRANSPORT SERVING FULHAM BROADWAY

All of these areas are very well connected to Fulham Broadway by both bus and tube lines. Some are even walkable or easily accessible by bicycle.

## CLAPHAM / WANDSWORTH

### Bus route:

295 (towards Ladbroke Grove)  
28 (towards Kensal Rise)

### Tube:

Overground northbound to  
West Brompton

## HAMMERSMITH

### Bus route:

391 (towards Sands End)  
295 (towards Clapham  
Junction)  
211 (towards Waterloo)

### Tube:

District Line or Piccadilly  
Line to Earls Court, change  
to District Line to Fulham  
Broadway

## PUTNEY / PARSONS GREEN

### Bus route:

414 (towards Maida Hill)  
14 (towards Warren Street)  
424 (towards Craven Cottage)

### Tube:

District Line to Fulham  
Broadway

## PUTNEY / SOUTHFIELDS

### Putney

### Bus route:

414 (towards Maida Hill)  
14 (towards Warren Street)  
424 (towards Craven Cottage)

### Southfields

As above then connecting  
bus route: 39 (from  
Clapham Junction)

### Putney & Southfields

### Tube:

District Line to Fulham  
Broadway

## SHEPHERDS BUSH

### Bus route:

295 (towards Clapham  
Junction)

### Tube:

Overground southbound to  
West Brompton

## WEST KENSINGTON

### Bus route:

28 (towards Wandsworth)  
391 (towards Sands End)

### Tube:

District Line to Fulham  
Broadway, change  
at Earls Court

## ACTION / EALING

Acton (from Acton  
Central Overground)

### Bus route:

207 / 607 to Shepherds Bush  
– change for – 295 (towards  
Clapham Junction)

### Acton Central Overground

### Tube:

Overground to Willesden  
Junction change for –  
Overground southbound  
to West Brompton

### Ealing Common

### Tube:

District Line or Piccadilly  
Line to Earls Court, change  
to District Line to Fulham  
Broadway



# BUSES FROM FULHAM BROADWAY

## Key

- Connections with London Underground
- Connections with London Overground
- Connections with National Rail
- Connections with Docklands Light Railway
- Connections with river boats
- Mondays to Saturdays evening services

Red dots show the bus stop you need for your chosen bus service. The dot appears on the top of the bus stop in the street (see map of town centre in centre of diagram).

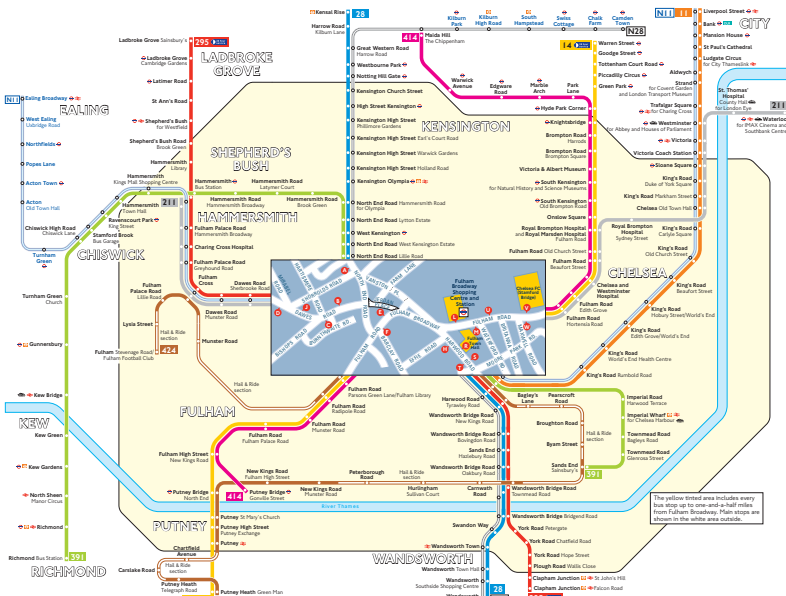
## Route finder

Day buses including 24-hour services

Bus route	Towards	Bus stops
11	Liverpool Street	
14	Putney Heath	
28	Warren Street	
211	Kensal Rise	
288	Wandsworth	
295	Waterloo	
391	Clapham Junction	
414	Ladbroke Grove	
424	Richmond	
424	Sands End	
424	Putney Bridge	
424	Fulham Steepleway Road	
424	Putney Heath	

## Night buses

Bus route	Towards	Bus stops
N11	Ealing Broadway	
N28	Liverpool Street	
N28	Camden Town	
N28	Wandsworth	



# HOW MUCH CAN I EXPECT TO SPEND?

Below is a table of average weekly rent rates. These average weekly rates do not include the cost of utility bills and serve only to give an indication of accommodation costs in London.

The data within the table comes from London Rents Map, a website that provides a very useful overview to rent rates in all areas of Greater London.

## Average weekly rental values by property type (for one person)

Rents in London change frequently. For up to date info visit: [london.gov.uk/rents](https://london.gov.uk/rents)

AREA	1 BED (£)	2 BED (£)	3 BED (£)	4 + BED (£)
Wandsworth	309	380	512	629
Clapham	335	415	540	695
Hammersmith & Shepherd's Bush	320	424	635	720
Acton	298	358	506	554
Putney & Southfields	322	403	518	690
West Kensington	329	470	748	665
Fulham	314	430	600	840

## COUNCIL TAX & INSURANCE

As a full-time student, you are not liable to pay council tax if you are house sharing with other students. You will need a letter from us confirming your student status which you should then send to your local council tax office.

We can only issue student status letters once you have enrolled onto your course and the course has commenced.

Please request a student status letter at the start of the new academic year as per instructions given at enrolment.





# HOUSE HUNTING

There is plenty of good quality, affordable accommodation of all sizes to go around!

## HOUSING CAN BE FOUND IN THE FOLLOWING WAYS:

### [BIMM LONDON ACCOMMODATION FACEBOOK PAGE](#)

Facebook is a good way to link up with people who are already at BIMM or who are starting at the same time as you.

Using this facility is a great way to post information about yourself, the type of housing you are looking for and also any rooms that you or others may know of which are available for rent.

### [ACCOMMODATION AGENCIES](#)

Most property lets will be managed by letting agencies. A list of local Letting Agents can be found on the next page. Ensure that your Letting Agent is following the code of practice of the National Association of Estate Agents.

### [STUDENT SPAREROOM.CO.UK](#)

Student SpareRoom is the private rented student accommodation finder from SpareRoom.co.uk, the UK's #1 flat & house share website. Student SpareRoom allows you to find and advertise rooms in existing student flatshares as well as student flats & houses to rent suitable for groups of sharers.

### [RIGHTMOVE.CO.UK STUDENTS](#)

Rightmove Students can be used to find university accommodation, student housing, halls of residence and private halls close to your university campus.

All their student accommodation is listed on a per person / per week basis to make it easier to see how far your student budget will stretch.



# ACCOMMODATION AGENCIES

Please be aware that the agents listed below have not been visited or vetted in any way by BIMM London and you therefore should use them at your own risk. Also be aware that Letting Agents may have additional fees for:

- Drawing up contracts/Administration charge
- Reference fees
- Inventory fees

Ask what charges you will have to pay before you enter into an agreement with them. If you do have any concerns about the agency you are working with, contact the National Association of Estate Agents at: [www.naea.co.uk](http://www.naea.co.uk)

AGENT	TELEPHONE	WEBSITE
Dexters	020 7386 7386	<a href="http://www.dexters.co.uk">www.dexters.co.uk</a>
Faron Sutaria	020 7887 2563	<a href="http://www.faronsutaria.co.uk">www.faronsutaria.co.uk</a>
Kinleigh, Folkard and Hayward	020 7731 0051	<a href="http://www.kfh.co.uk/kfh-services/lettings/">www.kfh.co.uk/kfh-services/lettings/</a>
Knight Frank	020 8115 2388	<a href="http://www.knightfrank.co.uk/students">www.knightfrank.co.uk/students</a>

PRIVATE HALLS OF RESIDENCE	WEBSITE
Prince Consort	<a href="http://www.mystudentvillage.com/uk/prince-consort-village">www.mystudentvillage.com/uk/prince-consort-village</a>
Find Digs	<a href="http://www.finddigs.co.uk">www.finddigs.co.uk</a>
Pure Student Living	<a href="http://www.purestudentliving.com">www.purestudentliving.com</a>
The Lyra	<a href="http://www.downingstudents.com/locations/london/the-lyra">www.downingstudents.com/locations/london/the-lyra</a>
New Orient House	<a href="http://www.freshstudentliving.co.uk/property/new-orient-house">www.freshstudentliving.co.uk/property/new-orient-house</a>



# HOUSE VIEWINGS

## TIPS FOR VIEWING PROPERTIES:

- We recommend viewing a property at least twice. You'll be more likely to notice problems the second time around.
- Take someone with you or let someone else know exactly where you are when you visit a property.
- 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.
- Take your time and don't let landlords pressure you – there is a surplus of good properties in the area and you will find somewhere you like.
- 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.



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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?

# LIVING COST GUIDELINES

The examples below are approximate and intended as a guide only. Costs of living can vary greatly from one student to the next depending on personal circumstances and choice. Please also remember that this list is not exhaustive - try to put thought into your own specific requirements and what these may cost.



Expenditure	Monthly Cost	Weekly Cost
Accommodation	£700 - £900	£175 - £225
Electricity	£10 - £65	£3 - £17
Gas	£10 - £65	£3 - £17
Water	£10 - £30	£3 - £8
Telephone	£25 - £80	£6 - £20
Food	£100 - £260	£25 - £65
Travel	£20 - £100	£5 - £25
Insurance	£22 - £65	£5 - £15
Clothing	£40 - £60	£10 - £15
Going Out	£80 - £220	£20 - £50
TV Licence	£12	£3



## REHEARSAL SPACE

Rehearsal space in London can range from £7 to £13 per hour. BIMM students can book certain FREE rehearsal slots in-house.

Please ask Reception for more information once you have enrolled.



## COURSE EQUIPMENT

It's likely that you'll already have all the equipment you need for your course in terms of your chosen instrument. However, remember to factor the cost of replacement strings, leads, picks, etc. into your budget. Guitar and bass players are reminded that they'll need a soft case for their instrument while at BIMM for health and safety reasons.

If you have your own computer, don't forget to factor in the cost of internet access and any other running costs.



# FREQUENTLY ASKED QUESTIONS

## WILL I NEED TO SIGN A CONTRACT TO RENT A ROOM?

Most landlords/agents will ask you to sign a tenancy agreement. This is a legally binding document setting out each party's rights and responsibilities. By signing it, both you and the landlord have certain rights protected in law which can't be overwritten by the contract. Before you sign, make sure you understand all the clauses, so there can be no nasty surprises after you've signed.

If asked to sign an agreement, it is likely to be an Assured Shorthold Tenancy Agreement and will normally last for at least six months, after which the tenancy will run on a monthly basis. However, many tenancies run for a fixed term, i.e. July 1st 2020 to June 30th 2021. In this case make sure that you are happy with the length of the contract as it is very unlikely that you will be able to end the tenancy early.

The terms of the agreement must be in plain, intelligible language and not be unfair. For example, the tenant should not be restricted from breaking a fixed term agreement if the landlord is not in the same way, nor should they be subject to unreasonable rent increases or held to unreasonable penalty clauses (for example, extortionate charges for late payment of rent).

Get a tenancy agreement checked first by an informed person such as an advisor from the Citizens Advice Bureau. If the landlord/agent won't let you take the contract away to get it checked first, think twice about signing it. Spend a little extra time in getting your contract checked out to save time, money and stress later in the year.





# FREQUENTLY ASKED QUESTIONS (CONT.)

## 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 and sewage 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 for 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/ landlady 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.

# FREQUENTLY ASKED QUESTIONS (CONT.)

## WHAT BILLS CAN I EXPECT TO PAY?

Depending on your own personal consumption you can expect to pay

£15 - £20 per week for utility bills.

Remember that if solely full-time students occupy a property then they are exempt from Council Tax.

## WHAT IS A DEPOSIT?

The deposit is generally the equivalent of one month's rent. Your landlord or agent must, under the 2004 Housing Act, protect your deposit within 14 days of receiving it as part of the Tenancy Deposit Protection Scheme and provide you with certain information relating to this.

This scheme ensures that deposits paid to the landlords are kept safe and that tenants gets their deposits back at the end of the tenancy, so long as there hasn't been a breach of the tenancy agreement, such as unpaid rent. Remember that the money held as a deposit remains yours at all times and not the landlords, and only by mutual agreement should any money be deducted. 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 wilful or negligent
- Have not cleaned the property adequately
- Have left rubbish which needs removing from the property

## 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. BIMM London cannot be your guarantor.

Some landlords ask for a guarantor but not all do. So, 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. NI number, bank details or passport details should not be necessary.



# FREQUENTLY ASKED QUESTIONS (CONT.)

## 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. Your deposit will be protected as part of the Tenancy Deposit Protection Scheme and therefore cannot be used by the landlord or agent.

## FURTHER QUESTIONS

If you have any further questions please do not hesitate to contact the Student Support team on **02087493131** or **admissions@bimm.ac.uk**

**www.shelter.org.uk** provides advice and guidance to people who are renting privately in the UK and provides a great resource if you are unsure about a tenancy agreement.





BIMM London

# YOUR MUSIC CAREER STARTS HERE

**IF YOU HAVE ANY FURTHER  
QUESTIONS ABOUT FINDING  
ACCOMMODATION IN LONDON,  
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: **0208 7493 131**

Email: **[admissions@bimm.ac.uk](mailto:admissions@bimm.ac.uk)**



0208 7493 131



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