



University of Brighton

ACCOMMODATION

We Are Here To Support You

Our accommodation team are here to provide guidance and advice as you look for private accommodation in the city.

You can contact the Accommodation Service for further advice, and we also have a dedicated Community Liaison Team who will, as part of our service, seek to resolve issues involving students within the community.



Download our House Hunting Guide for more in-depth information on helping you secure a home in the private sector:

brighton.ac.uk/brighton-students/your-student-life/my-accommodation/house-hunting.aspx



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University Managed Halls Offers

- Have you applied by the deadline?
 - Guarantee Room Offer!
 - Unconditional Academic Offer Holders have already received their room offer
 - Conditional Academic Offer Holders will receive the room offer once their academic status change to unconditional.
- When can I move in?
 - You can move in from the date your contract starts
 - All students will be emailed to book their move-in slot and complete induction
 - Move-in slot booking date differ from halls and some courses that starts earlier
 - Email will be sent end of August

- **Missed the deadline for applying for accommodation?**

You can register interest in a room with us or partner Halls.



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University Managed Halls Offers

If you're starting your first year in September 2023 and are still looking for accommodation we have a range of additional hall options available, including **premium city centre and affordable on-campus accommodation.**

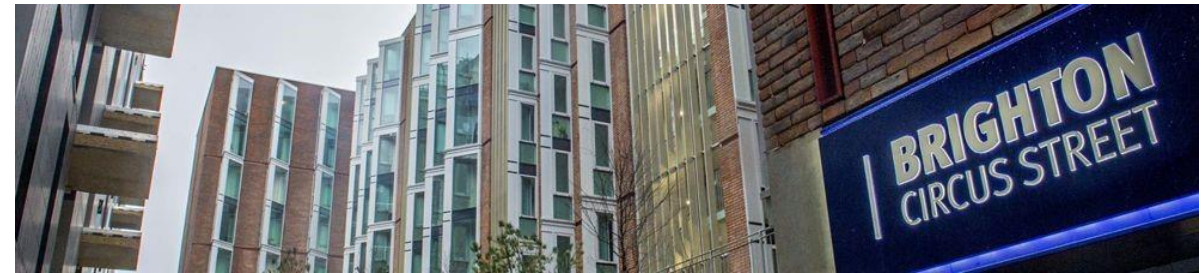
How do I register interest?

- Contact accommodation Office
- Receive the House Hunting email containing the link to the “register your interest form” and Private sector information.
- Completed the register your interest online form.
- Accommodation office will be in touch!

a) Circus Street – Kaplan Living Brighton

These **premium halls are on Circus Street**, right next to our City campus, with the beach, Brighton Pavilion and the North Laine all nearby.

- Managed by Kaplan Living Brighton, and over 100 rooms are available exclusively to University of Brighton students.
- A self-catered classic room is £244 per week over a 41-week Tenancy



b) Moulsecoomb Place - University of Brighton

- These halls are on our Moulsecoomb campus, right next to the railway station and trains to our Falmer campus and the city centre.
- A self-catered room is £165 per week over a 42-week tenancy



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Private Sector Accommodation

We are dedicated to making sure you find the right accommodation, getting the most out of your University experience. Whatever you are looking for, Brighton has it for you.

The University of Brighton has over 20,000 students in Brighton & Hove and Eastbourne many of whom live in the private sector.

Brighton and Eastbourne offer a range of options for students renting privately. Students are eligible for discounted public transport between Brighton, Chichester, Worthing and Eastbourne.



You can contact us via email or phone:

Phone: 01273 644100

Email: accommodation@brighton.ac.uk

Website: www.brighton.ac.uk/accommodation

Housing Advice Team: brighton.ac.uk/about-us/contact-us/community-liaison-team



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Facebook Page

One of the most useful places to meet potential housemates is via the university-run house hunting groups on Facebook.

We can give you access to our Facebook groups so you can meet other students who are looking to share or have a room to offer in a rented house.

You will need to provide us with your 8-digit student number to be granted access to the groups.



Brighton

www.facebook.com/groups/UoB.Housemates

Eastbourne

www.facebook.com/groups/UoB.EastbourneHousemates



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Private Halls

There are many privately-owned and managed residential halls throughout the city. These accommodations are purpose-built for students.

Please note that these companies are not affiliated with the university, so please take care to do your own independent research before enquiring.

The screenshot shows the website's search interface with filters for Location (Brighton), Type (Halls), Letting period (Academic year), and Rooms (1). The results display several student halls with their weekly prices and features:

- Stoneworks**: Student hall, Aparato Student, City Centre, Brighton, BN2 3DL. Price: FROM £240 pw. Bills included. 4 Special Offers.
- Abacus House**: Student hall, IQ Student Accommodation, City Centre, Brighton, BN1 4ZN. Price: FROM £250 pw. Bills included. 360° Virtual Tour. 4 Special Offers.
- Topp Accommodation**: Student hall, City Centre, Brighton, BN1 2FG. Price: FROM £180 pw. Bills included.
- Stoneworks**: Student hall, City Centre, Brighton, BN2 3DL. Price: FROM £230 pw. Bills included.
- Abacus House**: Student hall, City Centre, Brighton, BN1 4ZN. Price: FROM £259 pw. Bills included.

A grid of nine student hall listings from various providers:

- Pavilion Point**: Student hall, Fresh, Brighton, BN1 4JH.
- Britannia Study Hotel**: Student hall, Britannia Students, City Centre, Brighton, BN1 2DA.
- Kaplan Living Brighton**: Student hall, Kaplan Living, City Centre, Brighton, BN2 9AS.
- iQ Sawmills**: Student hall, IQ Student Accommodation, City Centre, Brighton, BN2 3QF. 4 Special Offers.
- Alumno Falmer**: Student hall, Homes for Students, Brighton, BN1 9SD.
- Hollingbury House**: Student hall, Abodus Students, City Centre, Brighton, BN2 4AA.
- Scape Brighton**: Student hall, Scape Living, Brighton, BN2 4AF.
- Student Castle**: Student hall, Student Castle, Brighton, BN2 4GS.

Search purpose-built accommodation in Brighton and Hove here: <https://www.accommodationforstudents.com/search-results?location=Brighton&area=&beds=1&searchType=halls&lettingPeriod=academicYear&price=undefined&limit=99>



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Lodging

Lodging is a type of accommodation where you rent a room in someone's home, sometimes also known as homestay. This means that the owner will live in the same residence, and the owner may be called a 'resident landlord' or a 'host'.

Resident landlords may advertise on our Studenthomes database, as well as through external sites such as Homestay.com and Spareroom.

Please note, these websites have no relationship to the university, so please take care and seek advice if you need to.



Homestay.com: <https://www.homestay.com>

Homestay In: <http://www.homestayin.com>

Spare Room: <http://www.spareroom.co.uk>



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There are websites you can use to find private rented sector accommodation:

rightmove.co.uk/student-accommodation
accommodationforstudents.com

friday-ad.co.uk

easyroommate.com

spareroom.co.uk

latesthomes.co.uk

brighton.craigslist.co.uk

zoopla.co.uk

flatmaterooms.co.uk/brighton

flatmaterooms.co.uk/east-sussex

sturents.com

openrent.co.uk

Please note, these websites have **no relationship to the university**, so please take care and seek advice if you need to. On no account should you part with money before seeing a property and make sure you read any tenancy agreement thoroughly before signing.

Many websites advertise properties via Letting Agents. It is always advisable to make sure the agency from which you are renting is reliable.



You can see reviews of letting agents on a few different websites such as:

<https://www.allagents.co.uk>

<https://www.marksoutoftenancy.com>



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Guarantors

Most agencies, private landlords, and sometimes even private halls will want you to provide a UK based guarantor for their reassurance against you defaulting on the rent.

If you do not have a suitable guarantor, reputable companies, such as Housing Hand and Your Guarantor can act as your guarantor for a fee.

If you are going to arrange for a company to be your guarantor, check with agencies/landlords if they will accept this *before* a viewing or asking for further details, so that you don't waste your time.

Some agencies and landlords may accept an advance payment of 6 months or payment in full, instead of a guarantor.



 yourguarantor

<https://www.housinghand.co.uk/>

<https://www.yourguarantor.com>



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Tips

- Never provide your personal ID or bank details over the internet. Only give this information to the landlord or agency once you've met them in person
- Always get a receipt when making a payment and avoid paying with cash
- Be aware of online scams such as the use of money transfer services like Western Union or MoneyGram. Money transfer services are not meant for any kind of transaction connected with someone you don't know.

It is always advisable to view a property before signing a tenancy. Many agencies are carrying out online viewings, or have pre-recorded videos of their available properties. If you know you can't attend a viewing, it is worth checking if agencies and landlords have these resources available to you.



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- Holding deposits legally must be refundable. Check whether your holding deposit will be refunded to you, or taken off of your first month's rent.
- Always get a receipt when handing over any money.
- Don't be afraid to ask lots of questions when viewing a property, that's what the agent/landlord is there for. Check out our property check-list in the House Hunting Guide.
- Not sure what something means? We have a jargon buster in our House Hunting Guide to help you! Make sure you understand your tenancy agreement.
- Your agent or landlord must provide you with an inventory upon moving into the property, this is a complete record of contents and repair. Report any inconsistencies with the inventory, or anything that was missed out, to your agent/landlord *by email* with photographic evidence as soon as possible.



If you are unsure of anything you come across, or have questions relating to private sector housing, please feel free to contact our **Housing Advice Team**



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Accommodation For Family Advise

Plan your trip and landing bay before travelling with your family.

- Book your short stay (landing bay)
- Start your house hunt with an agency and landlord
- Scout the area you want to live in for school and nursery
 - Broad your search area as all Brighton Campus have direct or easy access to the train line;
 - Portslade and Aldrington
 - Lewes
 - Eastbourne
- Secure a let (number of rooms depending on family size)
- Sign the contract
- Plan your family's arrival once you have a secure accommodation and a tenancy contract signed

If you live in private accommodation

Property type	Average weekly cost	Average annual cost
Shared house per person, 3 beds plus (52 week contract)	£135	£7,020
2 bed flat (52 week contract)	£173	£8,996
1 bed flat (52 week contract)	£280	£14,560
Studio flat (52 week contract)	£238	£12,376
Bedsit (52 week contract)	£148	£7,696
Contents insurance	£2.30	£120
Gas, electricity, television licence, water	£28	£1,456



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FAQ

- **Extra bills and fees:**
- Tenants should not be charged any administration fees.
- Anyone signing a tenancy agreement will only have to pay:
 - Refundable holding fee (capped at no more than one week's rent)
 - Refundable tenancy deposit (capped at no more than five weeks' rent)
 - The first month's rent in advance.
- **RIGHT TO RENT CHECKS** - Landlords will need to see and take copies of the required documents to ensure that the tenant has the right to rent.
- Fees can only be charged for changes to the tenancy agreement and capped at £50, or reasonable costs incurred if higher.
- Default fees for late payment of rent and replacement of lost keys/security devices need to be set out in the tenancy agreement.
- You would be responsible for sorting out your own broadband, electricity, gas, TV license and water
- As well as rent, you should budget for contents insurance, travel, a bills and food