

ACADEMY STUDENT ACCOMMODATION GUIDE 2025/26

Author name – Central Administration and Accommodation Assistant
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MARYLEBONE ROAD, LONDON NW1 5HT
RAM.AC.UK



**UNIVERSITY
OF LONDON**

TABLE OF CONTENTS

Welome	4
Glossary.....	4
Introduction to Living in London	5
Types of Accommodation.....	6
Univeristy of London Halls of Residence	6
International Students House	7
Other Private Halls of Residence	7
Hostels	8
Lodgings, Homestays and House-Shares	8
Private Rented Accommodation	9
What to do and When to do it	10
Contacts	11

WELCOME

This guide has been written mainly with prospective and new students in mind; however current students are encouraged to refer to this throughout their time at the Academy. We hope that you will find it useful and informative, aiding your introduction to Academy life.

We understand that moving to London can be a daunting prospect for many, due to the size of the city and range of accommodation options that are available. The aim of this guide is to offer prospective and new students an introduction into the various accommodation options that you may consider throughout your time at the Academy, simplifying the moving process as much as possible. We are here to help each step of the way!

All the information contained within was correct at the time it was published (March 2025), however information is subject to change at any time. We cannot be held responsible for any information displayed on external websites linked to in this document.

If you have any questions regarding any of the information in this document, please contact Christine Vakante, Central Administration & Accommodation Assistant at accommodation@ram.ac.uk

GLOSSARY

Bedsit: A self-contained bedroom and living area. Sometimes access and bathroom/kitchen are shared with other residents

Catered: Some meals are included in the price

Dormitory: A large bedroom shared with several other people

Ensuite: A bedroom with its own private bathroom

Flat-Share/House-Share: Shared private rented accommodation

Halls of Residence: Student-only accommodation

Hostel: Institution providing low-cost accommodation

Landlord: An individual who rents or leases their property to a tenant or several tenants in return for rental payments

Lodging/Homestay: Tenant lives with the owner of the house

Private Halls: Privately run (not University run) student-only accommodation

Self-catered: Students are expected to cook their own meals

Studio: A self-contained unit with its own access, contained living, sleeping, bathroom and kitchen facilities, not shared with others

Tenant: A person who occupies land or property rented from a landlord

Twin: A bedroom shared with one other person

Utilities: Electricity, gas, water, internet, TV licence, etc...

Warden: A person responsible for the student welfare, pastoral care and the management of student conduct and behaviour within University Halls

INTRODUCTION TO LIVING IN LONDON

Located in Marylebone, on the southern edge of Regent's Park, close to the West End, the Royal Academy of Music is found in one of the most centrally visited locations on the edge of Zone 1. Unfortunately, this means that accommodation within walking distance of the Academy can be prohibitively expensive and out of the price range for many students. It is normal for students and staff to live at least 20-30 minutes journey time away from the Academy.

The different types of accommodation available to Academy students are: Intercollegiate Halls of residence provided by the University of London, private halls of residence such as International Students House, hostels and private rented accommodation.

Moving into Halls of Residence is a popular choice for those about to start their first year. Having a place in secured 'Halls' before your arrival can ease the upheaval of moving, both for UK and international students. There are many great benefits to living in Halls of Residence, one plus being the social aspect and buzzing environment, many halls also provide meals which is included in the monthly rent. This gives students time to relax, without having to worry about budgeting! Much like when applying to music conservatoires, places are often oversubscribed so you may wish to apply to several places and pick the one that is right for you once you have received offers of accommodation.

Many students living in Halls of Residence choose to move on to private rented accommodation with their friends in their second year and beyond, once they have become more familiar with London and become more settled in their studies. However, some students may choose to enter private rented accommodation in the form of flat shares or lodgings when they arrive in London, as these tend to be cheaper than Halls of Residence, whilst offering a more familiar and personal living environment.

Location and price are both deciding factors when choosing accommodation; both areas are explored in detail in this guide.

TYPES OF ACCOMMODATION

UNIVERSITY OF LONDON HALLS OF RESIDENCE

Our Intercollegiate Halls are managed by the University of London (UoL). Applications must initially be made through us, but if you are unsuccessful, you can apply directly through the UoL when they release any remaining rooms in early September 2025. To apply through us, a link to the online application form will be published on our accommodation page on Friday 21st March 2025 – [RAM Accommodation Web Page](#) We will be sending out an email to all students who have accepted offers with information on applications nearer the opening date.

The University of London provides the Academy with several Halls. These residences are situated across Central London, providing places for students from all the University of London’s member institutions. Locations are either a walking distance from the Academy or a short bus or tube ride away (see map at the end of this guide.) Students living in the Intercollegiate Halls benefit from the opportunity to live and socialise with students from other institutions, in an environment which provides 24-hour wardens. Students who choose this housing option can be sure that they will be in a safe and secure environment, whilst being able to experience student life in its original form.

The University of London’s Intercollegiate Halls are occupied by students from other colleges of the University of London with varying lengths of the academic year. Places in the Intercollegiate Halls initially have a standard contract length of 40 weeks, with the earliest possible move in date of 1st September. This date is slightly earlier than the standard move in date, so please make it extra clear when accepting your accommodation offer if you’d like to move in on 2nd September. You can also request a later move out date when accepting your accommodation offer. For reference, our Enrolment Week starts on 1st September 2025 and the last day of the academic year is 5th July 2026.

The halls and room types available to Academy students are:

NUTFORD HOUSE – Small Single shared bathroom, Single shared bathroom and Large single shared bathroom (catered)

COLLEGE HALL – Single ensuite and Single shared bathroom (catered)

GARDEN HALLS – Standard superior and Townhouse single (self-catered)

Further details on the halls listed above can be found on the University of London’s Housing website - [UoL Housing Web Page](#) The exact price per week for the room type available to Academy students will be shown on our application form. Please note that the price includes catering at Nutford House and College Hall. please follow this link for further details on the catering service: [UoL Catering](#). For more detailed information, please read the Intercollegiate Halls handbook here [UoL Halls Handbook](#)

It is important to bear in mind that places are allocated based on the student’s individual circumstances and priority and not in the order that applications are received, so it is important to consider and explore alternative accommodation options. Please refer to the types of accommodation that are listed in this document, along with the PDF named “Guide to Private Rented Accommodation” which can be found on the Accommodation page on the Academy’s website (see previous page for link).

INTERNATIONAL STUDENTS HOUSE

Usually shortened to “ISH”, the International Students House provides accommodation to both international and British students and is located within a very short distance to the Academy, around a five-minute walk away, at Great Portland Street. Operating as a self-supporting charitable organisation, ISH offers low-priced accommodation, as well as social activities for students studying at a variety of universities and institutions.

The accommodation they offer varies and includes single, single ensuite, twin ensuite, and studios. Prices do vary according to size and type of room and whether bathrooms are shared or ensuite. Students have access to shared kitchens and social areas.

ISH provides canteen and bar facilities for residents and non-residential members, as well as daily social activities and subsidised trips throughout the UK & Europe. They also provide some practice facilities for music students.

Being an extremely popular option for students, ISH is heavily oversubscribed. Their application process is carried out online at [ISH](#) with applicants being considered based on their merits and willingness to contribute to the ISH community. We recommend that students apply early for places as soon as the application window opens in April, as well as applying to alternative accommodation as not all applications are accepted by ISH.

Please note that ISH houses students from many different academic institutions in London and as such they have a standard contract length which is normally shorter than the Academy term please check their website for details on what the dates for the 2025-26 academic year are or send them an email on accom@ish.org.uk or by telephone on +44 (0) 207 631 8300.

If you choose to apply for accommodation with ISH, you must apply with them directly and you need to inform them that you need to be in residence for the full Academy term, which runs until 5th July 2026. Please be aware that in the past some students have been asked to move room for the weeks beyond the standard ISH contract due to their summer rental of rooms. Please read the ISH terms and conditions for full details or indeed contact them via the email or telephone number above.

OTHER PRIVATE HALLS OF RESIDENCE

There are a huge number of privately-run halls of residence throughout London available to all students studying in London. Typically, these halls consist of units of five bedrooms, each with an ensuite bathroom plus a shared kitchen/living space. Although there are various private halls around Central London and within walking distance of the Academy, these tend to be the highest priced. Some students may prefer to live in a hall further away from the Academy at a lower cost.

Practice facilities in private halls are not common, so please check with your provider if there are any practice facilities and if there are any rules against practicing in bedrooms.

Prices vary according to provider, length of contract and location. The list of links on the next page shows some popular providers; however, it is by no means a fully comprehensive list.

- www.scape.com/en-uk
- www.crm-students.com
- www.unitestudents.com

- www.chapter-living.com
- www.host-students.com
- www.iqstudentaccommodation.com

HOSTELS

Hostel accommodation is often provided by charitable and not-for-profit organisations at low-cost for specific groups of students, such as those from religious groups.

Accommodation usually consists of a shared dormitory or twin rooms, however, many now offer private rooms. Bathrooms are usually shared between residents. Many provide meals as part of the price, as well as social activities and on-site wardens.

Hostels are often stricter than halls of residence or private rented accommodation, with many implementing curfews, bans on alcohol or limitations on visitors. Please make sure that you are aware of these before you commit to living in hostel accommodation. Many students are grateful for the support and guidance, as well as social opportunities that hostels provide for their residents.

The list below contains many of the more prominent and popular hostels. If you are interested in hostels for faiths groups, you might want to contact a member of your religious group for further information or online.

- VICTORIA LEAGUE – Commonwealth students only – www.victorialeague.co.uk
- GOODENOUGH COLLEGE – Postgraduate students only – www.goodenough.ac.uk
- QUEEN ALEXANDRA'S HOUSE – Female only accommodation – www.queenalex.com
- THE HYELM GROUP – Mixed and female only accommodation available – www.hyelm.com
- LONDON HOSTELS ASSOCIATION – Short-term and long-term – www.lhalondon.com

LODGINGS, HOMESTAYS AND HOUSE-SHARES

Lodgings and Homestays are terms used to describe a living situation where a person rents a bedroom or part of a house from the owner of the house, who also lives there. Usually this means sharing a kitchen, living areas and sometimes bathroom with the owner of the house/flat, as well as their family (although situations often differ).

The benefit of lodgings is that contracts are usually on a short-term or flexible basis, meaning that you are not necessarily tied down to stay a particular length of time. Bills and utilities are generally included in the price, so you do not need to worry about saving extra money to cover these.

A house or flat share refers to an arrangement where an individual bedroom is rented, sharing communal kitchen, living and bathroom facilities with a group of other people. The landlord does not usually live there. Bills are sometimes included in the price; however, you may need to pay these separately. If so, make sure you budget enough money to cover these each month. Other housemates will be able to tell you roughly how much it will come to.

With this type of accommodation, you will need to check with the owner or tenants whether practice is allowed, and if so whether there are any specific rules such as practicing hours or requirements for mutes etc.

Details of available lodgings, homestays and house-shares are kept by the Accommodation Team containing details of accommodation offered to Academy students by friends and associates of the Academy. If you would like to receive details of rooms as they come in, please send an email to accommodation@ram.ac.uk. You should be looking for lodgings, homestays, and house-shares no earlier than July, as most landlords

won't want to wait several months for their tenant to move in. There are various websites that can be useful which are shown below:

- www.spareroom.co.uk
- www.gumtree.com
- www.roomgo.co.uk

PRIVATE RENTED ACCOMMODATION

Following the completion of their first year, many students move on to private rented accommodation which they may find through an Estate Agent. Students may do this in groups of friends, with fellow students or people they have met elsewhere.

The Accommodation office at the Academy sometimes also receive private housing opportunities which could happen at any time during the year so we will also be able to provide you with adverts that have been sent through. Although we can advise and support you with matching you with private housing options, the Academy will hold no legal responsibility for any private renting, including lodging, home stays and house shares. For all general and legal advice or any other information or guidance on private renting, Academy students are entitled to free assistance from the University of London Housing Services (ULHS). Information can be found at their website here [ULHS](#)

If you are considering looking for private rented accommodation, please consult the separate document, entitled "Guide to Private Rented Accommodation" available on the Academy's website at [RAM Accommodation Web Page](#). The document contains useful guidance and helpful tips on how to find private accommodation, how to use Estate Agencies and how to avoid scams. If you are at all unsure about this type of accommodation, please email the Accommodation team at accommodation@ram.ac.uk.

When looking for private rented accommodation, or indeed any type of accommodation, you will need to bear in mind travel costs to and from the Academy. Students are entitled to discounts on many forms of transport, including Student Oyster Cards with Transport for London (TFL). More information can be found here [TFL Student Oyster](#)

Full-time students are exempt from paying council tax but may need to submit an exemption letter from the Academy to their local Council. Your halls of residence will usually do this on your behalf, however if you enter private lodgings, a house share or a private rented house/flat you will need to do this yourself. If you live with non-students, you will not be automatically exempt, so please check beforehand. More information on this can be found in the "Guide to Private Rented Accommodation" on the Accommodation page on our website (see above).

UNIVERSITY OF LONDON'S PLATFORM – HOUSE HUNT

The University of London is pleased to offer House Hunt, your official property platform designed to support you in finding safe, high-quality accommodation.

All property providers on House Hunt are required to comply with the Code of Practice, making sure that the accommodation listed is suitable for students and meets the necessary standards.

Here's what you can expect when using House Hunt:

- Private landlords must provide up-to-date safety certificates (such as gas safety and electrical safety certificates) and proof of ownership. This means you can trust that the property is safe and legitimate.

- Letting agents and purpose-built student accommodation (PBSA) providers must be registered with recognised professional bodies or redress schemes, ensuring they operate to professional standards and follow proper regulations.

By using House Hunt, you can avoid the risks that sometimes come with private market searches. All listings are carefully vetted, giving you access to secure, reliable, and student-friendly accommodation options.

On the platform, you can filter properties based on your budget and proximity to train lines or the underground, making it easier to find suitable accommodation with convenient connections to the Academy. You can access the platform here - [Student Accommodation in London - houses homes flats housing](#)

WHAT TO DO AND WHEN TO DO IT

Now that you have been offered a place at the Academy, start considering and investigating what type of accommodation would suit you best, thinking about factors such as price, location, whether meals are included and what sort of atmosphere you would prefer. Remember to consider the cost of travel when working out your monthly housing budget.

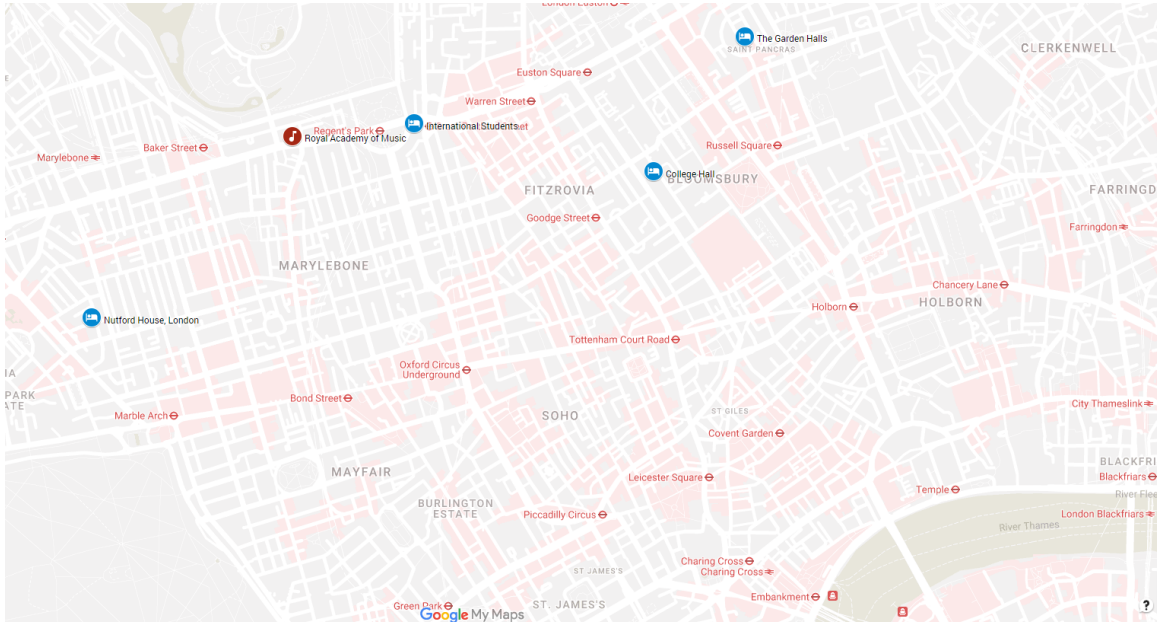
Once you have done so, if you decide that you would like to live in Halls of Residence (including UoL Halls, International Students House, hostels, or private providers), make sure you check the deadlines for each Hall you would like to apply for. In some cases (though not all), the earlier you apply the better so please check the relevant sections above for application details.

Please note, Separate deadline dates will be provided for students applying for the University of London Intercollegiate Halls, with the Academy managing the application process for these halls. The University of London do hold a waiting list for applicants that are unsuccessful when they first apply due to lack of availability.

Private rented accommodation (entire properties offered by Estate Agents and landlords) usually become available between one and two months before the move in date. The best time to look for private accommodation is July/August, to move in at the beginning of September.

If you find yourself without accommodation organised before you come to London, landlords continue to send in offers of rooms to rent throughout September and the rest of the year.

Below is a map of a small area of London, with the Academy and a few relevant Halls clearly marked:



CONTACTS

ACCOMMODATION – accommodation@ram.ac.uk – For all accommodation enquiries

ADMISSIONS – admissions@ram.ac.uk – For all admissions enquiries

FEES – fees@ram.ac.uk – For all fees and student finance enquiries

REGISTRY – registry@ram.ac.uk – non-housing enquiries regarding your studies

ULHS – housing@london.ac.uk – (+44)20 7862 8880 - As a member institution of the University of London, all current and future students at RAM can make use of the free services offered by the University of London Housing Services. These include advice and guidance on private accommodation and house hunting, as well as a large database of available accommodation both whole properties and individual rooms. In addition, ULHS can offer free legal advice from qualified Solicitors should you run into any serious housing-related difficulties during your time at the Academy.