

# RAMBERT SCHOOL — YEARS —

## **Accommodation**

Rambert school is not a residential school. Most of our students live in house/flat shares that are arranged between the students. Once you have accepted an offer of a place at the School, you will be added to a closed Facebook group. This is where students start chatting with each other about accommodation needs. Students also advertise spare rooms here and the School add details of accommodation that becomes available.

Students who are under 18 sometimes choose a Homestay option. However, it is up to you if you choose this or flat sharing with other students. Students under the age of 18 can rent a property, but will need their parents to act as a guarantor. Some Landlords don't let properties to under 18s but many do.

## **Homestay**

A 'homestay' is where a host family has a spare room in their house which they would like to let to a student. If you are interested in this please contact Christine Mckenna on tel: +44 (0)208 898 9558, [mckennashomestay@btinternet.com](mailto:mckennashomestay@btinternet.com)

## **Searching for a property**

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).

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 a 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 its contents and that you feel the rent is reasonable in price.

## **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 e.g. 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. Please note some regulations around housing and evictions have changed during COVID-19, check gov.uk for details.

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, which will be 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. Take an inventory, listing all existing damage or wear and tear when you arrive to avoid disputes with the Landlord over deposit returns. You may also be asked to pay a holding deposit or retainer, but this cannot be equivalent to more than 5 weeks rent. This secures a property over the summer period and is non-refundable as it usually covers the first month of rent or part of it. Find more details on Housing advice via Shelter.

### **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 isn't an inventory, you can create your own by listing out contents and damage and taking photos and let the Landlord have a copy.

### **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 as a Guarantor, they are liable to pay the Landlord in case of any unpaid rent if you leave the contract early or are unable to pay. Your Guarantor will need to meet certain financial criteria which differs between Landlords and can also be different if your Guarantor is not UK based.

### **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 set out 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. You should be covered away from your family home by your family's home insurance, but you may want to check this.

### **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 admissions, Registry & Student Support, and we will do what we can to help.

Advice websites include Shelter and Citizens Advice Bureau.

[https://england.shelter.org.uk/housing\\_advice/private\\_renting](https://england.shelter.org.uk/housing_advice/private_renting)

<https://www.citizensadvice.org.uk/housing/>

### **Accommodation costs**

Most students pay on average a monthly rent of around £500-£550 per calendar month. You should budget for approximately £40 per month for utility bills. Rental prices vary dependant on location. Properties closer to Central Richmond/Twickenham or St Margarets may be more expensive. If you require more information do contact Student Support.

### **Estate agents**

#### **Local lettings agents who handle student lets and belong to ARLA**

##### **Townends**

Location: 25 London Road, Twickenham, Middlesex

Telephone: 020 8891 6371

Email: [twickenham@townends.Co.uk](mailto:twickenham@townends.Co.uk)

Website: [www.townends.co.uk](http://www.townends.co.uk)

##### **Your Move**

Location: 66 Heath Road, Twickenham, Middlesex

Telephone: 020 8744 0200

Email: [twickenhamlettings@your-move.co.uk](mailto:twickenhamlettings@your-move.co.uk)

Location: 115 High Street, Whitton, Middlesex

Telephone: 020 8898 6055

Email: [whittonlettings@your-move.Co.Uk](mailto:whittonlettings@your-move.Co.Uk)

Website: [www.Your-move.co.uk/rent/student-accommodation](http://www.Your-move.co.uk/rent/student-accommodation)

##### **Snellers**

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

Contact Snellers by email via their website, there is an online form in the 'contact' 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 Road, 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>

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**Chase buchanan lettings and management ltd**

Location: 112 Heath Road, Twickenham, Middlesex

Telephone: 020 8744 2111

Email: [lettings@chasebuchanan.London](mailto:lettings@chasebuchanan.London)

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

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

Telephone: 020 8744 2888

Email: [stmargarets@chasebuchanan.London](mailto:stmargarets@chasebuchanan.London)

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

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

Email: [richmond@chasebuchanan.London](mailto:richmond@chasebuchanan.London)

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

### **Anthony Roberts**

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

Telephone: 020 8 891 3209

Email: [stmargarets@antonyroberts.Co.Uk](mailto:stmargarets@antonyroberts.Co.Uk)

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

### **Anthony James Manser**

#### **Isleworth office -**

Location: 22 St Johns Road, Isleworth, Middlesex

Telephone: 020 8568 2992

Email: [lettings@anthonyjamesmanser.co.uk](mailto: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](http://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](mailto:info@tenant-finder.co.uk)

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](https://student.spareroom.co.uk/flatshare/?search_id=632210128)

Per room not per house