

ACCOMMODATION FOR RAMBERT SCHOOL STUDENTS

RAMBERT SCHOOL IS NOT A RESIDENTIAL SCHOOL SO IT IS UP TO THE STUDENTS TO FIND THEIR OWN ACCOMMODATION.

STUDENTS WHO ARE BETWEEN THE AGES OF 16-18 OR FROM OVERSEAS ARE ENCOURAGED TO CHOOSE THE HOMESTAY OPTIONS. HOWEVER IT IS UP TO YOU IF YOU CHOOSE THIS OR FLAT SHARES WITH OTHER STUDENTS.

APPROXIMATE COSTS TO RENT A SHARED PROPERTY IN THE LOCAL AREA OF THE SCHOOL IS £500 - £700 PER MONTH.

SEARCHING FOR A PROPERTY

YOU MAY WELL FIND OUT ABOUT A PROPERTY FROM EXISTING STUDENTS WHO WILL BE VACATING AT THE END OF THE YEAR, THESE WILL USUALLY BE ADVERTISED VIA THE FACEBOOK GROUP. IF YOU NEED TO LOCATE A PROPERTY YOURSELF, WHERE POSSIBLE TRY TO RENT VIA A REPUTABLE LETTINGS AGENT. THE LIST BELOW ARE ALL LOCAL AGENTS HANDLING STUDENT PROPERTY WHO BELONG TO A PROFESSIONAL LETTINGS ORGANISATION (ARLA) AND HAVE TO ABIDE STRICTLY BY ITS CODE OF CONDUCT (*PLEASE NOTE THAT THESE ARE NOT RECOMMENDATIONS, MERELY SUGGESTIONS*)

VIEWING AND CHOOSING A PROPERTY

YOU SHOULD BE ACCOMPANIED BY THE LANDLORD OR HIS REPRESENTATIVE WHEN VIEWING A PROPERTY. MAKE SURE YOU ARE HAPPY WITH THE LOCATION E.G. IS IT EASY TO GET TO RAMBERT SCHOOL? IS IT SAFE AT NIGHT? MAKE SURE YOU ARE HAPPY WITH THE CONDITION OF THE PROPERTY AND CONTENTS AND THAT YOU FEEL THE RENT IS REASONABLE.

CONTRACT AND PAYMENT OF RENT

YOU WILL BE GIVEN A CONTRACT TO SIGN WHICH WILL CONFIRM THE RENT AND DEPOSIT PAYABLE. THIS WILL STATE WHETHER THE RENT INCLUDES OR EXCLUDES UTILITY BILLS I.E. GAS, ELECTRICITY, WATER (AS A STUDENT YOU WILL NOT NEED TO PAY COUNCIL TAX). IN NEARLY ALL CASES THE CONTRACT WILL BE FOR AN 'ASSURED SHORT HOLD TENANCY'. THIS GIVES THE LANDLORD THE RIGHT TO HAVE THE PROPERTY BACK AFTER 6 MONTHS, REGARDLESS OF HOW LONG THE CONTRACT IS FOR. THE LANDLORD CAN ALSO HAVE THE PROPERTY BACK AT ANY STAGE IF YOU ARE AT LEAST 2 MONTHS BEHIND WITH YOUR RENT PAYMENTS. IN PRACTICE IF YOU ARE A GOOD TENANT AND PROMPT PAYER THIS IS UNLIKELY TO HAPPEN UNLESS THE LANDLORD HAS OTHER PLANS FOR THE PROPERTY, E.G. SELLING IT.

YOU ARE NOT NORMALLY ENTITLED TO LEAVE THE PROPERTY BEFORE THE END OF THE TERM OF THE CONTRACT. IF YOU DO SO WITHOUT GOOD REASON YOU COULD STILL BE LIABLE FOR THE RENT UNTIL THE END OF THE CONTRACT.

MAKE SURE YOU READ, UNDERSTAND AND ARE HAPPY WITH THE CONTRACT BEFORE YOU SIGN IT.

DEPOSITS

YOU WILL BE ASKED TO PAY A DEPOSIT WHEN YOU AGREE TO TAKE THE PROPERTY AND THIS IS RETURNED TO YOU WHEN YOU LEAVE. PLEASE NOTE THAT THE LANDLORD IS ENTITLED TO DEDUCT MONEY FROM THIS DEPOSIT TO COVER ANY DAMAGE, UNPAID BILLS OR RENT. IT IS A GOOD IDEA TO HAVE AN INVENTORY TO AVOID DISPUTES WITH THE LANDLORD OVER DEPOSIT RETURNS, YOU MAY ALSO BE ASKED TO PAY A HOLDING DEPOSIT OR RETAINER. THIS SECURES A PROPERTY OVER THE SUMMER PERIOD AND IS NON-REFUNDABLE.

GUARANTEES

AS STUDENTS, IT IS LIKELY THAT YOU WILL BE ASKED FOR A PARENT/GUARDIAN TO ENTER INTO A GUARANTEE WITH THE LANDLORD. IT MEANS THAT THEY ARE LIABLE TO PAY THE LANDLORD IF THE STUDENT IS UNABLE TO PAY FULL RENT.

INVENTORIES

THE LANDLORD OR AGENT MAY PRODUCE AN INVENTORY. THIS IS A LIST OF ALL THE FURNITURE, FIXTURES AND CONTENTS THAT WILL BE IN THE PROPERTY WHILE YOU ARE THERE, IMPORTANTLY, THE CONDITION OF THESE ITEMS WILL BE NOTED. THIS CAN BE VERY IMPORTANT WHEN YOU LEAVE THE FLAT AS THE LANDLORD MAY TRY TO WITHHOLD SOME OF YOUR DEPOSIT FOR BREAKAGES AND DAMAGES – THIS CAN BE YOUR PROOF THAT SOMETHING WAS DAMAGED IN THE FIRST PLACE. IF THERE IS NO INVENTORY, YOU MIGHT WELL WANT TO CREATE YOUR OWN AND LET THE LANDLORD HAVE A COPY.

DUTIES OF A LANDLORD

THESE WILL BE LAID DOWN IN YOUR CONTRACT – MAKE SURE YOU ARE FAMILIAR WITH THEM. THE LANDLORD IS RESPONSIBLE FOR KEEPING THE EXTERIOR OF THE PROPERTY AND THE FACILITIES INSIDE (E.G. HEATING, GAS AND ELECTRICAL APPLIANCES, BATHS, SINKS, TOILETS) IN GOOD REPAIR AND WORKING ORDER. IF YOU HAVE ANY PROBLEMS WITH THESE, CONTACT THE LANDLORD AND LETTING AGENT STRAIGHT AWAY.

THE LANDLORD MUST ARRANGE A GAS SAFETY INSPECTION ANNUALLY – ASK TO SEE A COPY. FOR ADDED PEACE OF MIND WE WOULD RECOMMEND THAT YOU PURCHASE A CARBON MONOXIDE DETECTOR – THESE COST AROUND £15

DUTY OF A TENANT

AGAIN THESE WILL BE LAID DOWN IN THE CONTRACT. TENANTS ARE RESPONSIBLE FOR LOOKING AFTER THE PROPERTY AND NOT DAMAGE IT OR ITS CONTENTS. YOU SHOULD DO ANY MINOR MAINTENANCE WORK AND KEEP IT CLEAN! YOU SHOULD ALSO TRY AND PROTECT IT WHEN YOU ARE AWAY.

DEALING WITH PROBLEMS

OCCASIONALLY PROBLEMS DO ARISE. INITIALLY, IT IS ALWAYS BEST TO DISCUSS THESE WITH THE LANDLORD OR HIS AGENT. IF THIS DOES NOT RESOLVE MATTERS PLEASE FEEL FREE TO DISCUSS THESE WITH THE ADMIN STAFF OR HEAD OF STUDENT SUPPORT AND WE WILL DO WHAT WE CAN TO HELP.

HOMESTAY

A 'HOMESTAY' IS WHERE A HOST FAMILY HAS A SPARE ROOM IN THEIR HOUSE WHICH THEY WOULD LIKE TO LET TO ANOTHER STUDENT. IF YOU ARE INTERESTED IN THIS PLEASE CONTACT CHRISTINE MCKENNA ON tel: +44 (0)208 898 9558, mckennashomestay@btinternet.com.

ESTATE AGENTS

LOCAL LETTINGS AGENTS WHO HANDLE STUDENT LETS AND BELONG TO ARLA

(a professional and regulatory organisation for lettings agents)

Townends

Location: 25 London Road, Twickenham, Twickenham, Middlesex

Telephone: 020 8891 6371

Email: twickenhamlettings@townends.co.uk

Web Site: www.townends.co.uk

Your Move

Location: 66 Heath Rd, Twickenham, Twickenham, Middlesex

Telephone: 020 8744 0200

Email: twickenhamlettings@your-move.co.uk

Web Site: www.your-move.co.uk/lettings

Location: 115 High Street, Whitton, Whitton, Middlesex

Telephone: 020 8898 6055

Email: whitton@your-move.co.uk

Web Site: www.your-move.co.uk/lettings

Snellers

Location: 74 Heath Rd, Twickenham, Twickenham, Middlesex

Telephone: 020 8892 5678

Email: twickenhamlettings@snellers.co.uk

Web Site: www.snellers.com

Dexters

Location: 84 Heath Rd, Twickenham, Twickenham, Middlesex

Telephone: 020 8744 2233

Email: twickenhamlettings@dexters.co.uk

Web Site: www.dexters.co.uk

Chase Buchanan Lettings and Management Ltd

Location: 112 Heath Rd, Twickenham, Twickenham, Middlesex

Telephone: 020 8744 2111

Email: lettings@chasebuchanan.co.uk

Web Site: www.chasebuchanan.co.uk

Location: 117 St Margarets Rd, St Margarets, Twickenham, Middlesex

Telephone: 020 8744 2888

Email: stmargarets@chasebuchanan.co.uk

Web Site: www.chasebuchanan.co.uk

Churchills Lettings

Location: 44 Crown Rd, St Margarets, St Margarets, Middlesex

Telephone: 020 8744 2676

Email: neil@churchillslettings.co.uk

Web Site: www.churchillslettings.co.uk

Anthony James Manser

Location: 22 St Johns Rd, Isleworth, Isleworth, Middlesex

Telephone: 020 8568 2992

Email: lettings@anthonyjamesmanser.co.uk

Web Site: www.anthonyjamesmanser.co.uk

DBK Estate Agents - <https://dbkestates.com/index.html> - FOR SINGLE ROOMS AND FULL HOUSES

Right move Online - <http://www.rightmove.co.uk/student-accommodation/Hounslow-93962.html> -
ALLOWS REFINED SEARCHES FOR JUST STUDENT PROPERTIES

Student Spare Room - <https://student.spareroom.co.uk/accommodation/hounslow> - PER ROOM
NOT HOUSE.