Student Money and Accommodation Advice

# Accommodation – Student Halls

## What are Halls?

Halls of residence are purpose-built student accommodation buildings. You will be living in a student environment, sharing common areas and facilities. Although the University does not own or manage any halls, there are a number of private providers who offer accommodation to London Metropolitan University students. Rents are inclusive of utility bills, and often contents insurance and Wi-Fi too.

There are 30+ halls to choose from on our website which vary in budget, location and facilities. The hall companies manage the buildings and are responsible for the day-to-day running, including rent collection, cleaning of communal areas, security and maintenance. Applications and allocation of rooms are also dealt with by the company.

There are various types of halls from traditional with shared kitchens, toilet and bathroom facilities, to self-contained flats. All rooms are self-catered and inclusive of bills and Internet connection. Rents currently range from £160 per week – £489pw+.

Single rooms from c. £160pw+ – shared bathroom and kitchen

En suite rooms from c. £189pw+ – you have your own bathroom but share a kitchen

Studios from c. £294pw+ – you have your own bathroom and kitchen

Please be aware that the maximum Maintenance Loan for a single student living away from home averages out at £250 per week across the calendar year, so you should keep this figure in mind when choosing your accommodation.

The Mayor of London has classified as affordable, accommodation that is provided at a rental cost equal to or below 55 per cent of the maximum Maintenance Loan. Across a calendar year that works out at £138 per week.

You can find further information about halls of residence on our website: [www.londonmet.ac.uk/services-and-facilities/accommodation/halls-of-residence/](http://www.londonmet.ac.uk/services-and-facilities/accommodation/halls-of-residence/).

## Which Hall is closest to the University?

The University has two main teaching sites: the Holloway campus and Aldgate campus. You’ll need to find out at which site your course will be taught. The halls we have listed on our website are located at varying distances from the University buildings. The closest halls to the Holloway campus are Chapter Highbury, The Arcade, Chapter Islington, and Smart Student Accommodation (all walking distance). Halls that are walking distance from Aldgate campus include Chapter Spitalfields, iQ Aldgate and Magenta House. Other halls listed are further afield and will require commuting via London transport, however, we do not list any halls that are more than 50 minutes’ commute.

## Am I guaranteed a place in halls of residence for my first year of study?

Although there are over 30 halls of residence advertised to London Metropolitan University students, we are not able to guarantee you a place in one of them as they are all managed by private companies. The halls of residence are able to accommodate most students, but if you find that a hall of your choice is fully booked you can request to be put on the waiting list. Make sure to contact them from time to time to enquire if rooms have become available. Please note, the cheapest halls are most popular and get booked up first.

## Application, deposit and contract

Complete an online application via the property page on the company website. You can apply to as many properties as you wish but when you receive an offer make sure you choose only one property as you will be expected to secure the reservation with a deposit. The deposit is refundable at the end of the contract term provided there is no outstanding rent or damage to the room.

Please note that if you pay a deposit and then wish to cancel the reservation you risk losing part or all of the amount dependant on when you notify the company. Please ensure you read through the offer before you pay and sign the contract.

Key terms to check are: contract length, cost, payment of rent, cancellation policy and termination of contract. Once you sign the contract and return it to the company you become liable for the rental amount on the room.

## What should I look out for before signing the contract?

Before you sign the contract it is important that you make yourself aware of the key terms such as the duration of the tenancy, the rent payable and the terms of payment eg what instalment plans are offered, and how it can be terminated by both you and the company. It is essential that you read the terms and conditions of occupancy. Seek independent advice before signing if you are unsure of any part of your contract.

## Guarantors

When applying for accommodation you may be required to have a UK-based guarantor. This is a person who can guarantee your rental payments in case you fall behind with them. If you do not have one there are companies that offer a guarantor service such as Housing Hand – [www.housinghand.co.uk/guarantor-service/](http://www.housinghand.co.uk/guarantor-service/) and UK Guarantor – <https://ukguarantor.com/>. Please note there are fees for these services.

## Do I need to take out contents insurance?

Check your contract as many student halls include contents insurance as part of the package.

## Do I need a TV licence?

You must buy a TV Licence if you:

* Watch or record programmes as they’re being shown on TV or live on an online TV service.
* Download or watch BBC programmes on iPlayer – live, catch up or on demand.

This applies no matter what device you use, whether it’s a TV, desktop computer, laptop, mobile phone, tablet, games console, digital box or Blu-ray/DVD/VHS recorder. For further information see

[www.tvlicensing.co.uk/check-if-you-need-one/for-your-home/students-aud1](http://www.tvlicensing.co.uk/check-if-you-need-one/for-your-home/students-aud1)

or watch this short animated video:

[www.youtube.com/watch?v=RHLEcIp2\_cU](http://www.youtube.com/watch?v=RHLEcIp2_cU)

## What if I want to move out before the contract comes to an end?

If you wish to leave or do leave the halls you will be liable for the rent for the duration of the contract unless you or the hall provider finds someone to take over your contract.

## How to contact us

Visit [www.londonmet.ac.uk/advice](http://www.londonmet.ac.uk/advice) for up-to-date appointment and drop-in times.

List of student halls and further information: [www.londonmet.ac.uk/accommodation](http://www.londonmet.ac.uk/accommodation)

Watch our [student accommodation film](https://londonmet.cloud.panopto.eu/Panopto/Pages/Viewer.aspx?id=43cae75a-f89f-4e3a-8c83-afe200912496&start=0).

The content of this information sheet has been compiled using information from external sources, as well as University data. The content has been carefully checked and is given in good faith. However, the University cannot accept responsibility for the consequences of any inaccuracy. May 2023