

ACCOMMODATION

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, AND AREAS CLOSE TO SCHOOL.

AREAS CLOSEST TO THE SCHOOL ARE ISLEWORTH & SOME OF WHITTON, RICHMOND, ST MARGARETS, TWICKENHAM, TEDDINGTON (ALL CLOSE TO THE SCHOOL BUT SLIGHTLY MORE EXPENSIVE THAN ISLEWORTH & WHITTON)

ONCE STUDENTS HAVE ACCEPTED AN OFFER OF A PLACE AT THE SCHOOL THEY WILL BE GIVEN DETAILS OF THE CLOSED FACEBOOK GROUP USED TO CONNECT STUDENTS WITH EACH OTHER.

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. CURRENT STUDENTS ARE OFTEN LOOKING FOR NEW HOUSEMATES AND WILL ALSO SHARE SPARE ROOMS ON THE FACEBOOK GROUP. IF YOU NEED TO LOCATE A PROPERTY YOURSELF, WHERE POSSIBLE, TRY TO RENT VIA A REPUTABLE LETTINGS AGENT. THE LIST BELOW SHOWS 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

THE LANDLORD, OR A REPRESENTATIVE, WHEN VIEWING A PROPERTY SHOULD ACCOMPANY YOU. MAKE SURE YOU ARE HAPPY WITH THE LOCATION, E.G. IS IT EASY TO GET TO RAMBERT? 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 AT THE BEGINNING OF THE TENANCY.

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 CHECK THAT THE LANDLORD HAS PROVIDED BOTH A FIRE ALARM AND A CARBON MONOXIDE DETECTOR.

DUTIES 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 THE 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

(ARLA - a professional and regulatory organisation for Lettings Agents)

Townends

Location: 25 London Road, Twickenham, Twickenham, Middlesex

Telephone: 020 8891 6371

Email: twickenham@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

Location: 115 High Street, Whitton, Whitton, Middlesex

Telephone: 020 8898 6055

Email: whittonlettings@your-move.co.uk

Web Site: www.your-move.co.uk/rent/student-accommodation

Snellers

Web Site: <https://www.snellers.co.uk/properties/lettings>

Contact Snellers by email via their website, there is an online form in the contacts section. Your email will be sent to one of their offices listed below:

Twickenham Office-

Location: 74 Heath Road, Twickenham, TW1 4BW

Telephone - 0208 892 5678

St. Margaret's Office -

Location: 36 Crown Road, St. Margarets, TW1 3EH

Telephone - 0208 892 0700

Teddington Office-

Location: 74 Broad Street, Teddington, TW11 8QX

Telephone - 0208 614 6140

Dexters**St. Margarets Office -**

Location: 1 Chertsey Road, St.Margarets, TW1 1LR

Telephone: 0208 744 9700

<https://www.dexters.co.uk/property-lettings/properties-to-rent-in-st-margarets>

Richmond Office -

Location: 1 Sheen Road, Richmond, TW9 1AD

Telephone: 0208 288 0828

<https://www.dexters.co.uk/contact-us/our-offices/richmond>

Twickenham Office -

Location: 84 Heath Rd, Twickenham, Twickenham, Middlesex

Telephone: 020 8744 0074

<https://www.dexters.co.uk/property-lettings/properties-to-rent-in-london-from-twickenham-office>

Isleworth Office –

Location: 568 London Road, Isleworth TW7 4EP

Telephone: 020 8560 1717

<https://www.dexters.co.uk/property-lettings/properties-to-rent-in-london-from-isleworth-office>

Chase Buchanan Lettings and Management Ltd

Location: 112 Heath Rd, Twickenham, Twickenham, Middlesex

Telephone: 020 8744 2111

Email: lettings@chasebuchanan.london

<https://www.chasebuchanan.london/twickenham-office.html>

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

Telephone: 020 8744 2888

Email: stmargarets@chasebuchanan.london

<https://www.chasebuchanan.london/st-margarets-office.html>

Location: 20 Red Lion Street, Richmond, Surrey TW9 1RW

Email: richmond@chasebuchanan.london

<https://www.chasebuchanan.london/richmond-office.html>

Anthony Roberts

Location: 44 Crown Rd, St Margarets, St Margarets, TW1 3EH

Telephone: 020 8 891 3209

Email: stmargarets@antonyroberts.co.uk

<http://www.antonyroberts.co.uk/offices/st-margarets-lettings>

Anthony James Manser

Isleworth Office -

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

Telephone: 020 8568 2992

Email: lettings@anthonyjamesmanser.co.uk

Web Site: <https://www.anthonyjamesmanser.co.uk/>

Martin&Co

Location: 44 London Road, Twickenham, Middlesex TW1 3RR

Telephone: 020 8898 3330

Website: www.martinco.com/Estate-Agents/Twickenham

Tenant Finder

Location: 191 Richmond Road, St Margarets, Twickenham, TW1 2NJ

Tel: 020 8891 2929

Email: info@tenant-finder.co.uk

Website: <http://www.tenant-finder.co.uk/tenants.asp>

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

Right move Online - <http://www.rightmove.co.uk/student-accommodation.html>

ALLOWS REFINED SEARCHES JUST FOR STUDENT PROPERTIES

Student Spare Room - https://student.spareroom.co.uk/flatshare/?search_id=632210128

PER ROOM NOT PER HOUSE