

ART ACADEMY LONDON

London is a wonderful city in which to be a student and there are a myriad of options when it comes to finding your accommodation, from purpose built student accommodation providers to private landlords.

We know that finding accommodation in London can be daunting, particularly if you are new to London, but we are on hand to help you. This document is designed to help you make the best informed decision. If you have any further questions contact the Academics team on +44 20 7407 6969 or academiccourses@artacademy.org.uk.

LOCATION & TRANSPORT

The Art Academy | 165A Borough High Street, Mermaid Court, London SE1 1HR

The Art Academy's principal location, Mermaid Court, is just off Borough High Street, near London Bridge in Zone 1.

London Bridge is a very central location with excellent railway, tube and bus connections. As such, many students can choose to live further outside Zone 1 and take advantage of cheaper rents.

Nearest Tube & Train stations:

- London Bridge (Northern and Jubilee tube lines) - 5 minute walk
 - London Bridge is also an overground train station with excellent links to South London.
- Borough (Jubilee Line tube) - 4 minute walk
- Monument (Circle and District tube lines) - 10-15 minute walk
- Bank (Central tube line) - 10-15 minute walk
 - Bank also has Docklands Light Railway overground with excellent links to East London.

A 45-minute commute from your accommodation to the Academy is reasonable and the average time you should allow yourself when commuting in and around London.

If you find a property of interest you can use the Transport for London website to work out your travelling time to and from the Academy. Bear in mind that how close you live to a tube station is often more important than how far you are from your destination.

Useful links to plan your Journey:

- Official Transport for London website: tfl.gov.uk
- City Mapper: <https://citymapper.com/london/>

Travel Costs:

Travel costs will vary according to where you live.

A 7-day Travelcard for Zones 1 & 2 currently costs £34.10 for an adult.

A single journey within Zones 1-3 is £3.30 at peak times and £2.80 at off-peak times.

Students are entitled to:

- 30% discount on 7 Day, Monthly and longer period Travelcards
- 34% discount on off-peak pay as you go fares and off-peak daily caps on Tube, DLR, London Overground if you add the entitlement to your 18+ Student Oyster photocard
- 34% discount TfL Rail and most National Rail services if you get a 16-25 National Railcard and add the discount entitlement to your

You can register yourself under The Art Academy to receive the student discount.

RENTING

Areas with W postcodes tend to be more expensive. Areas with SE postcodes tend to be less expensive, including areas such as Camberwell and Deptford.

The GOV website offers information renting costs across London as well as advice for renters: <https://www.london.gov.uk/what-we-do/housing-and-land/renting>

LIVING IN LONDON

London is a fantastic city to live in and a particularly amazing place to study Art. London has access to some of the world's best museums, galleries, restaurants, parks and other entertainment. There is a wide variety of student accommodation in London, from halls of residences and flat shares to studio flats and penthouses with views of the city!

ACCOMMODATION

Purpose built student accommodation

Purpose built student accommodation usually offers a high standard of accommodation with many rooms being ensuite and self catered. This option can be slightly more expensive than dealing with a private landlord, but offers a great way to meet other students from different colleges and universities.

This is a list of purpose built student accommodation providers:

<https://www.unitestudents.com>

<https://www.nidostudent.com>

<http://thestudenthousingcompany.com>

<https://www.fusionstudents.co.uk>

<https://www.purestudentliving.com>

<https://apartostudent.com>

Privately rented accommodation

Alternatively, you can rent from one of London's many private landlords and housing organisations. Many students choose to share accommodation with friends to reduce costs.

This is a list of websites offering full properties or spare rooms from private landlords:

<https://www.rightmove.co.uk>

<https://www.zoopla.co.uk>

<https://www.spareroom.co.uk>

Host family

Another option is finding a host family in London to stay with. You would be staying with a British family in their home in a friendly and safe environment.

This is a list of websites that advertise available host families:

<https://www.homestay.com>

<http://londonhomestays.com>

<https://studentstay.co.uk/homestays/>

IMPORTANT INFORMATION FOR RENTERS

Length of contract

Usually a landlord will expect you to stay for 6 or 12 months in a property. Some agencies request international students with no UK guarantor pay 6 months' rent in advance. You should expect to give at least one month notice before you leave.

Deposit

Expect to pay one month's deposit in advance plus a deposit equivalent to 6 weeks rent in advance. The deposit is used to cover costs if there is damage to the property during your stay there, or to cover unpaid rent.

If the landlord has reason to deduct anything from your deposit amount, they will need to state clearly the reasons for any deductions. You can insist on an inventory report when you move in to a property which will outline any existing damage and wear and tear. It is also a good idea to take photos of any damage you notice in the property when you move in and keep these photos on file.

Legally, landlords must put your deposit into a holding account, ensuring that it is protected while you are renting the property. You can ask for the certificate that proves that your deposit is being protected.

Landlord's Access to the Rental Property

The landlord must give the tenant at least 24 hours notice of intent to enter the property at reasonable times. The law states, however, that tenants must not unreasonably refuse to allow the landlord to enter the rental when the landlord has given at least one day's notice of intent to enter at a specified time to show the dwelling to prospective or actual buyers or tenants.

Tenants also must not unreasonably refuse the landlord access to repair, improve, or service the dwelling. In case of emergency, the landlord can enter without notice.

Council Tax

Council Tax is a charge made by Local Authorities on residential properties to pay for local public services. Students have to pay council tax, unless they live in an all full-time student household. If you live in shared accommodation with some students and some working adults, you may need to pay some council tax. The Art Academy can provide a letter for you stating that you are a student.

Moving

When you want to move out of a rental unit, it is important to give appropriate notice to your landlord. In most cases it is not necessary to provide written notice if you are moving out at the expiration of a lease, though you should check your rental agreement to determine what, if any, kind of formal notice must be given.

Television

Please note if you have a TV in Great Britain you will need to purchase a TV License. These are compulsory and you will be fined if you do not have one.

More details can be found at www.tvlicensing.co.uk.

SHORT TERM ACCOMMODATION

You might like to organise accommodation for when you first arrive in London, to allow time for you to find something more long-term and get your bearings of the city.

If you're looking for short term accommodation we recommend using these websites:

<https://www.airbnb.co.uk>

<https://uk.hotels.com>

<https://www.booking.com>

<https://www.hostelworld.com>

HEALTHCARE

The National Health Service (NHS) is the UK's state healthcare system providing a wide range of health care services including appointments with a doctor, hospital treatment and dental care.

You should register with a doctor as soon as possible after your arrival in London.

The Academy would advice that you find a GP near where you live. If you are an international student, you will need your passport and a letter from the Academy as proof you are a student.

For more information for International students see our "International Students Section" on our website.