THE DRAWING YEAR
ACCOMMODATION ADVICE

Expenditure & Budgeting

Below is an estimated monthly expenditure for an average student living in London. These rates are based on averages taken from various online resources as well as previous student experiences.

If you are moving from outside London or are an international student, please bear in mind that there may be other costs involved such as deposits, bedding and other household items. Course costs such as art materials and books are not included as these will depend on how many courses you are taking, what mediums you choose to work with and your personal studio practice.

<table>
<thead>
<tr>
<th>Rent</th>
<th>Food</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly: £500 - £600</td>
<td>Monthly: £230***</td>
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<table>
<thead>
<tr>
<th>Water/Gas/Electricity</th>
<th>Household/Toiletries</th>
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<tbody>
<tr>
<td>Monthly: £60*</td>
<td>Monthly: £40</td>
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<table>
<thead>
<tr>
<th>TV License*</th>
<th>Council Tax (Average Estimated Amount)</th>
</tr>
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<tbody>
<tr>
<td>Monthly: £10</td>
<td>Monthly: £80****</td>
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<table>
<thead>
<tr>
<th>Personal Insurance</th>
<th>Travel (Zone 1 - 3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly: £10</td>
<td>Monthly: £113.70**</td>
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<table>
<thead>
<tr>
<th>Mobile Phone</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td>Monthly: £30</td>
<td>Monthly: £60</td>
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<table>
<thead>
<tr>
<th>Total</th>
<th></th>
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<tbody>
<tr>
<td>Monthly: £113.70 - £1233.70</td>
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*These costs are roughly based on three people sharing a property.

**The travel costs are based on the cost of a Zone 1-3 Travelcard, purchased with a student 18+ Oyster card. For more information of fares visit the Transport for London website.

***The cost of food is based on someone buying and preparing their own food.

****Council Tax is a tax levied by local authorities to help pay for local services, such as rubbish collection and policing. Full-time students are exempt from paying Council Tax. For the most up to date information on student exemptions please visit: https://www.gov.uk/council-tax/discounts-for-full-time-students
Accommodation

Living and renting in London can be costly. Our students in the past have generally lived in South and East London in areas such as Hoxton, Dalston, Bermondsey, Camberwell, New Cross, Tulse Hill, Hackney Wick, Walthamstow, Leyton, Brixton, West Norwood, Peckham, Streatham, Clapton, Herne Hill, Brockley, Forest Hill – popular due to affordability. Below is an indication of the average cost of a room (exclusive of bills) for various types of accommodation. Please be aware that rooms in Zone 1 tend to be more expensive.

Long-term:
Room in a shared house: £120 - £160 per week (not including central London)
Room in a family house: £80 - £100 per week (bills are often included in this price)
Single bedsit: £80 – £100 per week
Studio flat: £180 - £200 per week or more
1 bedroom flat: £200 per week or more
2 bedroom flat: £300 per week or more

Short-term:
Hostel: £30 – £80 (single room) per night
Guesthouse/Hotel – at least £60 per night.

Prices may vary depending upon location. These estimates are based on information derived from online accommodation sites.

House-shares
You can register with the following search databases to find and contact potential house-shares:

- Spareroom
- Easy RoomMate
- Moveflat
- Gumtree*
- Loot
- Camelot Europe / Dot Dot Dot / Ad Hoc Guardians

*Please be aware that while Gumtree has a large listing of house-shares and accommodation, it has been targeted by fraudsters.

Property Viewing
When seeking to view a property, you should never pay money to a landlord or letting agent in advance of the viewing or be asked to show evidence of a money transfer. If someone asks you to do this, you should not contact them again.

It is recommended that when you look at a property you bring someone with you. It is better to have a second set of eyes in order to spot potential problems with the property, flatmates or lease details you receive from the landlord or agent. It is also a good idea in terms of general safety. During your viewing talk to current tenants away from the landlord or agent in order to maximise the chances of getting honest answers about the property. Ask them questions relating to the area, the landlord, how much bills are and how they are paid, neighbours, noise, transport links and accessibility to the School, food shopping and other amenities.

Private Student Residences and Hostels
Student Residences and Hostels are another option for students who are having trouble finding house-shares and would prefer to have their rent inclusive of bills and other amenities. They are also a good option for students coming from outside the UK as you can book online prior to moving to the country.

The residences listed below are privately run. They tend to be a more expensive option but all are centrally located and can be booked in advance.

UNITE
UNITE offers Student Accommodation throughout central London.
Website: http://www.unite-students.com/london
0300 303 8642

Urbanest Student Accommodation
Located in Hoxton, King’s Cross, Tower Bridge, Vauxhall and more.
Website: http://uk.urbanest.com/
+ 44 (0)20 7042 7890

iQ Student Accommodation
14 student accommodation locations
Website: https://www.iqstudentaccommodation.com/
hello@iqstudent.com
Aldgate: +44 (0) 207 952 2430, Hoxton: +44 (0) 207 739 9199, Shoreditch: +44 (0) 207 952 2180

Scape Living Student Accommodation
Scape Mile End, Scape Shoreditch and more locations
Rooms for single students
Website: https://www.scape.com/en-uk
Mile End: +44(0)203 934 5296 Shoreditch: +44(0)203 934 5295

Bethnal Student Living
Website: https://bethnalstudentliving.com/
requests@bethnalstudentliving.com
+44 (0) 20 8980 5495

Below are different options for Hostels that you can consider. These are options found online when looking for long term stay student hostels.

London Hostels Association Ltd
14 hostels mainly in Zone 1 area
Rooms, self-catering and meals available.
Website: http://lhalondon.com/
bookings@lhalondon.com
+44 (0)203 911 5656

International Students House
229 Great Portland Street, London W1W 5PN
Rooms for single students
Meals available.
Website: https://ish.org.uk/
accom@ish.org.uk
+44 (0) 20 7631 8310

Goodenough College
Mecklenburgh Square, London WC1N 2AB
Students only.
Website: http://www.goodenough.ac.uk/
admissions@goodenough.ac.uk
+44 (0)20 7837 8888

William Temple House
29 Trebovir Road, London SW5 9NQ
Rooms for non-smoking full-time students. Self-catering.
Website: http://www.williamtemplehouse.co.uk/
office@williamtemplehouse.co.uk
+44(0) 20 7373 6962

Queen Alexandra's House
Bremner Road, Kensington Gore, London SW7 2QT
Females only, meals included.
Website: http://www.queenalex.com/
info@queenalex.com
+44 (0)20 7589 1120

Zebra Housing Association Ltd
5-13 Glendower Place, London SW7 3DU
Rooms and flats.
Website: http://www.zebrahousing.com/
housing@zebrahousing.com
+44(0)20 7584 2906

**Letting Agencies**
Zoopla and Rightmove are good websites for looking at the properties available at different letting agencies across London.

Letting Agencies act on the behalf of landlords who advertise properties with them. Agents normally deal with properties in their locality, so if you know the area you would like to live in you should go there and visit all the different lettings agents to see what is available.