



ICMP

The Institute
of Contemporary
Music Performance

Inspiring Education
For Your Music Career

Accommodation
Guide 2017

icmp.ac.uk

GUIDE TO ACCOMMODATION

Not only is London at the heart of the global music industry, putting you in pole position to get a head start in building your musical career, it's also an amazing place to live. From the fantastic music venues in places like Camden Town and the South Bank, to the nightlife of Soho and East London and the amazing food and shopping, there's always something exciting to experience.

Of course, finding somewhere to live will undoubtedly be at the top of your To Do list. It may seem daunting, but it's not necessarily as hard as you might think, with ICMP staff and fellow students here to help by providing advice, contacts, information and hosting specialist events and activities to help you find your perfect place to live quickly and easily.

WHERE SHOULD I BE LOOKING?

ICMP is situated in Kilburn - a vibrant and well-connected part of London, just a short walk from Brondesbury Station (Overground) and Kilburn Station (Tube). There are also a large number of buses servicing Kilburn from both central and greater London.

Most ICMP students tend to live locally, but as Kilburn is extremely well-connected, commuting longer distances is easy too, so choosing to live a bit further out is always an option. The areas most convenient to ICMP which offer a wide range of housing for all budgets are: Kilburn, Cricklewood, Willesden, Camden, Queen's Park and Hampstead.

We strongly recommend applying for a Student Oyster Card if you'll be using public transport regularly, as you'll save 30% off the price of adult Travelcards. For further information, please visit www.tfl.gov.uk or contact us on admissions@icmp.ac.uk.

HOW MUCH CAN I EXPECT TO SPEND?

Rental prices in London vary greatly, but it's worth noting that three to five bedroom properties will be cheaper per month, per person. As a guide, you can expect to pay anywhere from around £450 per person per month for a room in a four/five-bedroom shared property, and there are of course many options and cost levels to consider. For up-to-date information on London rents, please visit: www.london.gov.uk/rents

COUNCIL TAX AND INSURANCE

As a full-time student you're not liable to pay Council Tax if you're house sharing with other students. We'll be happy to provide you with a 'Student Status' letter which you can then send to your local Council Tax office.

Please note: we're only able to issue the 'Student Status' letter once you've formally enrolled and your course has commenced.

HOW CAN I FIND A HOUSE?

The ICMP team can facilitate and support your house-hunting in a number of ways. Through our dedicated Facebook page at:

www.facebook.com/groups/icmphousehunting

you can find other students who'll be studying at ICMP, and post information about yourself, the type of accommodation you're looking for, your budget, how many people you'd like to share with, and the area you'd prefer to live in.

We also hold dedicated 'Accommodation Days' in June and July which are a great opportunity for you to get useful information to help you find the perfect student accommodation. They include:

- Information and Q&A sessions on renting accommodation.
- Networking to connect you with other students who are looking to share.
- Meetings with trusted local estate agents.

Once you've formally accepted your place, you'll receive further information about these Accommodation Days, as well as specific dates.





ACCOMMODATION AGENCIES

Most property lets will be managed by letting agencies. While we can provide general advice, ICMP doesn't vet or recommend any particular agencies, so please be aware that you'll be using them at your own risk. Agents will often have additional fees for:

- Drawing up contracts/administration charges
- Reference fees
- Inventory fees

You should always ask what charges will apply before you enter into an agreement with an agency. If you have any concerns about the agency you're working with, contact the National Association of Estate Agents at www.naea.co.uk

StudentSpareRoom.co.uk

This is a convenient website for finding privately rented student accommodation. It's suitable for groups of sharers, as it allows you to find rooms in existing student flatshares, and advertise vacant rooms too.

Rightmove.co.uk/students

This useful accommodation finder lets you search for specialist university accommodation, including more traditional student housing, such as halls of residence and private halls.

Additional agencies

www.accommodationforstudents.com

www.purestudentliving.com

www.bedstation.com



HOUSE VIEWINGS

Here are some useful tips for viewing properties:

- Try and view a property at least twice. You'll notice more the second time around!
- Make sure you and your other housemates ALL view the property - this will save arguments at a later date.
- Compare a range of different properties and landlords before making a decision.
- Take your time - don't let agents or landlords pressure you into anything.
- When you view a property, take notes and lots of photos.
- Know your stuff! Understanding your rights will help you view properties more critically and put you in a stronger negotiating position.

You should also consider whether the place looks well maintained. Will you be warm enough in winter? Will it be safe and secure? Does it have all the facilities you'll need, such as a washing machine and fridge/freezer? Are the current tenants happy with the landlord? Is the property affordable and good value? Will you be happy there?



FREQUENTLY ASKED QUESTIONS

WILL I NEED TO SIGN A CONTRACT?

Most landlords or agents will require you to sign a tenancy agreement. This is a legally binding document setting out each party's rights and responsibilities. Before you sign the contract, make sure you understand all the clauses.

Assured Tenancy Agreements normally last at least six months, however, it's possible to arrange for a longer fixed term. Make sure you're happy with the length of the contract, as it's unlikely you'll be able to terminate the tenancy early.

Check and understand the terms of the contract. Make sure the agreement is fair – for example, similar terms should apply to both the tenant and the landlord when it comes to breaking a fixed term agreement.

SHOULD I HAVE A GROUP OR INDIVIDUAL TENANCY AGREEMENT?

We strongly recommend that you have an individual tenancy agreement rather than one which incorporates all your housemates. Then, if another individual in the house defaults, there will be no consequences for you. Agencies can be reluctant to issue individual contracts due to an increase in workload, but you should definitely push for this if at all possible.

WHAT IS THE LANDLORD RESPONSIBLE FOR?

In general, your landlord should be responsible for the following:

- Heating and hot water installation
- Baths, sinks, basins and other sanitary installations
- The exterior structure of the property
- Repairs and the safety of gas and electrical appliances
- Ensuring that any furniture supplied meets fire resistant requirements

WHAT IS THE TENANT RESPONSIBLE FOR?

In general, the tenant will be responsible for the following:

- Water and sewage charges
- Utility bills (unless stated in the tenancy agreement)
- Taking care of the property
- Using the property in a responsible way
- Paying the rent as agreed
- Keeping to the terms and conditions of the tenancy agreement

WHAT ARE MY RIGHTS AS A TENANT?

You should check your contract carefully to see what you're signing up for but, in general, tenants have the right to enjoy the property during their tenancy and they can expect basic maintenance and repairs to be up-to-date. Landlords have the right to access the property at reasonable times during the day to carry out repairs for which they're responsible, but 24 hours' written notice must be given for this. Arrangements for the landlord to access the property should be outlined in any contract, so this is definitely worth checking. For further information on rights and responsibilities see www.gov.uk/private-renting/your-rights-and-responsibilities.

WHAT IS A DEPOSIT?

The deposit is usually the equivalent of one month's rent. Your landlord or agent **MUST**, under the 2014 Housing Act, protect your deposit within 14 days of receiving it as part of the Tenancy Deposit Protection Scheme and will need to provide you with the relating paperwork. Remember that the money held as a deposit remains yours at all times and not the landlord's, and only by mutual agreement should any money be deducted. Your deposit, or part of it, can be withheld if you:

- Fail to return ALL keys at the end of the tenancy.
- Are responsible for any damage to the property, either wilful or through negligence. We recommend taking lots of (dated) photos when doing your initial property inventory.
- Haven't cleaned the property adequately.
- Have left rubbish inside or outside of the property which needs removing

And finally, you can't deduct your deposit from the last month's rent because to do so will breach the tenancy agreement.

If you have any further questions about accommodation, please don't hesitate to contact a member of our Admissions Team on: 020 7328 0222 or admissions@icmp.ac.uk





REHEARSAL SPACE

Space and facilities for rehearsing are essential for musicians, and many schools either can't provide this or charge students additionally for practice facilities.

By enrolling as an ICMP student, you'll have access to our rehearsal facilities for personal practice outside of timetabled hours, free of charge. We can also provide a large range of free equipment, including backline and recording studios, although you'll need to supply your own instrument and any other personal or specific items.

