

# HCUC



HCUC



## Accommodation Booklet

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## **Welcome to HCUC London**

Thank you for accepting your offer of a place at HCUC London for the upcoming academic session. If you are reading this booklet, it is likely that you have accepted our offer, applied for a visa and intend to come to the UK very soon.

It is essential that you start considering your accommodation arrangements before you travel to the UK. HCUC does not provide accommodation for its students, nor can we recommend or organise any accommodation for you; however, we can advise you where to look.

We hope that this booklet will aid you in finding accommodation in the UK and settling into life in the UK as a HCUC London student.

If you have any questions regarding your accommodation, or require the application form for Britannia Student Services, HFS London or Hosts International then please do not hesitate to contact the International Office.

**T: +44 (0)1895 853469**

**M: +44 (0)7379 972955**

**E: [international@hcuc.ac.uk](mailto:international@hcuc.ac.uk)**

We hope you have a pleasant journey to the UK and look forward to meeting you very soon.

## Things to consider...

Ideally, you should have arranged your permanent accommodation before starting your course, so it may be advisable for you to make arrangements for temporary accommodation before you arrive and sort out your long-term accommodation following arrival.

A useful starting point for information regarding accommodation is the UK Council for International Student Affairs (UKCISA), who provides a useful set of guidance notes on things to consider when looking for accommodation.

<https://www.ukcisa.org.uk/Information--Advice/Preparation-and-Arrival/Planning-your-housing>

Questions to bear in mind when looking for accommodation are:

- ? How close is the accommodation to your place of study?
- ? Are there good public transport links?
- ? Is it close to shops and facilities?
- ? How big is your room?
- ? Will you have enough quiet and privacy for study?

Another big consideration is your budget – you will need to ensure that you can afford the accommodation that you want to stay in.

Accommodation costs vary but if you rent private accommodation in and around Uxbridge and Harrow, rent prices start from £225-£300 per week for a 1-bedroom flat. If you share a house or flat, you are likely to pay an average of £150-£200 per week.

## Accommodation Options

There are several types of accommodation available in the UK – both temporary and long-term.

- **Guest House/Hotel (temporary)**

If you are unable to arrange your accommodation in advance, this type of accommodation is suitable on a temporary basis while you look. You may wish to book an initial 2/3 nights before you arrive in the UK, so that you know where you are going when you leave the airport.

- **Homestay (long-term)**

This type of accommodation means that you will live with a family who will provide you with accommodation and meals. Staying with a host family may be a good option if you are a new international student, as it will help you to learn more about British culture and practice your English Language skills.

- **Student Flat/Bedsit/Studio (long term)**

Provided through estate/letting agents and student accommodation providers – this is one room with a bed, usually sharing a kitchen and bathroom.

- **Flat (long term)**

Provided through estate/letting agents. This is more expensive than the bed-sit option; however, you may wish to share with someone as this reduces the cost. You will need to sign a contract/lease form, and you will be legally responsible for the property. Rent will have to be paid during vacations, and you may also have to provide a reference.

- **House (long term)**

Provided through estate/letting agents. This is usually rented by a group of students, and you will have to sign a contract. If you rent a house, you will be legally responsible for the property during your stay, and you may have to provide a reference for the property.

## Temporary Accommodation

If you have not managed to book any long term accommodation prior to your arrival, you may wish to stay for a few nights in a hotel/hostel/guesthouse while you find long-term accommodation through a letting agency.

### **Hotels – Heathrow**

There are many hotels near to the UK's main international airport – London Heathrow. If you require temporary accommodation, and are landing at London Heathrow, then the list below may be of use.

#### **Ibis Styles London Heathrow**

272 Bath Road, Harlington, West Drayton, England 020 3862 7689

#### **Park Inn by Radisson London Heathrow Airport Hotel**

Bath Road Heathrow, Middlesex, West Drayton, England 020 8759 6611

#### **Renaissance London Heathrow Hotel**

Bath Road, Heathrow, Hounslow, England 020 8897 6363

#### **Radisson Blu Edwardian Heathrow Hotel**

140 Bath Road, Hayes, England 020 8759 6311

#### **Leonardo Hotel London Heathrow Airport**

Bath Road, West Drayton, England 020 8990 0000

#### **London Heathrow Marriott Hotel**

Bath Road, Heathrow Airport, Hayes, England 020 8990 1100

#### **Sheraton Skyline Hotel London Heathrow**

Bath Road (A4), Hayes, England 020 8759 2535

#### **Hilton London Heathrow Airport Hotel**

Terminal 4 Heathrow Airport, Hounslow, England 020 8759 7755

#### **Holiday Inn London - Heathrow Ariel**

118 Bath Road, Hayes, England 0871 942 9040

#### **ibis London Heathrow Airport**

112 Bath Road, Middlesex, Hayes, England 020 8759 4888

#### **Hyatt Place London Heathrow Airport**

The Grove, Bath Road, West Drayton, England 020 8759 7777

**Hilton Garden Inn London Heathrow Airport**

Eastern Perimeter Rd, Hatton Cross, Heathrow, England

020 8266 4664

**Sheraton Heathrow Hotel**

Heathrow Airport Colnbrook Bypass, West Drayton, England

020 8759 2424

**Hotels and Guest Houses near Uxbridge College**

The following guest homes and hotels may be useful as temporary accommodation if you are unable to arrange a place to stay in advance. All guest homes are in the local area, and are not far from both Uxbridge and Hayes campuses:

**Travelodge London Uxbridge Hotel**

Colham House, Bakers Rd, Uxbridge UB8 1RG

0871 984 6373

**Premier Inn London Uxbridge Hotel**

Phase 500, Riverside Way, Uxbridge UB8 2YF

0333 321 9275

**Premier Inn London Hayes, Heathrow (North A4020) Hotel**

362 Uxbridge Road, Hayes, Middlesex UB4 0HF

0871 527 8504

**Red Lion Hotel, Hillingdon**

Royal Lane, Hillingdon, Uxbridge, England

01895 236860

**Debden Guest House**

42 Field Heath Road, Hillingdon, Uxbridge, England

01895 253912

**Falcon Inn**

Village Road, Denham Village, Uxbridge, England

01895 832125

**Royal Apartments**

4 Royal Lane, West Drayton, England

020 3667 3335

**Oakwood Bed and Breakfast Heathrow**

119 Station Road, West Drayton, England

01895 466554

**Number Forty One**

41 Lawn Avenue, West Drayton, England

01895 444454

**Kings Paget Hotel**

171 Station Road, West Drayton, England

01895 442266

**Ramada London South Ruislip**

Long Drive Station Approach, South Ruislip, Ruislip, England

020 8845 8400

## **Hotels and Guest Houses near Harrow College**

The following guest homes and hotels may be useful as temporary accommodation if you are unable to arrange a place to stay in advance. All guest homes are in the local area, and are not far from both Harrow campuses:

### **Travelodge London Harrow Hotel**

1 Greenhill Way, Harrow HA1 1LE

0871 984 6526

### **Premier Inn London Harrow Hotel**

134A Kenton Rd, London, Harrow HA3 8AL

0333 321 1266

### **Rusland Rooms**

32 Rusland Park Rd, Harrow HA1 1UT

07584 486395

### **The Hindes Hotel**

8 Hindes Rd, Harrow HA1 1SJ

020 8427 7468

### **Crescent Hotel**

58-62 Welldon Cres, Harrow HA1 1QR

020 8863 5491

### **Rhondda House**

16 Harrow View, Harrow HA1 1RG

020 8427 5009

### **Tudor Lodge Hotel**

50 Field End Rd, Pinner HA5 2QN

020 8429 0585

### **Eurotraveller Hotel Premier Harrow**

56-60 Northolt Rd, Harrow HA2 0DW

020 8515 0820

### **Old Etonian Hotel**

High St, Harrow HA1 3LL

020 8422 8482

## Homestay

**Britannia Student Services** is a leading accommodation agency in London and can help you find a suitable host family. Rates start from £130 per week and you can book through the company direct. Suitable for all ages. For more information and/or to book a place, please visit Britannia's website (see URL below):

<https://britanniastudents.com/>

Alternatively, telephone + 44 (0) 207 4367738 or e-mail [info@britanniastudents.com](mailto:info@britanniastudents.com)

**HFS London** is a British Council registered provider of Homestay and Private Home accommodation in London. Rates start from £130 per week and you can book through the company direct. For more information and/or to book a place, please visit HFS London's website:

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

Alternatively, telephone +44 (0)20 7510 9920 or e-mail [info@hfslondon.com](mailto:info@hfslondon.com)

**Hosts International** is a British Council registered provider of Homestay and Private Home accommodation in London. Rates start from £130 per week and you can book through the company direct. Suitable for all ages:

<http://www.hosts-international.com/>

Alternatively, telephone +44 (0)207 734 4884 or e-mail [info@hosts-international.com](mailto:info@hosts-international.com)

## **Long-Term Accommodation**

### **Private Student Halls**

London has many private halls or student villages which are not allocated to specific universities and colleges. Students can book directly with the company that manages the housing. They will often have a higher level of service, furnishings and facilities.

Most student housing is divided into shared flats (apartments) where a group of students (typically 5 or 6) share a kitchen/social space, in which they can prepare their own meals. Each student normally has a study bedroom for their own use.

Study bedrooms normally have an en suite bathroom, or in older-style halls you may use a shared bathroom. Student housing is usually mixed, with male and female students sharing the building or flat, but having their own private study bedroom. Most student housing provides an internet connection, with each student having their own individual contract with a commercial provider. Utility costs (energy and water) are normally included in the rent and the contract will state this.

#### **Unite Students - Wembley**

23 Olympic Way, Wembley Park, Wembley, HA9 0FR 0300 303 8645  
<https://www.unitestudents.com/london/olympic-way>

#### **Scape Wembley**

Fulton Rd, Wembley Park, Wembley HA9 0TF 0203 621 4760  
<https://www.scape.com/en-uk/student-accommodation/london/wembley>

#### **Host Wembley**

N End Rd, Wembley Park, London, Wembley HA9 0UU 020 3475 5952  
<http://hostwembley.london/>

#### **Felda House**

575 N End Rd, Wembley Park, Wembley HA9 0UU 020 8903 1214  
<https://www.crm-students.com/student-accommodation/london/felda-house-london/>

#### **Grand Felda House**

Grand Felda House, Empire Way, Wembley HA9 0EF 020 8912 6026  
<https://www.crm-students.com/student-accommodation/london/grand-felda-house-wembley/>

#### **Nido - Barnard Point**

577 N End Rd, Wembley Park, Wembley HA9 0UU 020 3675 9247  
<https://www.nidostudent.com/locations/london/barnard-point/>

#### **iQ Student Accommodation Raffles House**

6 Lakeside Way, Wembley Park, Wembley HA9 0BU 020 3330 0367  
<https://www.iqstudentaccommodation.com/london/raffles-house>

## Renting a Private Property

Many Estate Agents provide a 'letting' service and can help you find rented accommodation. The Agents listed below belong to the **National Association of Estate Agents**. This means that the Agents follow a strict code of rules and regulations to make sure that they offer the highest level of service.

If you have any concerns about the Agency you are working with, you may wish to contact the National Association of Estate Agents by visiting the following website: [www.naea.co.uk](http://www.naea.co.uk). Please be aware that Agents have additional fees for drawing up contracts, references and inventories.

You can also search online for your own property to rent through:

- Spareroom - <https://www.spareroom.co.uk/>
- Studentpad - [www.studentpad.co.uk](http://www.studentpad.co.uk)
- Right Move - <http://www.rightmove.co.uk/student-accommodation.html>
- Accommodation for Students - [www.accommodationforstudents.com](http://www.accommodationforstudents.com)
- Sturents - <https://sturents.com/>
- Student Spareroom - <https://student.spareroom.co.uk/>
- On the Market - <https://www.onthemarket.com/>

## Estate Agents within a 4-mile radius of Uxbridge College

Uxbridge College **does not** recommend a particular Agent.

### Christopher Nevill

274 & 278 High Street, Uxbridge, UB8 1LQ  
[letting@christophernevill.co.uk](mailto:letting@christophernevill.co.uk)

01895 232000  
<https://www.christophernevill.co.uk/>

### Gibbs Gillespie

268 High Street, Uxbridge, Middlesex UB8 1LQ  
[uxbridgesales@gibbs-gillespie.co.uk](mailto:uxbridgesales@gibbs-gillespie.co.uk)

01895 272 542  
<http://www.gibbs-gillespie.co.uk/>

### Cameron

195 High Street, UB8 1LB, Uxbridge  
[uxbridge@cameron-group.co.uk](mailto:uxbridge@cameron-group.co.uk)

01895 252000  
<http://www.cameron-group.co.uk/>

### Coopers

279 High Street, Uxbridge, UB8 1LQ  
[uxbridge@coopersresidential.co.uk](mailto:uxbridge@coopersresidential.co.uk)

01895 257 566  
<http://www.coopersresidential.co.uk/>

### Link Up

3 Marlborough Parade, Uxbridge Road, Uxbridge, UB10 0LR  
[sales@linkup.me.uk](mailto:sales@linkup.me.uk)

01895 814 145  
[www.linkprop.co.uk](http://www.linkprop.co.uk)

### Gibson Honey

92 High Street, Ruislip, HA4 8LS  
[ruislip@gibsonhoney.co.uk](mailto:ruislip@gibsonhoney.co.uk)

01895 625 999  
[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)

### Turner Butler

2-4 High Road, Ickenham, UB10 8LJ  
[info@turnerbutler.co.uk](mailto:info@turnerbutler.co.uk)

01895 2566 000  
[www.turnerbutler.co.uk](http://www.turnerbutler.co.uk)

### Lakin & Co

122 High Street, Uxbridge, UB8 1JT  
[enquiries@lakinandco.com](mailto:enquiries@lakinandco.com)

01895 544555  
[www.lakinandco.com](http://www.lakinandco.com)

## **Estate Agents within a 4-mile radius of Harrow College**

Harrow College **does not** recommend a particular Agent.

### **Ellis & Co**

8 College Rd, Harrow HA1 1BE  
[harrow@ellisandco.co.uk](mailto:harrow@ellisandco.co.uk)

020 8863 3334  
[www.ellisandco.co.uk/](http://www.ellisandco.co.uk/)

### **Foxtons**

321 Station Road, Harrow, HA1 2AA  
[harrow@foxtons.co.uk](mailto:harrow@foxtons.co.uk)

020 3728 2057  
[www.foxtons.co.uk/](http://www.foxtons.co.uk/)

### **Brian Cox & Co.**

310 Station Road, Harrow, HA1 2DX  
[info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)

020 8912 0006  
[www.brian-cox.co.uk](http://www.brian-cox.co.uk)

### **Hunters**

Station Rd, Harrow on the Hill HA1 2RH  
[hello@hunters.com](mailto:hello@hunters.com)

020 3667 1333  
[www.hunters.com/](http://www.hunters.com/)

### **Woodward Estate Agents**

90 High Street, Harrow, HA1 3LP  
[info@woodward.co.uk](mailto:info@woodward.co.uk)

0208 864 8844  
[www.woodward.co.uk](http://www.woodward.co.uk)

### **Maple Estate & Lettings Agents**

41 Station Road, Harrow, HA1 2UA  
[admin@mapleestate.co.uk](mailto:admin@mapleestate.co.uk)

0208 427 0772  
[www.mapleestate.co.uk](http://www.mapleestate.co.uk)

### **Chase Macmillan Estate Agents**

181 Kenton Road, Harrow, HA3 0EY  
[info@chasemacmillan.co.uk](mailto:info@chasemacmillan.co.uk)

0208 907 0005  
[www.chasemacmillan.co.uk](http://www.chasemacmillan.co.uk)

### **Charles Russell Estate Agents**

10 High Street, Wealdstone, Harrow, HA3 7AA  
[enquiries@charles-russell.com](mailto:enquiries@charles-russell.com)

0208 863 6269  
[www.charles-russell.com](http://www.charles-russell.com)

### **Elliot Lee Estate Agents**

219 Watford Road, Harrow, HA1 3UA  
[lee@elliottlee.co.uk](mailto:lee@elliottlee.co.uk)

020 8904 0409  
[www.elliottlee.co.uk](http://www.elliottlee.co.uk)

## Know what to expect...

### Deposits/Landlords

Most students in private accommodation will stay in a room, in a house, sharing facilities. Renting a furnished house or a flat is expensive and quite difficult to find. Sharing with other students will make this cheaper.

You need to consider - How close is the accommodation to the College? Is there good public transport? How much will it cost? Are you near shops and facilities? How big is your room? How secure is it? Will you have enough quiet and privacy for study?

Try to rent from an **accredited** landlord or letting agent - this type of landlord offers you a lot more security than those who are not. Ask to see their accreditation scheme membership card or certificate.



### Viewing the property

Visit properties in person as photographs can be misleading. Try to view **at least three properties**. Take photos on your visit to help remind you when considering your options. Take someone with you when viewing accommodation and view the neighbourhood by day and night.

### Deposit

A deposit is money you pay as security against the property you are renting. When you move out, your deposit should be returned to you in full, provided you have kept up to date with payments and not damaged the property or fittings. Make sure you get a receipt for your deposit.

There are three Government-approved schemes which protect deposits:

- Deposit Protection Service: <http://www.depositprotection.com/>
- My Deposits: <http://www.mydeposits.co.uk/>
- The Dispute Service: <https://www.thedisputeservice.co.uk/>

These schemes mean there is a fair and impartial third-party to help resolve any disputes which might happen over your deposit at the end of a tenancy.

It is advisable that before you pay your deposit that you go through the property with the landlord and check the condition of the property. You should document the condition of the property through photographs, and also make an inventory of the contents.

### Costs

Rents can vary widely across London, one room can cost between £120-£400 per week. Consider lower cost areas such as Hillingdon, Hayes, South Harrow and Wealdstone where accommodation can be cheaper than other areas such as Ruislip and central Uxbridge, Pinner and Stanmore.

As well as the rent cost you may have a number of fees at the beginning of your tenancy, as well as bills. Check your contract to see whether other costs are included for example water, electricity, gas and internet. There may be other fees to pay in addition to the rent, for example a booking or admin fee. These are non-returnable fees in addition to the deposits which some people will charge. These can range from £50 to over £300.

Full time students are usually exempt from paying council tax. Please see the International Office for more information on this.

If your accommodation is self-contained and you have a television, you need to purchase a TV License – visit <http://www.tvlicensing.co.uk/> for more information on this.

## **Contract**

Contracts are legal documents. A good landlord or agent should not pressure you to sign a tenancy until shortly before the tenancy is due to begin. Take time to read over it, check what it means and get somebody, such as the International Office, or Citizens Advice Bureau – to look over the contract for you to make sure it's fair. Give at least 24 hours to think over it. Do not sign any contract you do not understand.

The contract should contain the address of the property, when the contract starts and ends (if a fixed term contract). It should also say the amount of rent payable, when payable and what the rent does and doesn't include.

In some cases, you and your housemates will all sign an individual contract. However, in lots of cases all tenants will sign the same contract. This can mean that you are all 'jointly and severally' liable for things like paying the rent. This means that if one tenant leaves, doesn't pay their rent or damages the property, you may be left having to pay. Make sure your housemates are people you trust.

With your contract you should also have an inventory. This is a list of everything that comes with the property and their condition. Read this carefully and ensure that everything is listed correctly.

Remember; don't pay any money to a landlord or agent – like fees, rent or

deposits - until after you have signed the contract and all your finance is in place. Photocopy the contract and keep it for yourself.

## **Your Rights and Responsibilities**

The law entitles you to some basic rights as a tenant. Your landlord can't visit you in your home or come round without arranging a suitable time with you first. In return, you have a responsibility to pay your rent on time and treat the property like your own home. Report problems or breakages and be a good neighbour.

Landlords are responsible for most repairs to the outside or structure of the property, like the roof and walls and keeping the equipment for supplying water, gas and electricity in safe, working order. Tenants will often have responsibility for some minor repairs normally relating to furniture or equipment and small jobs such as changing light bulbs and unblocking sinks, toilets and drains.

Your landlord should not:

- Use violence to threaten you under any circumstances
- Shut down your utility supplies such as gas, water and electricity
- Offer you money to leave the premises
- Prevent your friends from visiting

Landlords must have a gas safety certificate for every appliance in the property, ensure furniture meets fire safety standards and ensure electrical equipment provided is safe.

Your landlord or letting agent must give you an Energy Performance Certificate before you move into a new property, as it is a legal requirement. This will show you how energy efficient a property is. The certificate can be very useful in working out your potential energy costs.

## Eviction

You can be asked to leave the property you are renting if you:

- Break any of the terms and conditions written into your contractual agreement
- Are late in paying rent
- Provide false information about yourself

You can also be asked to leave the property if the owner wishes to move back into the property; the property is being repossessed; or you refuse or delay maintenance work to the building.



## List of Useful Websites

[www.crime-statistics.co.uk](http://www.crime-statistics.co.uk) – Enter the postcode of your accommodation to find the crime figures for its surrounding area.

<https://study-uk.britishcouncil.org/moving-uk/support-guidance> - Advice from the British Council for new students

<https://www.ukcisa.org.uk/Information--Advice/Preparation-and-Arrival/Planning-your-housing> - Accommodation advice for International Students.

<https://www.citizensadvice.org.uk/housing/> - Citizens Advice Bureau information on renting

<http://www.nalscheme.co.uk/> - Contains listings of accredited (trusted) letting agents

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

<http://www.nus.org.uk/en/advice/housing-advice/> - Advice for students on private renting

## Checklist

In the event that you do decide to rent private accommodation, rather than stay with friend and family, or use the Homestay option you should use the following checklist:

### Viewing

- Always take a friend with you to see the property and try, where possible, to view the property in daylight.
- If you do view the property on your own, you should inform someone where you are going and when you will be expected back.
- Have a look at several properties to make sure you are getting the one you are most happy with

### Money

- How much is the rent per month is and how much of a deposit are you expected to pay up front?
- Who are you supposed to be paying your deposit and rent to?
- When should you pay your rent each month?
- Are utility, internet and phone bills included in the rent?
- When do you get the deposit back?

### Agreements

- What type of agreement are you signing?
- How much notice is needed to vacate the property?
- Ask for a copy of the agreement
- Have you read the agreement fully, and do you understand it, before signing?

### Gas, Electricity and Plumbing

- Have all gas appliances been checked and have you seen a copy of the CORGI gas safety certificate?
- Have all electrical appliances been tested and checked?
- Is the wiring safe?

- Do the taps, toilets and water heater work?

### Conditions and Repairs

- Is the property in good condition?
- Is the house sufficiently heated?
- Are there any repairs needed before you move in?
- Are you in agreement with the landlord about the condition of the property?
- Have you taken photographs of the property to document the condition?

### Furniture

- Is the property being rented without furniture or fully furnished?
- Is the furniture in good condition? Does anything need replaced before you move in?
- Have you taken an inventory of all furniture?
- Does the furniture meet fire safety standards?

### Security and Safety

- Is the property secure?
- Are there locks on all the doors?
- Are window locks fitted?
- Is the area safe?
- Have there been any burglaries?
- Is the house fitted with a smoke alarm?
- Are fire extinguishers provided and is there a fire escape route?

### Location

- Are you living close to the College?
- Are there shops nearby?
- Who is responsible for the outside area?
- When is the rubbish collected?