



Accommodation — Student Halls

Student Money and Accommodation Advice

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, contents insurance, and Wi-Fi.

There are 40+ properties to choose from which vary in budget, location and facilities etc. 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, Internet connection and contents insurance. Rents currently range from £144pw - £300pw+.

- Single rooms from c. £144pw+ – shared bathroom and kitchen
- En suite rooms from c. £184pw+ – you have your own bathroom but share a kitchen
- Studios from c. £245pw+ – 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 £218 per week across a calendar year, so you should keep this figure in mind when choosing your accommodation. The Mayor of London has classified £159 per week over 38 weeks as affordable accommodation.

You can find further information about halls of residence on our website:

www.londonmet.ac.uk/services-and-facilities/accommodation/halls-of-residence/.

Which Hall is closest to the University?

The University has three main teaching sites: the Holloway campus, Aldgate campus and Moorgate 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 Stapleton House, Chapter Highbury, The Arcade, Chapter Islington, Axo Student Living and Smart Student Accommodation (all walking distance). Halls that are walking distance from Moorgate and Aldgate campuses include Chapter Spitalfields, The Curve, Prodigy Magenta House and Pacific Court. 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 40 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 How you should pay the rent, instalments or termly etc 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/ and UK Guarantor – <https://ukguarantor.com/>. Please note there are fees for these services.

Do I need to take out contents insurance?

No, this is included in your contract term.

Do I need a TV licence?

Yes, you do! See www.tvlicensing.co.uk

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

Telephone your Student Hub and ask to book a phone or face-to-face appointment with a Student Money and Accommodation Adviser:

Aldgate – 020 7133 7002; Holloway – 020 7133 7001; Moorgate – 020 7133 7003

Email: SMAA@londonmet.ac.uk

Website: www.londonmet.ac.uk/accommodation

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. September 2018