

# GUIDE TO ACCOMMODATION FOR ACADEMY STUDENTS

ACADEMIC YEAR 2021-22



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The Royal Academy of Music moves music forward by inspiring successive generations of musicians to connect, collaborate and create.

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**UNIVERSITY  
OF LONDON**

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# WELCOME

This guide has been written mainly with prospective and new students in mind; however current students are encouraged to refer to this throughout their time at the Academy. We hope that you will find it useful and informative, aiding your introduction to Academy life.

We understand that moving to London can be a daunting prospect for many, due to the size of the city, and range of accommodation options that are available. The aim of this guide is to offer prospective and new students an introduction into the various accommodation options that you may consider throughout your time at the Academy, simplifying the moving process as much as possible. We are here to help each step of the way!

All the information contained within was correct at the time it was published (February 2021), however information is subject to change at any time. We cannot be held responsible for any information displayed on external websites linked to in this document.

If you have any questions regarding any of the information in this document, please contact Biba Osman, Central Administration & Accommodation Officer on [accommodation@ram.ac.uk](mailto:accommodation@ram.ac.uk) or telephone 0207 873 7373.

## GLOSSARY

Bedsit:	A self-contained bedroom and living area. Sometimes access and bathroom/kitchen are shared with other residents
Catered:	Some meals are included in the price
Dormitory:	A large bedroom shared with several other people
En-suite:	A bedroom with its own private bathroom
Flatshare/Houseshare:	Shared private rented accommodation
Halls of Residence:	Student-only living accommodation
Hostel:	Institution providing low-cost accommodation
Lodging / Homestay:	Tenant lives with the owner of the house
Private Halls:	Privately run (i.e., not University run) student-only accommodation
Self-catered:	Students are expected to cook their own meals
Studio:	A self-contained unit with its own access, contained living, sleeping, bathroom and kitchen facilities. Not shared with others
Twin:	A bedroom shared with one other person
Utilities:	Electricity, gas, water, internet, TV licence etc.
Landlord:	An individual who rents or leases their property to another party in return for rent payment.
Warden:	A person responsible for the student welfare, pastoral care and the management of student conduct and behaviour within University Halls
Tenant:	A person who occupies land or property rented from a landlord
Flatshare/Houseshare:	Shared private rented accommodation

# INTRODUCTION TO LIVING IN LONDON

Located in Marylebone, on the southern edge of Regent's Park, close to the West End, the Royal Academy of Music is found in one of the most centrally visited locations on the edge of Zone 1. Unfortunately, this means that accommodation within walking distance of the Academy can be prohibitively expensive and out of the price range for many students. It is normal for students and staff to live at least 45 minutes journey time away from the Academy.

The different types of accommodation available to Academy students are: Intercollegiate Halls of residence, provided by the University of London Housing Services; University Student Homes; private halls of residence; hostels; and private rented accommodation.

Moving into Halls of Residence is a popular choice for those about to start their first year. Having a place secured in 'Halls' before your arrival can ease the upheaval of moving – both for UK and international students. There are many great benefits to living in Halls of Residence, one plus being the social aspect and buzzing environment, many halls also provide meals which is included in the monthly rent. This gives students time to relax, without having to worry about budgeting! Much like when applying to music colleges, places are often oversubscribed so you may wish to apply to several places and pick the one that is right for you once you have received an offer of accommodation.

Many students living in Halls of Residence choose to move on to private rented accommodation with their friends in their second year and beyond, once they have become more familiar with London and become more settled in their studies. However, some students may choose to enter private rented accommodation in the form of flat shares or lodgings when they arrive in London, as these tend to be cheaper than Halls of Residence, whilst offering a more familiar and personal living environment.

Location and price are both deciding factors when choosing accommodation; both areas are explored in detail in this guide.

# TYPES OF ACCOMMODATION

## Intercollegiate Halls

The Intercollegiate Halls are managed by the University of London Housing Services (ULHS). Applications can be made via the Academy's online accommodation application form or directly through the University of London Intercollegiate Halls. To apply now to the available halls, please visit <https://halls.london.ac.uk/how-to-apply>. If you would prefer to apply directly through the Academy, a link to the online application form will be published on our accommodation page [www.ram.ac.uk/accommodation](http://www.ram.ac.uk/accommodation) on 12th of April 2021 with applications being accepted until 20<sup>th</sup> June 2021. Applications received after the deadline will be added to a waiting list.

The University of London provides the Academy with several Halls. These residences are situated across Central London, providing places for students from all the University of London's member institutions. Locations are either a walking distance from the Academy or a short bus ride away (see map at the end of this guide.) Students living in the Intercollegiate Halls benefit from the opportunity to live and socialise with students from other institutions, in an environment which provides 24-hour wardens. Students who choose this housing option can be sure that they will be in a safe and secure environment, whilst being able to experience student life in its original form!

The University of London's Intercollegiate Halls are occupied by students from other colleges of the University of London with varying lengths of the academic year. Places in the Intercollegiate Halls initially have a standard contract length, which for the coming year will be **12<sup>th</sup> September 2021 to 18<sup>th</sup> June 2022**. Following the application process, if you are awarded a place in the Intercollegiate Halls and would like to occupy the room earlier than 12<sup>th</sup> September 2021, students are advised to contact the University of London Housing Services as early as possible once you have accepted the accommodation offer. Students will also need to request to stay beyond the end of the standard contract (the last day of the Academy summer term is Friday 8<sup>th</sup> July 2022).

The location and room type available to those Academy students **who will be over 18 on 12<sup>th</sup> September 2021** are:

The Garden Halls - Standard Superior, Townhouse Singles

Nutford House - Single room with shared bathroom and Small single room with shared bathroom (previously mini-single).

Lillian Penson Halls – Single en-suite

For students who will be 18 by the time that the contract will begin on 12<sup>th</sup> September 2021 will be able to apply for Nutford House (please see above).

Further details on the Halls listed above can be found on the University of London's Housing website on <https://halls.london.ac.uk/> The exact price per week for the room type available to Academy students will be shown on our application form. Please note that the price includes

catering at the Intercollegiate Halls - please follow this link for further details on the catering service: <https://halls.london.ac.uk/catering>

In 2020, the University of London implemented a new rule as to where students may be accommodated if they are 18 at time that the housing contract would begin on 12<sup>th</sup> September 2021. This is to ensure that appropriate support is available in the building for younger students. As such, different accommodation options will be available to you on our online application form if you are 18 **or** 18+ at the point your accommodation contract is due to begin on 12<sup>th</sup> September 2021.

For more detailed information, please read the Intercollegiate Halls handbook (2020-21 academic year guide, subject to change) using the link below. General information is at the front and information more specific to The Garden Halls can be found on pages 76-78; Lillian Penson Hall can be found on pages 88-91. Information more specific to Nutford House can be found on pages 92-94: [https://halls.london.ac.uk/sites/default/files/downloads/handbook\\_2020.pdf](https://halls.london.ac.uk/sites/default/files/downloads/handbook_2020.pdf)

The exact price per week for the room type available to Academy students will be shown on the application form. Please note that the price includes catering at the Intercollegiate Halls - please follow this link for further details on catering: <https://halls.london.ac.uk/catering>

It is important to bear in mind that places are allocated based on the student applicant's individual circumstances and priority and not in the order that applications are received, so it is important to consider and explore alternative accommodation options. Please refer to the types of accommodation that are listed in this document, along with the PDF named Guide to Private Rented Accommodation which can be found on the Accommodation page on the Academy's website (see above for link).

## INTERNATIONAL STUDENTS HOUSE

Usually shortened to “*ISH*”, the International Students House provides accommodation to both international and British students and is located within a very short distance of the Academy around 5 minutes’ walk away, at Great Portland Street. Operating as a self-supporting charitable organisation, ISH offers low-priced accommodation, as well as social activities for students studying at a variety of universities and institutions.

The accommodation they offer varies and includes single, single en-suite, twin en-suite, and studios. Prices do vary according to size and type of room and whether bathrooms are shared or en-suite. Students have access to shared kitchens and social areas.

ISH provides canteen and bar facilities for residents and non-residential members, as well as daily social activities and subsidised trips throughout the UK & Europe. They also provide some practice facilities for music students.

Being an extremely popular option for students, ISH is heavily oversubscribed. Their application process is carried out online at [www.ish.org.uk](http://www.ish.org.uk) with applicants being considered based on their merits and willingness to contribute to the ISH community. We recommend that students apply early for places as soon as the application window usually opens in April, as well as applying to alternative accommodation as not all applications are accepted by ISH.

Please note that ISH houses students from many different academic institutions in London and as such they have a standard contract length which is normally shorter than the Academy term – please check their website for details on what the dates for the 2021-22 academic year are or send them an email on [accom@ish.org.uk](mailto:accom@ish.org.uk) or by telephone on +44 (0) 207 631 8300.

If you choose to apply for accommodation with ISH, you will need to inform them that you need to be in residence for the full Academy term, which runs until 8<sup>th</sup> July 2022 – please be aware that in the past some students have been asked to move room for the weeks beyond the standard ISH contract due to their summer rental of rooms. Please read the ISH terms and conditions for full details or indeed contact them via the email or telephone number above.

## OTHER PRIVATE HALLS OF RESIDENCE

There are a huge number of privately-run halls of residence throughout London available to all students studying in London. Typically, these halls consist of units of five bedrooms, each with en-suite bathroom plus a shared kitchen/living space. Although there are various private halls around Central London and within walking distance of the Academy, these tend to be the highest priced. Some students may prefer to live in a hall further away from the Academy at a lower cost.

Practice facilities in private halls are not common, so please check with your provider if there are any practice facilities and if there are any rules against practising in bedrooms.

Prices vary according to provider, length of contract and location. The list of links below shows some popular providers; however, it is by no means a fully comprehensive list.

[www.scape.com/en-uk](http://www.scape.com/en-uk)  
[www.crm-students.com](http://www.crm-students.com)  
[www.unitestudents.com](http://www.unitestudents.com)  
[www.chapter-living.com](http://www.chapter-living.com)  
[www.nidostudentliving.com](http://www.nidostudentliving.com)  
[www.host-students.com](http://www.host-students.com)  
[www.iqstudentaccommodation.com](http://www.iqstudentaccommodation.com)

## HOSTELS

Hostel accommodation is often provided by charitable and not-for-profit organisations at low-cost for specific groups of students, such as those from religious groups or countries. Accommodation usually consists of a shared dormitory or twin rooms; however, many now offer private rooms. Bathrooms are usually shared between residents. Many provide meals as part of the price, as well as social activities and on-site wardens.

Hostels are often stricter than halls of residence or private rented accommodation, with many implementing curfews, bans on alcohol or limitations on visitors. Please make sure that you are aware of these before you commit to living in hostel accommodation. However, many students are grateful for the support and guidance, as well as social opportunities that hostels provide for their residents.

The list below contains many of the more prominent and popular hostels. If you are interested in hostels for faiths groups, you might want to contact a member of your religious group for further information or online.

Victoria League	<a href="http://www.victorialeague.co.uk">www.victorialeague.co.uk</a>	Commonwealth students only
Goodenough College	<a href="http://www.goodenough.ac.uk">www.goodenough.ac.uk</a>	Postgraduate students only
Queen Alexandra's House	<a href="http://www.queenalex.com">www.queenalex.com</a>	Female only accommodation
The Hyelm Group	<a href="http://www.hyelm.com">www.hyelm.com</a>	Mixed & female only accommodation available
Zebra Housing	<a href="http://www.zebrahousing.com">www.zebrahousing.com</a>	Accommodation for international students with young families
London Hostels Association	<a href="http://www.lhalondon.com">www.lhalondon.com</a>	Short-term and long-term accommodation

## LODGINGS, HOMESTAYS & HOUSESHARES

Lodgings and Homestays are terms used to describe a living situation where a person rents a bedroom or part of a house from the owner of the house, who also lives there. Usually this means sharing a kitchen, living areas and sometimes bathroom with the owner of the house/flat, as well as their family (although situations often differ).

The benefit of lodgings is that contracts are usually on a short-term or flexible basis, meaning that you are not necessarily tied down to stay a particular length of time. Bills and utilities are generally included in the price, so you do not need to worry about saving extra money to cover these.

A house or flat share refers to an arrangement where an individual bedroom is rented, sharing communal kitchen, living and bathroom facilities with a group of other people. The landlord does not usually live there. Bills are sometimes included in the price; however, you may need to pay these separately. If so, make sure you budget enough money to cover these each month. Other housemates will be able to tell you roughly how much it will come to.

With this type of accommodation, you will need to check with the owner or tenants whether practice is allowed, and if so whether there are any specific rules such as practising hours or requirements for mutes etc.

Details of available lodgings, homestays and house shares is kept by the Accommodation Team containing details of accommodation offered to Academy students by friends and associates of the Academy. If you would like to receive details of rooms as they come in, please send an email to Biba Osman on [accommodation@ram.ac.uk](mailto:accommodation@ram.ac.uk) with 'Housing List' in the subject line. If you are starting in September 2021, you should be looking for lodgings, homestays, and house-shares no earlier than July.

There are various websites that can be useful which are shown below.

[www.spareroom.co.uk](http://www.spareroom.co.uk)

[www.gumtree.com](http://www.gumtree.com)

[www.roomgo.co.uk](http://www.roomgo.co.uk)

[www.roombuddies.co.uk](http://www.roombuddies.co.uk)

# PRIVATE RENTED ACCOMMODATION

Following the completion of their first year, many students move on to private rented accommodation which they may find through an Estate Agent. Students may do this in groups of friends, with fellow students or people they have met elsewhere.

The Accommodation office at the Academy sometimes also receive private housing opportunities which could happen at any time during the year so we will also be able to provide you with adverts that have been sent through. Although we can advise and support you with matching you with private housing options, the Academy will hold no legal responsibility for any private renting, including lodging, home stays and house shares.

If you are considering looking for private rented accommodation, please consult the separate document, entitled 'Guide to Private Rented Accommodation' available on the Academy's website at [www.ram.ac.uk/accommodation](http://www.ram.ac.uk/accommodation). The document contains useful guidance and helpful tips on how to find private accommodation, how to use Estate Agencies and how to avoid scams. If you are at all unsure about this type of accommodation, please email the Accommodation team on [accommodation@ram.ac.uk](mailto:accommodation@ram.ac.uk).

When looking for private rented accommodation, indeed any type of accommodation, you will need to bear in mind travel costs to and from the Academy. Students are entitled to discounts on many forms of transport – details of average prices and discounts can be found in a separate guide 'Transport in London' on our accommodation pages.

Full-time students are exempt from paying council tax but may need to submit an exemption certificate from the Academy to their local Council. Your halls of residence will usually do this on your behalf, however if you enter private lodgings, a house share or a private rented house/flat you will need to do this yourself. If you live with non-students, you will not be automatically exempt so please check beforehand. More information on this can be found in the 'Guide to Private Rented Accommodation' on our Accommodation page on the website (see above).

# WHAT TO DO AND WHEN

Now that you have been offered a place at the Academy, start considering and investigating what type of accommodation would suit you best, thinking about factors such as price, location, whether meals are included and what sort of atmosphere you would prefer. For information on transport in London please download our guide to student travel available at [www.ram.ac.uk/accommodation](http://www.ram.ac.uk/accommodation). Remember to consider the cost of travel when working out your monthly housing budget.

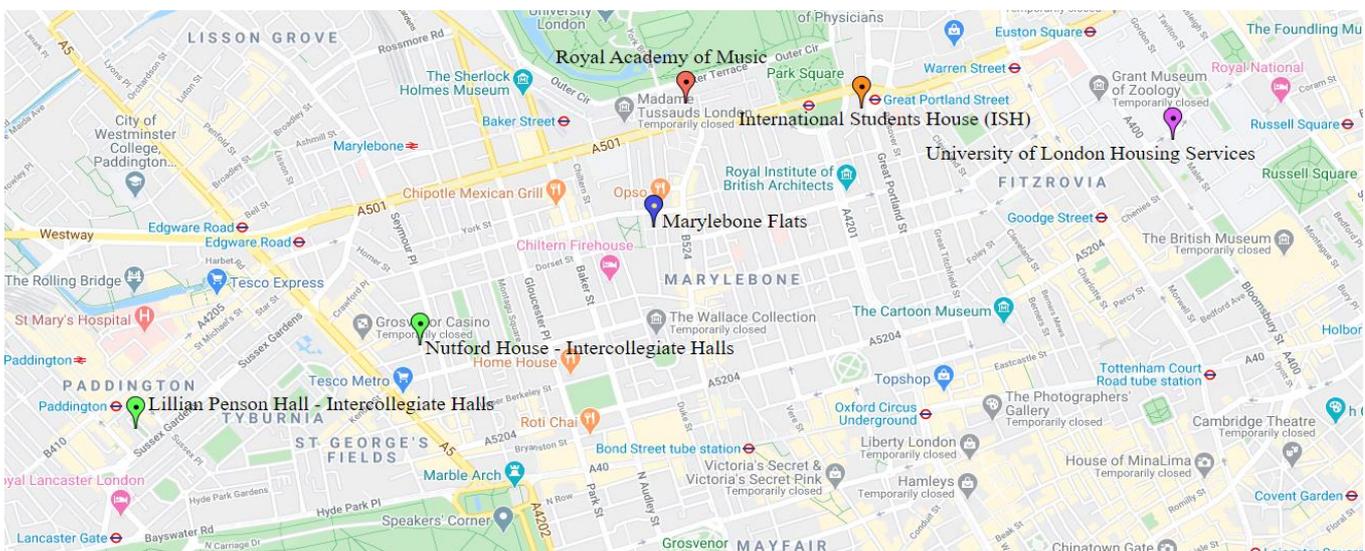
Once you have done so, if you decide that you would like to live in Halls of Residence (including Intercollegiate Halls, International Students House, hostels, or private providers), make sure you check the deadlines for each Hall you would like to apply for. Generally, the earlier you apply the better so please check the section above in the document 'Private Halls of Residence' from p.6 for contact details to enquire about their application process. If you wish to live in lodgings (i.e., stay with a landlord/family), do start to prepare for this from April onwards.

**Please note:** Separate deadline dates will be provided for students applying for the University of London Intercollegiate Halls which will usually be in June, with the Academy managing the application process for these halls. The University of London do hold a waiting list for applicants that are unsuccessful when they first apply due to lack of availability.

Private rented accommodation (i.e., entire properties, offered by Estate Agents and landlords) usually becomes available between one and two months before the move-in date. The best time to look for private accommodation is late July/early August, to move in at the beginning of September.

If you find yourself without accommodation organised before you come to London, landlords continue to send in offers of rooms to rent throughout September and the rest of the year.

## Map



An interactive version of this map is located here: <https://j.mp/2ZpTmcs>

# CONTACTS

## Royal Academy of Music

Biba Osman, Central Administration & Accommodation Officer

[accommodation@ram.ac.uk](mailto:accommodation@ram.ac.uk) 020 7873 7373

For all initial enquiries about any form of accommodation (including private housing, Intercollegiate Halls etc.), please contact the Central Administration & Accommodation Officer, Biba Osman.

Admissions, Registry Department

Room 110, [admissions@ram.ac.uk](mailto:admissions@ram.ac.uk), 020 7873 7393

Please contact the Registry regarding any non-housing related queries to do with your application to study at the Academy.

## University of London Housing Services (ULHS)

As a member institution of the University of London, all current and future students at RAM can make use of the free services offered by the University of London Housing Services department. These include advice and guidance on private accommodation and house hunting, as well as a large database of available accommodation – both whole properties and individual rooms. In addition, ULHS can offer free legal advice from qualified Solicitors should you run into any serious housing-related difficulties during your time at the Academy.

The ULHS department is located at Student Central in Bloomsbury, a 25-minute walk from the Academy. They offer drop-in sessions; however, appointments are preferred. You will need to contact them directly to arrange a telephone appointment, due to the Covid-19 restrictions. You can make an appointment by contacting them using the details below:

University of London Housing Services  
Student Central  
Malet Street  
WC1E 7HY

Tel: 020 7862 8880  
[housing@london.ac.uk](mailto:housing@london.ac.uk)  
[www.housing.london.ac.uk](http://www.housing.london.ac.uk)  
10am-5pm Mon, Weds, Thurs, Fri  
11am-5pm Tues