



ACCOMMODATION GUIDE 2017



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“When a man is tired of London, he is tired of life”

- Samuel Johnson

London is full of opportunities, home to not only world-class galleries, museums and sporting arenas, but exciting music venues, award-winning restaurants and theatres.

L O N D O N



Our campus and Bankstock Studios are co-located in Hackney, East London.

East London is renowned for its rich history, eclectic shops and artists' studios.

Since the 90s, many gallerists, designers and digital entrepreneurs have populated its old brick buildings and warehouses, transforming it into a hotspot for trendsetters.

POPULAR STUDENT NEIGHBOURHOODS

- › Dalston
- › Shoreditch
- › Hoxton
- › Haggerston
- › Bethnal Green

OUR FAVOURITES

- Proud East
- The Star of Bethnal Green
- The Old Blue Last
- Brick Lane Belgel Bake
- The Foundry
- Rio Cinema
- Village Underground
- Broadway Market

TOP VENUES

- Tate Modern and Tate Britain
- National Gallery
- National Portrait Gallery
- Photographers' Gallery
- Victoria & Albert Museum
- Design Museum
- The Barbican
- The National Theatre
- BFI Southbank
- Regent Street Cinema
- The Electric Cinema
- The Prince Charles Cinema
- The O2

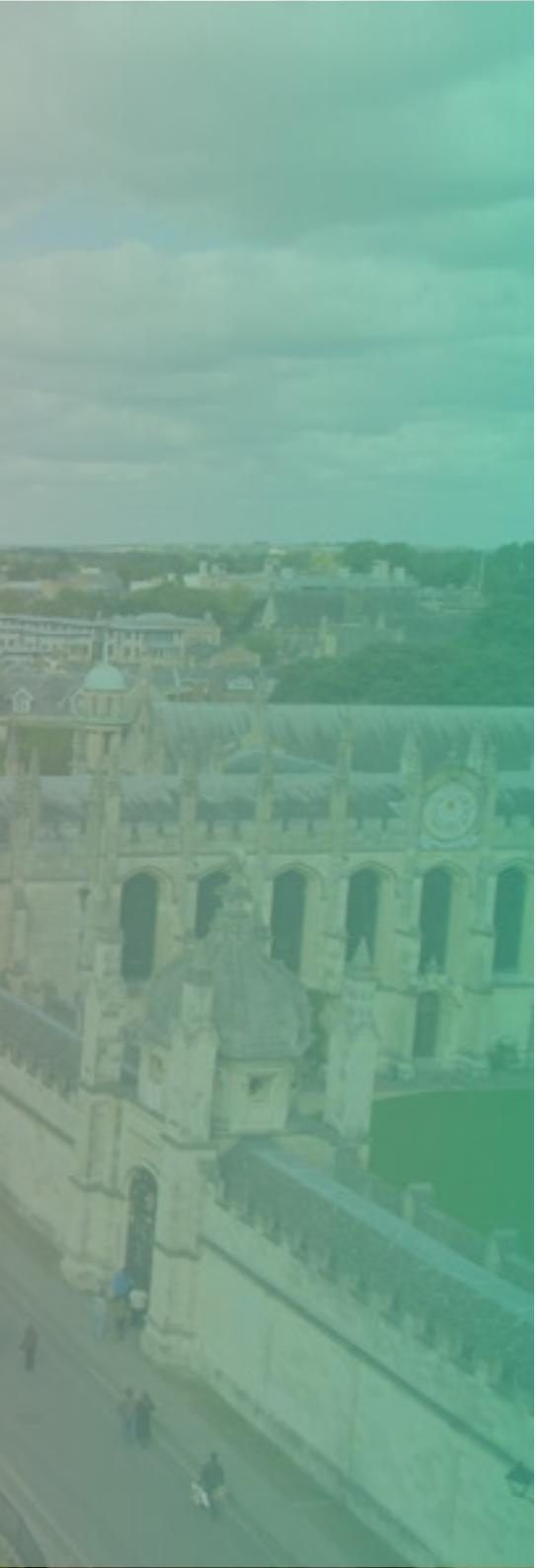


“Oxford still remains the most beautiful thing in England, and nowhere else are life and art so exquisitely blended, so perfectly made one.”

- Oscar Wilde

Situated just 40 minutes from London, Oxford is one of the greatest cities in the world to be a student. From its historic buildings, museums and riverside walks to bustling eateries and shops - there is plenty to see and do!

OXFORD



Just three miles from the city centre, our Oxford campus is located on the fringe of Iffley Rd and Cowley Rd where lies an eclectic mix of bars, cafes, vintage shops and popular music venues.

TOP VENUES

- › The O2 Academy
- › The Bullingdon
- › East Oxford Community Centre
- › Modern Art Oxford
- › Ashmolean Museum
- › Oxford University Museum of Natural History
- › Pitt Rivers Museum
- › Oxford Playhouse
- › Phoenix Picturehouse
- › Ultimate Picture Palace

- › Cowley Rd
- › Iffley Rd
- › St Clements
- › Marston
- › Botley and Osney Mead

POPULAR STUDENT NEIGHBOURHOODS

OUR FAVOURITES

- › Barefoot Cafe
- › Cafe Tarifa
- › Turl Street Kitchen
- › The Handlebar Cafe
- › Truck Shop
- › The Library
- › The Jericho Tavern
- › Jam Factory
- › Kazbar





*Liverpool has always made me brave, choice-wise.
It was never a city that criticised anyone for taking a chance.*

- David Morrissey



Not only famous for its fervent love of football, Liverpool is a UNESCO city of music with world-class galleries, rich culture and a bustling nightlife. Each year, Liverpool welcomes 70,000 students, making it one of the most loved student cities in the UK.

LIVERPOOL



SAE's Liverpool campus is located just a short walk from the heart of the city, which boast an array of independent boutiques, cafes, restaurants and pubs.

OUR FAVOURITES

- › Mowli
- › Chicha
- › Bold Street Coffee
- › Cow&CO
- › The Smugglers Cove
- › Salt Dog Slim's
- › Django's Riff

TOP VENUES

- › Echo Arena
- › Kazimier Club
- › Cavern Club
- › Camp and Furnace
- › Museum of Liverpool
- › Tate Liverpool
- › Sudley House
- › Walker Art Gallery
- › Liverpool and Everyman Playhouse
- › Royal Court Theatre
- › FACT



I'm very proud of where I come from and as I travel the world, I always spread the word about Glasgow... I can never actually sum up exactly why I love Glasgow so much but one of the best aspects of the city is its people. There is nothing quite like a Glaswegian.

- Amy Macdonald



Blending urbanity with impressive Victorian structures, Scotland's biggest city has developed into one of the most captivating UK metropolises in recent years. Packed with stylish bars, top-notch restaurants and one of Britain's best live-music scenes, Glasgow offers more than Celtic charm.

GLASGOW



Situated in Kinning Park, SAE Glasgow is about a mile west of the city centre and close to the headquarters of BBC Scotland and Scottish Television.

OUR FAVOURITES

- › Tinderbox
- › Papercup
- › Artisan Roast
- › Stereo
- › Mono
- › Brel

TOP VENUES

- › King Tut's Wah Wah Hut
- › Barrowland Ballroom
- › O2 ABC
- › O2 Academy Glasgow
- › The SSE Hydro
- › Stereo
- › Kelvingrove Bandstand and Amphitheatre
- › Centre For Contemporary Arts
- › The Arches
- › SWG3

LIVING OUT GUIDE

You may think the job of house hunting begins with your first viewing.

However, living out in private accommodation is a big commitment and there are many things to consider.

To make it easier, we've broken it down into eight steps.



1

Work out who you want to live with

This needs to be thought through carefully as most tenancies are 'jointly and severally liable.' This means that as soon as you sign a contract with housemates, everyone in that group is legally bound together for the duration of the tenancy. It can be very difficult to move out or throw someone out, if living together becomes intolerable.

THINGS TO CONSIDER:

Smoking: Do they smoke? Do you smoke?

Drinking: Do they drink? Do you drink? If so, how often?

Cleaning and hygiene: Are they messy? What can and can't you put up with?

Social habits: What hours do they socialise? Are they an early riser or a night owl?

Work habits: How do you like to work? Do you prefer to lock yourself in your room or do you prefer company? What are their work habits?

Financial habits: Are they good at budgeting or are they likely to run out of money every week?

Partners: Do they have a boyfriend or girlfriend who will always be around?

Hobbies: What sort of activities do they like to do?



2

Explore the area and work out where you want to live

Location, location – it's a huge factor, which can make or break your rental experience. Start by considering what's important to you. Do you want to be close to shops and nightlife; do you want a quiet area; what about transport and access to campus? Once you have narrowed down exactly what you want, you can start exploring areas that match your criteria.

TIP

Visit the area you are considering with a close friend or relative at different times of the day to make sure you like the atmosphere and feel safe.

3

Work out how much you can afford

In addition to your rent, there are a wide variety of costs that you will incur living in student accommodation. These include:

- › Gas bills
- › Electricity bills
- › Water rates
- › Broadband/Cable bills
- › TV licence
- › Contents insurance for your personal property

These costs will vary on the type and size of your property, as well as the number of tenants sharing with you. Therefore, once you have chosen your flatmates, it's important everyone in the group decides on a budget they can afford and sticks to it. Below is a table outlining estimated monthly costs for students across the UK in 2016/2017.

Remember these are just estimates and will vary depending on your property, lifestyle and spending habits.

4

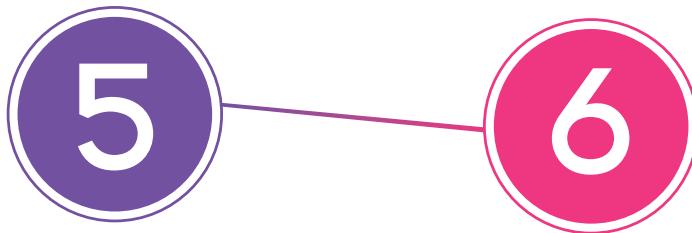
Identify what you want in a house

While not everyone will be able to have an ensuite and compromises will inevitably need to be made, it's important you discuss with your housemates what you want in a property.

Some considerations include:

- › Number of bedrooms
- › Number of bathrooms
- › Size and quality of communal areas
- › Does it need to be furnished?
- › What amenities must it include? (ie. dishwasher, washing machine, tumble dryer.)
- › Do you want a garden/BBQ area?
- › Does it need parking/bike rack?
- › Do you need lots of storage space?

	Lower range	Upper range
Rent	£360	£800
Food	£130	£250
Gas/electricity	£50	£80
Internet	£20	£60



Start going on viewings

Take a look at letting agents' websites and start booking appointments. Remember there are three important things to consider when viewing houses:



Don't be rushed! You're going to be living here for at least a year, so make sure you go through everything on your checklist (see page ___ for our own guide).



Note down any changes you would like made, for example repairs and maintenance. If the landlord agrees to these conditions, make sure it is written into the contract. Failure to do so will result in limited legal recourse, if the landlord doesn't hold his end of the bargain.



If the tenants are in, ask them about their experience with the property, and the landlord or letting agency.

Deposits

In securing a property, you will be asked to sign a tenancy agreement and pay a deposit. Before doing this, make sure you know what you are signing and what you are paying for.

A deposit is a sum of money paid to the landlord to safeguard any damage to the property. It should not cost more than two months' rent and should only be requested after you have signed a contract.

IMPORTANT:

Under the Housing Act, a landlord is legally required to place the deposit into a Tenancy Deposit Protection Scheme within 14 days of receiving payment. This is to protect you and the landlord when it comes to returning the deposit. Therefore, it is vital you ask which scheme your deposit will be protected in.

If unsure, you can check if your deposit has been protected on these website:

<https://www.depositprotection.com>
(The Deposit Protection Scheme)

<https://www.mydeposits.co.uk>
(My Deposits)

<https://www.thedisputeservice.co.uk>
(The Dispute Service)

Fees

As well as paying a deposit, a landlord or agency may ask you to pay additional sums of money when looking to rent a property.

The table below will advise you on what is and isn't refundable.

What is it?	Refundable or non-refundable	Why?	Questions to consider
Admin Fee/ Booking Fee	Usually non-refundable	This fee is charged to cover the administrative costs of renting a property, such as drawing up a contract.	What services is this money paying for? Is this a reasonable amount?
Referencing Fee	Usually non-refundable	This fee is charged to cover the cost of a landlord or agent applying for a reference/credit check on you.	Is my referencing fee covered in my administration fee?
Holding Fee	Non-refundable if you withdraw your application	This fee is charged to reserve a rental property, while reference checks are being conducted.	Will I get a refund if my reference check comes back satisfactory?
Rent in Advance	Non-refundable (deducted from the first and second month's rent)	This fee is charged to secure a rental property.	Is it reasonable to pay this? Are you paying this along other fees?
Retainer	Non-refundable	This fee is charged to reserve a property. A student may pay a retainer over the summer months, but their contract would not formally start until September.	Will I be able to live/store property during this time?

Contracts

When you sign a contract, it forms a legally binding agreement between you and your landlord. Therefore, we recommend you do not sign a lease until you have inspected the property and read and understand all the terms and clauses.

Most student accommodation is for a fixed period of time and with a “no-break clause”. This means that once you have signed you are contractually liable to pay the rent for the entire period.

Deposits

- Be sure you know what the payment is for.
- If you are asked to pay large sums of money in advance, get advice before you pay.
- Make the payment by bank transfer so you have a record.
- Get receipts for all transactions.

Contract Tips

- Before you sign the dotted line make sure...
- You have seen the property.
- You have read and understand the contract.
- Your housemates have read and understand the contract.
- The address, names, start and end dates and the amount to be paid are all correct.
- You have checked the landlord's obligations for repairing the property and are satisfied.
- You have an inventory of the property's contents and checked it is correct.





Move in

You made it! Now you have chosen your property and signed the contract, it's time to pick up the keys. However, before you move all your possessions in, be sure to follow these top tips...

- Check inventory for accuracy and note anything missing from the list.
- Mark any defects on the inventory before you sign and hand it back to the landlord/agent.
- Take photos of any damage to provide the landlord/agent with.
- Ensure you get a copy of your Tenancy Deposit Scheme from your landlord.



Move out

Sadly, many students fail to get their full housing deposits back when leaving, mostly due to disrepairs or rent arrears. Therefore, it's vital you read through your contract and understand the landlord's expectations of how the property should be left.

If you followed our tips in 'Step 7: Move In' and conducted an adequate inventory, you should be in a good position to get a full refund. Nevertheless, this section will outline steps you need to take when clearing out.

- Look for any obvious signs of damage and get professional quotes from at least three contractors.
- Move your possessions out. Leave just enough to stay for few days while you clean the property.
- Scrub everything thoroughly! If you think the property needs a profession clean, organise this early and make sure you keep invoices as evidence that you've had cleaning done.
- Check the inventory. Ensure all equipment is still safe in the house and undamaged.
- Take photos and date them. This is to help prove the condition you left the house in.
- Inspect the property with your landlord or agent.
- Give your final meter readings to the utilities companies.
- Inform all relevant people of your forwarding address.

CHECKLIST

Notes



	Property A	Property B	Property C
How much is the rent?			
Are any bills included?			
Internet			
TV license			
How much is the deposit?			
Is the property in a good location?			
Can you get to and from SAE easily?			
Can you get to and from a supermarket?			
Is the local area well lit?			
Would you feel safe at night?			
Is the property secure?			
Are doors and windows lockable?			
Does the property have double glazing? Are there enough showers and baths?			
Are you happy with the communal areas?			
Have you seen the Gas Safety Certificate? (This is a legal requirement)			
Are there smoke detectors?			
Are there any signs of damp or mould? (If yes, discuss with your agent or landlord.)			
Do you know who will be your point of contact for maintenance arrangements?			
Have you spoke to current tenants about their experience?			
Have you read the tenancy agreement and are you satisfied with it?			
Other notes			