

***Student Guild  
Accommodation  
Services***

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BLOMSBURY  
INSTITUTE  
LONDON

Student  
Guild

**We are...**  
the official representative body for all  
Bloomsbury Institute Student Guild students.  
Officially launched 1<sup>st</sup> February 2017

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# *Top Tips for Renting*

# *Tip Number 1*

**Make sure you know what the accommodation is like!**

- ▶ Don't be tempted to take a property without viewing it first, even if you have left accommodation until the last minute!
- ▶ While viewing a property it is essential that you ask questions like if the property will be furnished and if it is gas safe.
- ▶ As a tenant there are loads regulations that are there to protect you!
- ▶ Please look at the renting checklist that the government has released:  
[How to rent - the checklist for renting in England - March 2023](#)

# *Tip Number 2*

## **Make sure you find out what is included in the rent!**

- ▶ You must make sure you have a clear view of what is included in the rent and what isn't.
- ▶ You should ask if; broadband, water, electricity, and gas are all included, otherwise you may end up paying more than what the property was advertised for.
- ▶ If it is a shared property, find out if the bills are shared equally as it would be unfair if you ended up paying more than someone else!
- ▶ Have a look at what the average rent prices are in the area of the property; [London Rents Map](#)

## *Tip Number 3*

**Make sure you check the internet and phone signal in the property!**

- ▶ Check the mobile and Wi-Fi signal by trying to make a call in the property. If you can't get a signal, this may impact your studies and connectivity.

## *Tip Number 4*

**You are allowed to negotiate!**

- ▶ Negotiating is key when trying to find accommodation as it can make the difference between £400 per week rent to £350 per week.



Rightmove



Spareroom



Zoopla



OnTheMarket



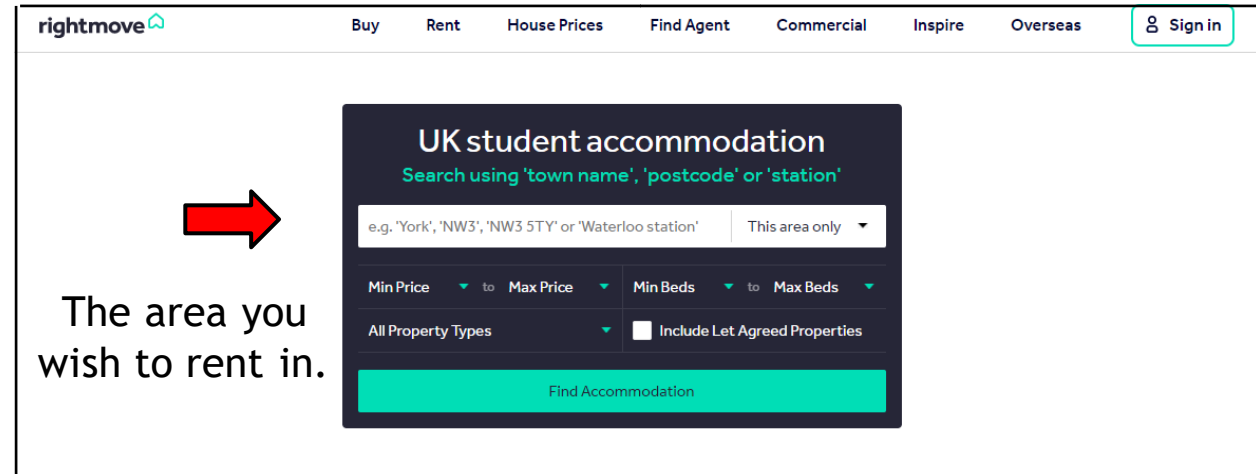
IQ Student  
Accommodation

*Start your accommodation  
search here*



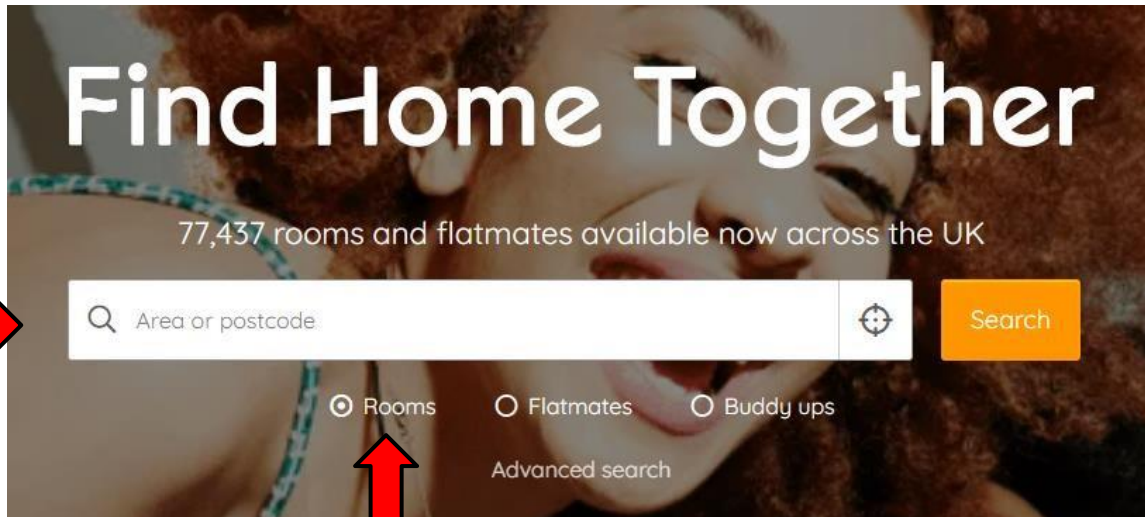
# How to use the housing search engines - Rightmove

\*click\*



# How to use the housing search engines - Spareroom

Area you  
wish to  
rent in.

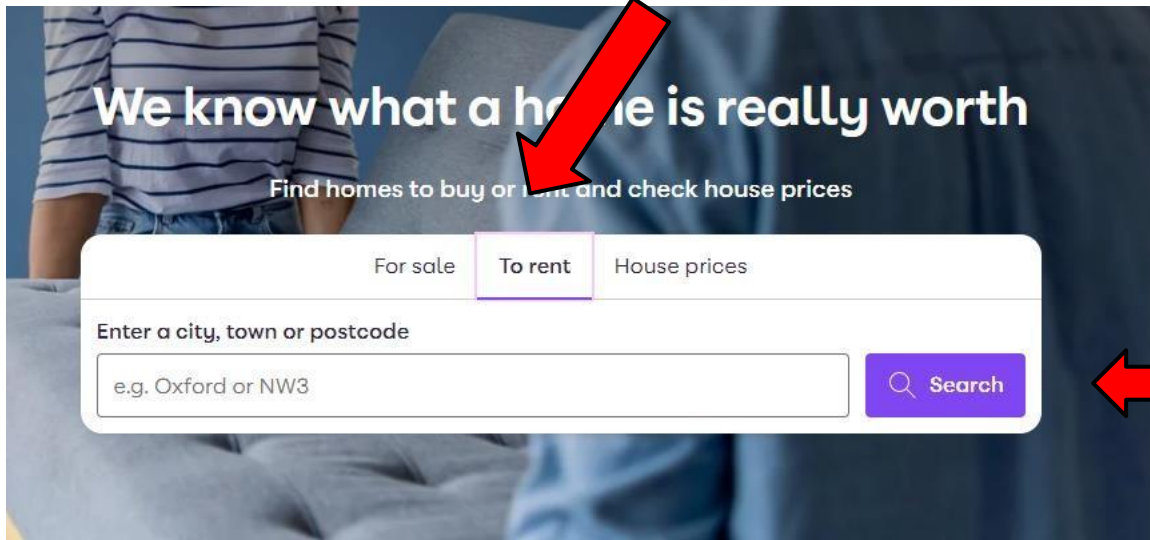


Make sure  
“Rooms”  
is marked



# How to use the housing search engines - Zoopla

Make sure “To  
rent” is  
marked.

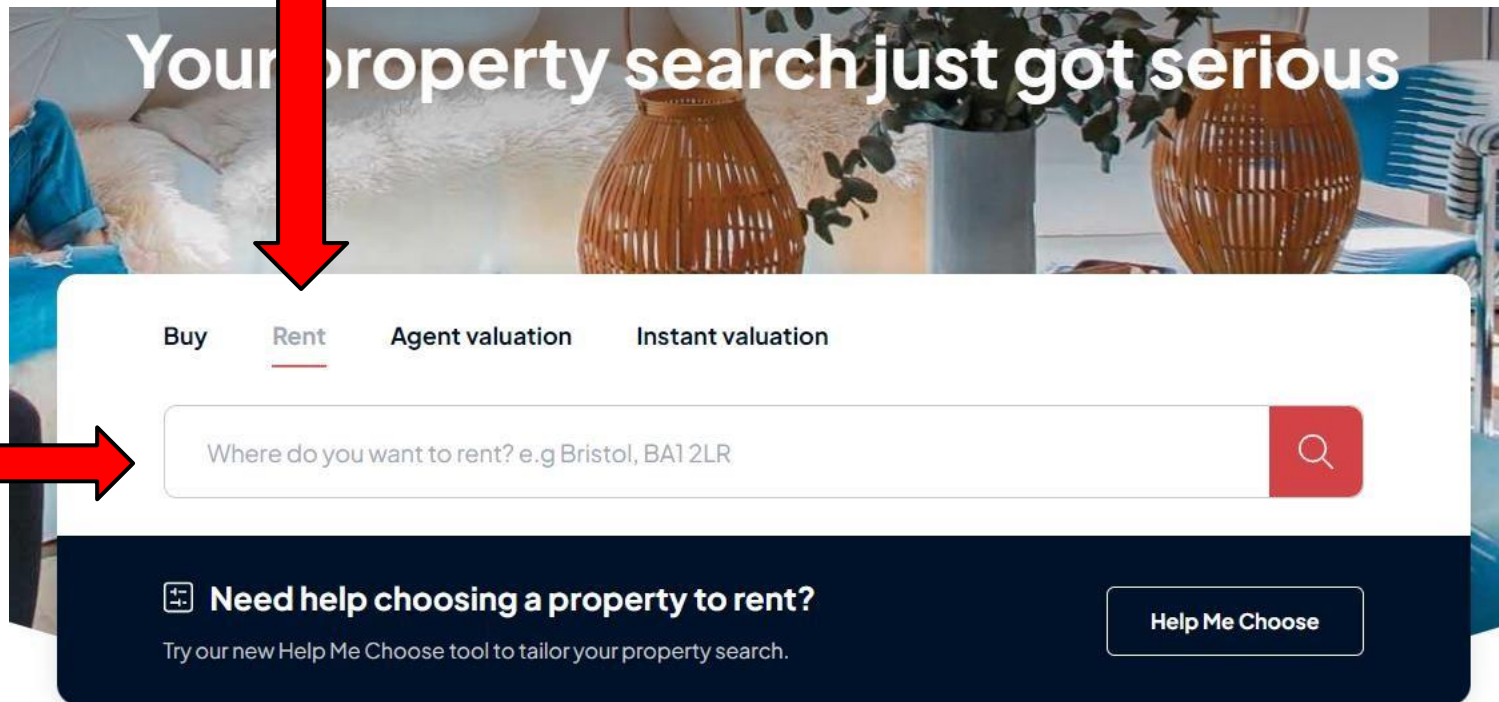


The screenshot shows the Zoopla search interface. At the top, it says "We know what a home is really worth" and "Find homes to buy or rent and check house prices". Below this is a search bar with three tabs: "For sale", "To rent", and "House prices". The "To rent" tab is selected and highlighted with a red arrow. Below the tabs is a text input field with the placeholder "Enter a city, town or postcode" and an example "e.g. Oxford or NW3". To the right of the input field is a purple "Search" button with a magnifying glass icon. A red arrow points from the text "Area you wish to live in." to the search button.

Area you wish to  
live in.

# How to use the housing search engines - OnTheMarket

Make sure “Rent”  
is marked.



The screenshot shows the OnTheMarket search interface. At the top, a banner reads "Your property search just got serious" over a background image of a modern interior. Below the banner are four tabs: "Buy", "Rent", "Agent valuation", and "Instant valuation". The "Rent" tab is selected and underlined. A search input field contains the text "Where do you want to rent? e.g Bristol, BA1 2LR" and a red search button with a magnifying glass icon. Below the search field is a dark blue banner with the text "Need help choosing a property to rent?" and a "Help Me Choose" button. A red arrow points from the text "Make sure 'Rent' is marked." to the "Rent" tab. Another red arrow points from the text "Area you wish to rent in." to the search input field.

Area you  
wish to  
rent in.

# Warning!!!



Please be careful using these websites as there can be some scams out there!

If you are unsure about anything, please talk to someone on the Student Guild Accommodation team.



## Popular boroughs for students:

- ▶ London Borough of Ealing: [Maps of new wards | Ealing Council](#)
- ▶ The London Borough of Hillingdon: [Ward boundaries -Hillingdon Council](#)
- ▶ The London Borough of Havering: [Havering town centres | The London Borough Of Havering](#)
- ▶ London Borough of Redbridge: [Map \(redbridge.gov.uk\)](#)
- ▶ Slough Borough Council: [Ward boundary maps 2023 – Slough Borough Council](#)

Please research any area you wish to move to, even if it is recommended to you. Keeping yourself safe should be your priority!

# BLOOMSBURY LAW CLINIC

- The Bloomsbury Law Clinic will be providing a free service where they will look over tenancy agreements and offer you advice on what to next.
- The Law Clinic is made up of current students so you could get help from some familiar faces!
- You must read through the contents of the contract and make sure you have understood it.
- By reading the contents and utilising the service offered by the Law Clinic, it could save you time and money when it comes to claiming back your deposit.

In addition to the law clinic here are some great resources for you to use on your journey.

[Private renting: Your rights and responsibilities - GOV.UK](https://www.gov.uk)  
([www.gov.uk](https://www.gov.uk))

[Your rights when you rent from a private landlord - Citizens Advice](#)

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*The END...*

*(for now!)*