

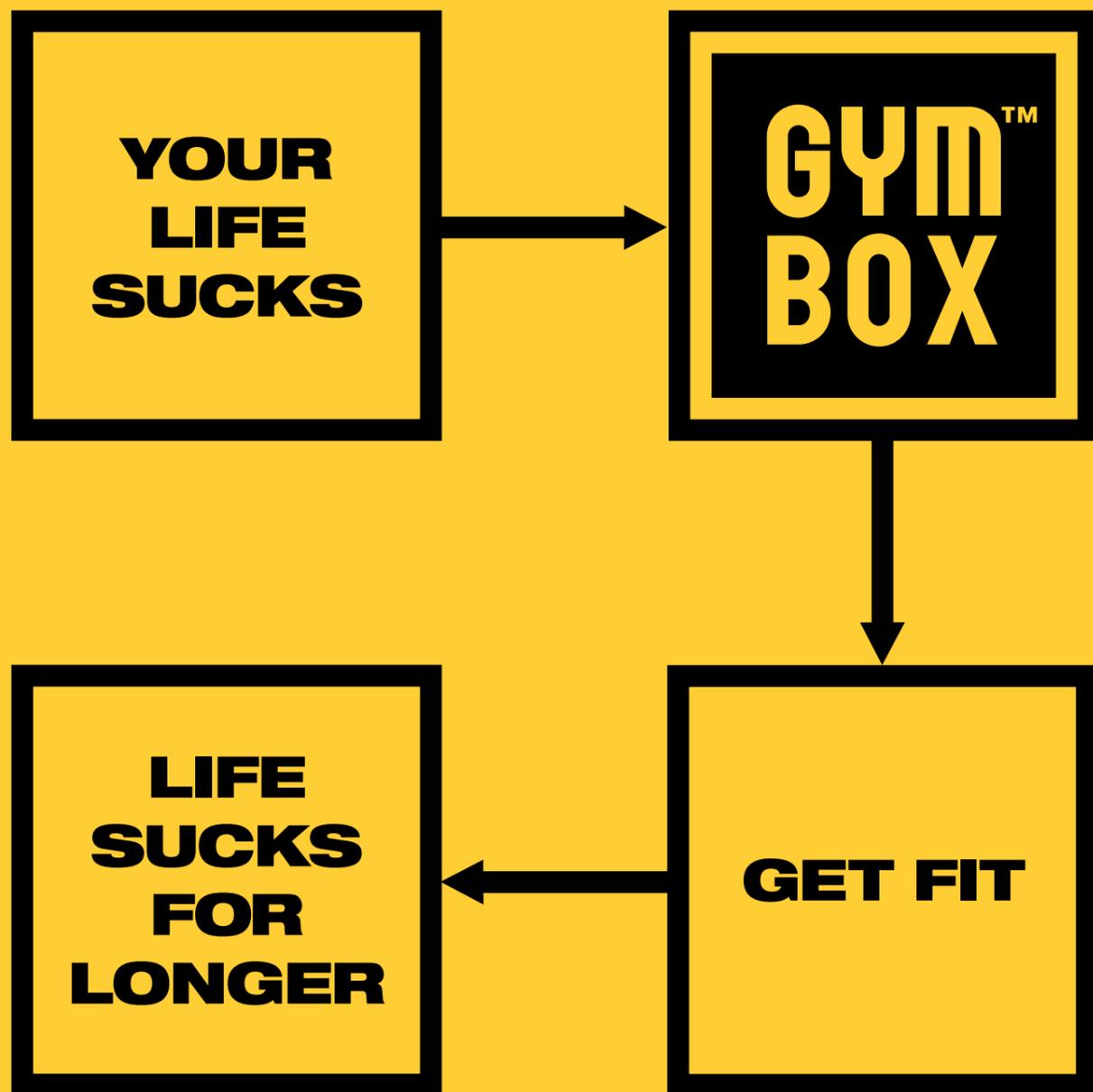


2020

LONDON STUDENT GUIDE

What's in the guide?

STUDENT ACCOMMODATION IN London *the best student properties in your city* | **MENTAL HEALTH FOUNDATION** *looking after your mental health at university* | **MONEY SAVING EXPERT** *budgeting tips from Martin Lewis' Team*



**EXCLUSIVE
STUDENT
RATES
AVAILABLE**

Anything goes

WELCOME TO LONDON

Our London Student Guide is packed full of useful information, hints, tips and guidance to help you with living away from home for the first time.

Whether you're searching for the best properties for the next academic year, guidance on how to secure off-campus student accommodation, tips on dealing with mental health when living away from home, or how to budget effectively whilst at university, we've got you covered!

CONTENTS

- ➔ **GUIDE TO LONDON**
PAGES 4-5
Everything you need to know about the wonderful city of London
- ➔ **MENTAL HEALTH FOUNDATION**
PAGE 6
We've teamed up with the Mental Health Foundation to give you tips on dealing with mental health at university
- ➔ **FINDING ACCOMMODATION**
PAGE 8
Searching for accommodation for the next academic year? We're here to help
- ➔ **PROPERTIES IN LONDON**
PAGE 9-11
Check out our top properties in London

ALSO INSIDE

12 YOUR GUIDE TO RENTING
Everything you need to know about renting student accommodation



14 MONEY SAVING EXPERT
Find out how you can save money whilst studying at university

15 ADVERTISE YOUR PROPERTY
Are you a student landlord? Advertise your property for free on StudentTenant.com

LONDON. THE CITY BUILT FOR STUDENTS.



“StudentTenant.com did a fantastic job finding me a home for my second year at University. I couldn’t have asked for a better service and communication throughout the process.”

Ms. Macy B. - Second Year Student

Head to [StudentTenant.com](https://www.studenttenant.com) to find your dream student home

LONDON

It’s easy to see why the City of London is the go-to destination to study: home to more than 400,000 students from across the globe, 40+ higher education institutions, and more eateries, events and landmarks than you can shake a stick at.

London boasts more events, attractions and activities than any other university city in the UK, enough to keep any student busy all year round. No matter where you go in the city, you’ll always discover new ways to spend your time. From the array of independent shops and cafes, to internationally renowned fashion and department stores, there’s certainly something for everyone in our wonderful capital city.

Tips for booking a student house

We’ve put together a comprehensive guide for booking your off-campus accommodation, and we’ll be with you every step of the way. If you have any questions or concerns, one of our friendly lettings team will always be on hand to help!

Hundreds of student homes

We’ll give you a snapshot of some of the best student properties on offer in London. If you can’t find a suitable property in the guide, we’ve got hundreds more available online on [StudentTenant.com](https://www.studenttenant.com). Start your search today!

Your local guide to London

We’ve teamed up with local businesses in London to give you an insight into what’s around in your lovely city. Inside we have very the best student accommodation providers in London, guarantor services for students, and much more.

**SKIP TO PAGE 9 TO
DISCOVER OUR TOP
STUDENT PROPERTIES
IN LONDON!**



Focusing on your mental health whilst living and studying away from home is hugely important.

Here at StudentTenant.com, we have teamed up with **The Mental Health Foundation** to discuss looking after your mental health and wellbeing, and how to deal with stress whilst at university.

Mental Health at University

Q: Who are the Mental Health Foundation and what do you do?

A: The Mental Health Foundation is focused on the prevention of mental health issues. We research different types of mental health conditions and provide information and guidance on where to go should you need support.

The Foundation is working with the University of Sussex on a project called 'SituatE' which is developing a programme of activities to promote positive mental health for higher education students. This will be rolled out nationally.

Our vision is for a world with good mental health for all. Our mission is to help people understand, protect and sustain their mental health.

Q: Why are university students of particular concern?

A: Starting university is a major life transition, and can be both exciting and overwhelming. Not only must students manage both academic and social pressures, they must also navigate developmental challenges as they transition to adulthood.

In 2015/16, over 15,000 first-year students in UK universities reported that they had a mental health problem, compared to approximately 3,000 in 2006.*

There was a 210% increase in university dropouts among students with mental health problems from 2009/10 to 2014/15.*

Given that the majority of mental health problems are developed by the age of 24, university students are a group at high risk of having mental health problems.

Students today are faced with unique concerns compared to students in the past. This includes stress from the financial burden of student loans and increased tuition fees, and the potentially negative consequences on wellbeing due to digital technologies and social media.

Q: What advice would you give students who are living away from home for the first time and might feel as though they do not have enough of a support network?

A: Firstly, there is always someone you can turn to should you need to, and you should never feel as though you do not have anywhere to go.

Student support services at all universities will be able to link you to the right support network. Support services and student unions will often run initiatives to support you, such as a buddying system which will provide a senior university student who you can talk to.



Additional support

NightLine.org.uk - Confidential and anonymous information service run by students for students

Mind.org.uk - Advice and support to anyone experiencing a mental health problem

Samaritans.org - Providing emotional support to anyone in emotional distress, struggling to cope, or at risk of suicide

BigWhiteWall.com - Online community with round-the-clock anonymous support

NHS Choices - Advice, tips and tools to help you make the best choices about your health and wellbeing

Your GP - Professional help and support if services supplied from the university are not available

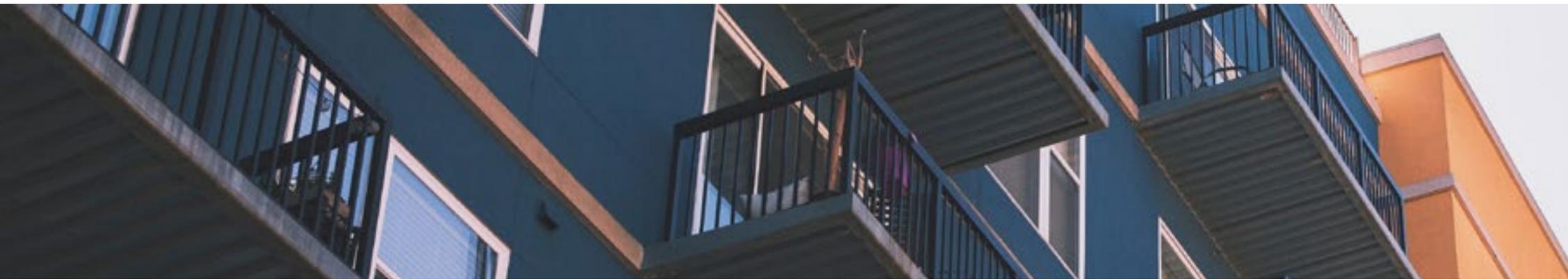
Duck paying rent upfront

Get a rent guarantee from us for a one-off fee, then pay your rent monthly rather than having to find thousands just to move in.

Get an instant quote from
RentGuarantor.com



 **Rent
Guarantor**



FINDING ACCOMMODATION

We're dedicated to helping students find off-campus student accommodation. We're an online student letting agent with a wide range of student accommodation options in your city. No matter your budget, preferences or location, you'll be one step closer to finding your dream student home when you start your search with StudentTenant.com.

Top tips for finding accommodation

There are plenty of accommodation options out there, but the best properties inevitably get booked first. To make things a bit easier for you, we've put together our quick tips to help you find your accommodation with StudentTenant.com.

Head to StudentTenant.com to discover more properties in London!

1. START YOUR SEARCH

Finding student accommodation is easy - you can do everything in just a few clicks. Head to StudentTenant.com, input the city where you're looking for student accommodation and filter the results to your requirements.

2. BOOK A VIEWING

Once you've found a property you'd like to view, click on the 'book a viewing' button on the property advert and suggest up to three preferred times to view. Once the landlord has confirmed your viewing request, the viewing will then go ahead.

3. SECURE THE PROPERTY

Once you've viewed the property and you're happy with it, providing the landlord is happy to accept you as a tenant, you can book the property through our secure online system by clicking on the 'reserve now' button on the property advert*.

*We recommend that you do not make any cash or digital payments to any landlords directly until you have processed a booking online through our secure system.

PROPERTIES IN LONDON

Our top properties in London

Here's a quick snapshot of our top properties in your city. If you would like to view more property photos, find out more about the property or book a viewing, you can do it all online. Head to StudentTenant.com, type the reference number (top left of the advert) into the search bar and click 'search'. You'll then be redirected to the property advert.

Discover more properties

If you'd like to take a look at all of our available properties in London, simply head to StudentTenant.com and start your property search!

Please note: 'PPPM' on each property advert refers to the rent on a 'Per Person Per Month' basis.

REF: THE10



from £287 pppm

Private student hall
Camden - Chalk Farm Road

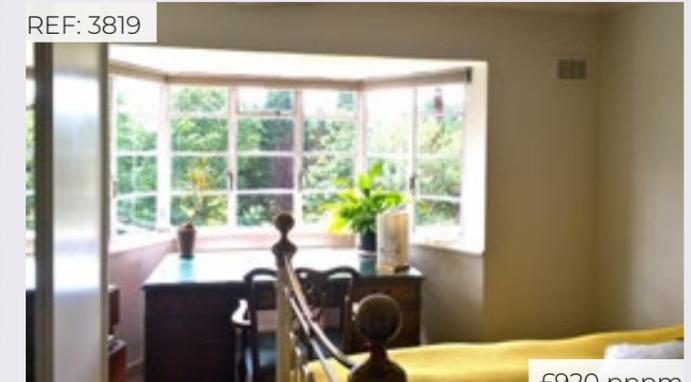
Features

- Wide range of room options to choose from
- Central city location
- Close to underground station
- 24/7 CCTV
- En-suite rooms

Description

Facilities include a large social lounge with breakfast, lunch and dinner catering, pool table, next-gen gaming, seating, sofas and a large smart-TV. We also have quiet study rooms, secure bike storage, outdoor garden, onsite laundry, included high-speed Wi-Fi and fantastic in-house events.

REF: 3819



£920 pppm

One bedroom lodging
Barnet - Whittington Court

Features

- Fully furnished ensuite master bedroom
- Shared kitchen
- Great live-in landlord
- 10 minute walk to Hampstead Heath

Description

The apartment is located in a very safe and quiet area within ten minutes walk either to Highgate or East Finchley underground stations; bus services are also available to different parts of the city.

TOP PROPERTIES

Find your dream student home with StudentTenant.com. Start your student property search today.



REF: 7022

£1550 pppm

Three bedroom house
Tower Hamlets - Alie Street

Features

- Central city location
- High quality and modern interior
- Well-connected transport links

Description

Located in Aldgate, near to Shoreditch, the area offers an array of shopping and culinary delights.

Aldgate High Street is home to well known eateries and pubs. Nearby Leadenhall Market with its cobbled walkways and glass victorian roof is a great escape for eateries.

REF: STUDENT452

from £229 pppw

Private student hall
Islington - West Hampstead

- Wide range of room types
- Central location
- Close to Universities

REF: 6697

£693pppm

Three bedroom house
Wembley - Uxendon Crescent

- Bills included in rent
- Close to Preston Road underground

REF: 4619

£1126 pppm

One bedroom house
Hammersmith - Fulham Place

- Self contained studio
- Bills included in rent
- Short term lets available

REF: 6861

£498 pppm

Four bedroom house
Kingston - Kingston Hill

- High-quality accommodation
- Great location
- Balcony overlooking city

REF: 6857

£498 pppm

Four bedroom house
Surbiton - Hobil Walk

- Three double bedrooms
- Fully furnished throughout
- Large garden at rear

REF: 6257

£450 pppm

One bedroom lodging
Woodford - Gascoigne Gardens

- Live in landlord
- Bills included in rent
- Outdoor balcony area

REF: 7874

£650 pppm

Two bedroom house
Purley - Whytecliffe Road South

- Two double bedrooms
- Easy transport routes into London

REF: 6751

£460 pppm

One bedroom lodging
Wallington - Northview Road

- Close to train station
- Quiet location
- Large garden

REF: 7332

£1000 pppm

Two bedroom house
Hammersmith - Flora Gardens

- Bills included in rent
- Large spacious rooms
- Great city location

REF: 7196

£1600 pppm

One bedroom house
Hammersmith - North End Road

- Once a week cleaning
- Great transport links
- Bills included in rent

REF: 8155

£700 pppm

Five bedroom house
Finchley - Woodside Avenue

- Large open plan living room with 49" TV
- Garden perfect for summer

REF: 4562

£325 pppm

Four bedroom house
Hayes - Balmoral Drive

- Four bedroom town house
- Landlord pays 25% of bills
- Double bedrooms throughout

REF: 5145

£860 pppm

Six bedroom house
Isle of Dogs - St. Davids Square

- Large shared kitchen/diner
- Walking distance to Canary Wharf

REF: GRAND253

from £184 pppw

Private Student Hall
Wembley - Empire Way

- Large communal lounge
- Wide range of room types
- Great city location

YOUR GUIDE TO RENTING

Navigating the private rental sector doesn't have to be stressful! With our guide to renting a student house, you'll have all of the tools and information you need to make the process of finding, viewing and booking accommodation as smooth as possible.

Property Viewing

Before booking student accommodation, it's important that you view the property. We advise that you organise enough viewings to make an informed decision, but it's also important to not drag out your search as all the best places go first.

Holding Deposit

Once you have found a property you love and the landlord is happy to take you on as a tenant, you will be able to start the booking process. The booking process on StudentTenant.com is as follows:

Submit your information

You will need to submit information about yourself (and your group if you are part of one) and your guarantor.

Pay a holding deposit to secure the property and take it off the market

In line with the Tenant Fees Act 2019, we collect a holding deposit to secure your room. This is equivalent to one week's rent from each tenant at the point of booking. Once the tenancy starts, your landlord will deduct the holding deposit amount you paid from your first month's rental payment.

Tenant Referencing

Reference checks are a vital step in securing your house. References can range from a basic credit check, to a written reference from your previous landlord. It's important that you cooperate throughout this process and complete all of the requested information in a suitable timescale.

It's illegal for letting agents to charge any letting fees as of 1 June 2019. If a letting agent tries to charge you a non-refundable fee, you should report them to the relevant body. Your Local Authority will usually be the best people to contact in the first instance - they can provide guidance on your local enforcement body if required.

Tenancy Agreements

It's very important to understand your tenancy agreement before signing it. If you are unsure of any clauses, you must contact your landlord for clarification, or you may be able to speak to your Student Union as they usually offer tenancy agreement reviews and workshops.

There are two types of tenancy agreements you should be aware of:

Joint and several - All tenants in the property are equally liable to pay the full rental amount for each other. Any shortfalls will be the collective responsibility of everyone renting the property.

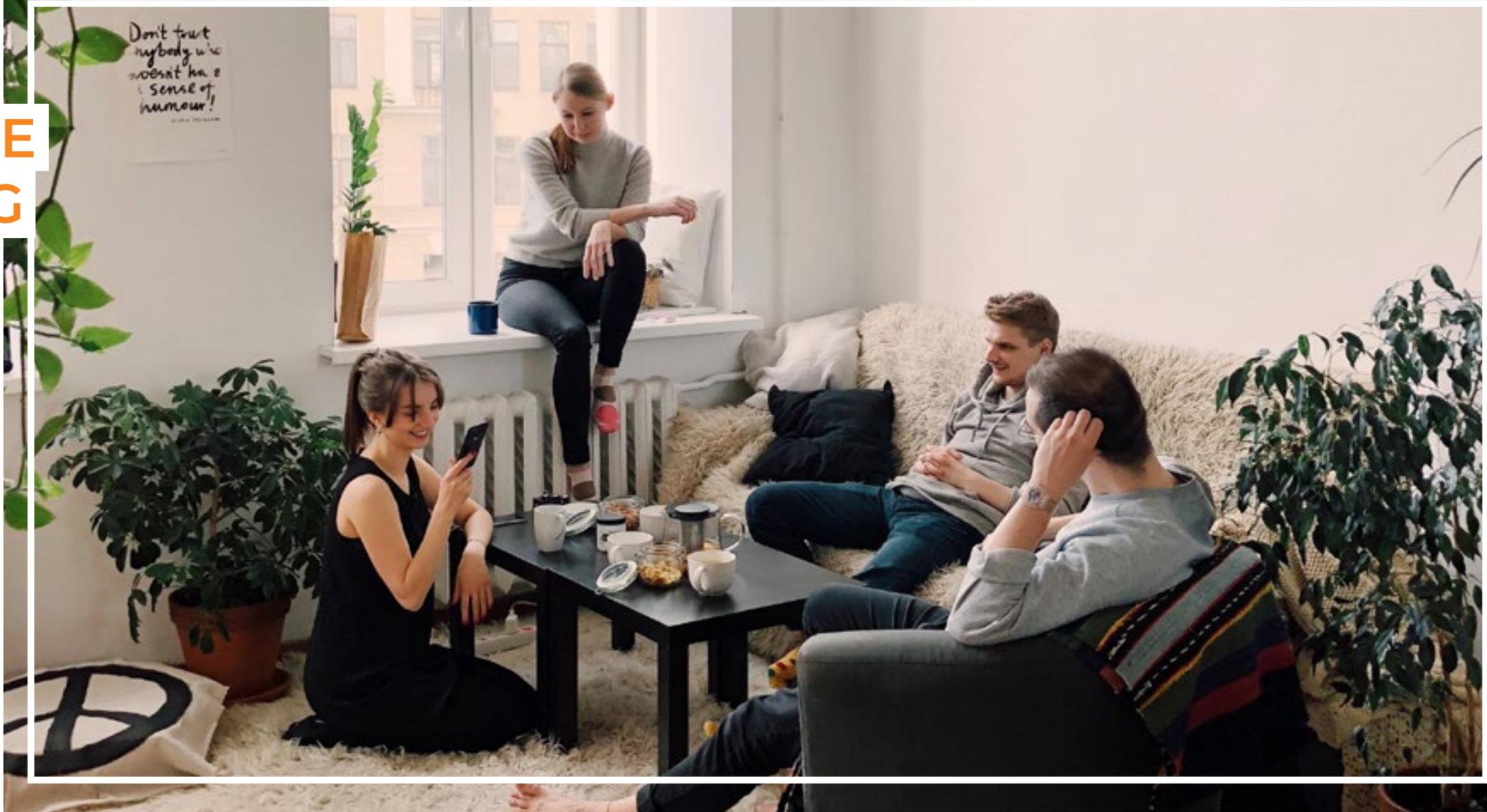
Individual - You are only liable to pay your share of the rental amount. Any shortfalls will only be your responsibility.

Utility Bills

The main bills you will need to cover are gas, electricity, water, broadband and a TV licence. Students are exempt from paying Council Tax, but you will need to inform the local authority that you are a student to ensure that you are not charged. If your utility bills are not included in the rent, you will also need to register with the relevant utility companies when you move in.

Deposit Protection

If you are required to pay a security deposit when reserving the property, it must be lodged within a government protected scheme. Your deposit acts as security for the landlord as it protects them against any damages or non-payment of rent. If disputes arise at the end of tenancy, the schemes will act as arbitrators to ensure all deductions are dealt with fairly and efficiently.





Eesha Mohindra
MoneySavingExpert.com

MoneySavingExpert.com

Budgeting for students

Managing your money as a student isn't always easy. We have spoken to the team over at Money Saving Expert to give you some top tips on how to pinch those pennies whilst you're studying.

1. What advice would you give to students trying to work out a budget?

Living away from home for the first time can be daunting, especially when you've got a tight budget. But it's important to figure out exactly how much you have to spend each week. Whilst it might seem like you've got loads of cash to splash when your loan comes in – the truth is, you haven't. That money needs to last the whole term, so make sure you spend it wisely.

Firstly add up how much money you have coming into your bank account each term. Then allocate how much you have to spend for each area of your life; bills, travel costs, clothes, food and social activities.

3. How would you guide students who might be struggling to manage rent/housing costs?

Pay your bills at the beginning of the term when you receive your student loan payment. If you don't have much money remaining after paying the rent, then you'll need to cut back on other spending.

But remember, if you're struggling for money – don't panic. There are places you can turn and ways to find help. The majority of universities have hardship funds, opportunity awards and emergency options available if your financial situation changes.

2. What are the best ways to budget when limited to student loans?

Your student loan payments are a fixed payment each term, so you will know exactly what's coming in each term.

A couple of tips to help stick to your budget...

- Get a TOTUM card (previously NUS Extra) which gives student discounts at over 200 stores and restaurants in the UK. It costs £14.99 for a one-year card, so if you think you'll use it, it's a great way to save money.
- Don't buy new books – rent, borrow, or buy second hand instead. Scout around campus, Amazon and eBay for people selling books they no longer need.
- If you're currently overdrawn, consider opening a student bank account that comes with a 0% overdraft so you aren't paying any unnecessary overdraft fees.

4. What advice would you give to students trying to boost their income?

Part-time jobs can be a great way to earn a bit of extra cash while at university – ask your student union if they have any jobs. Bar staff, working in shops and outdoor activity instructor are just some of the roles which your union can offer. There's usually a wide range of part-time jobs available - simply search for opportunities and apply.

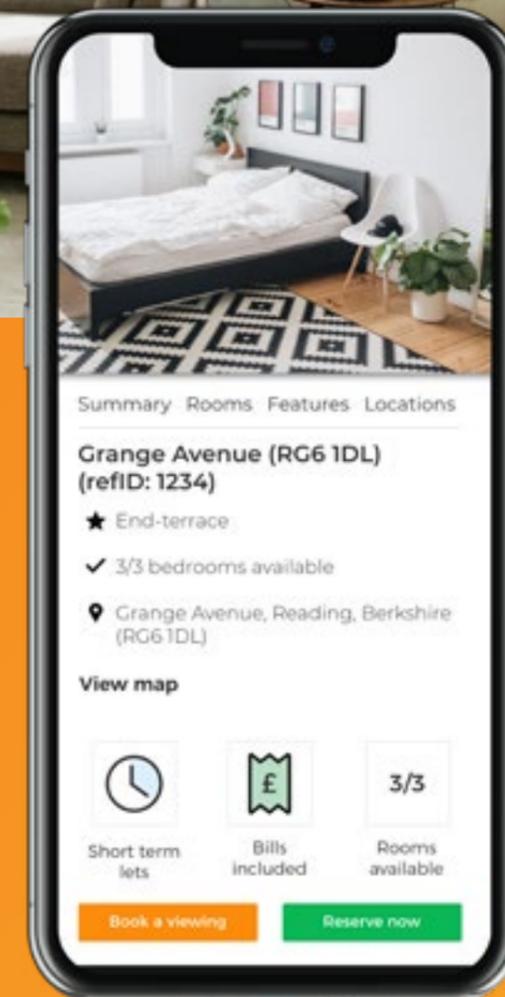
Other good ways to boost your income include selling old items that you don't use anymore or getting paid for your opinion on survey sites.

For more student focussed help and information, check out www.mse.me/studentguide



LANDLORDS ADVERTISE YOUR PROPERTY FOR FREE

Create your FREE property advert by visiting StudentTenant.com/landlords



1

Advertise for free

We'll advertise your property to thousands of students on:



2

Manage your property ad

Creating and managing your property ad is easy! Head to StudentTenant.com and fill in a few details about your student property. Once approved, you'll be able to manage all viewing requests online through our platform.

3

Confirm the booking

If you're happy to accept the tenants, they can book the property online by visiting your property ad. We will carry out guarantor credit checks and can also complete tenancy agreements and collect deposits if required.



www.studenttenant.com
0330 134 7306 · info@studenttenant.com