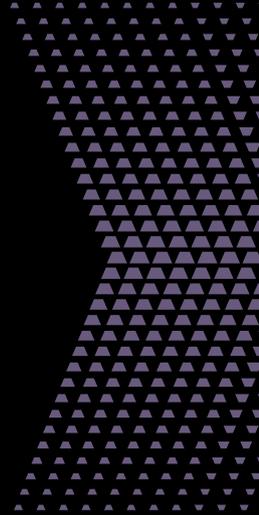




SCREEN AND  
FILM SCHOOL

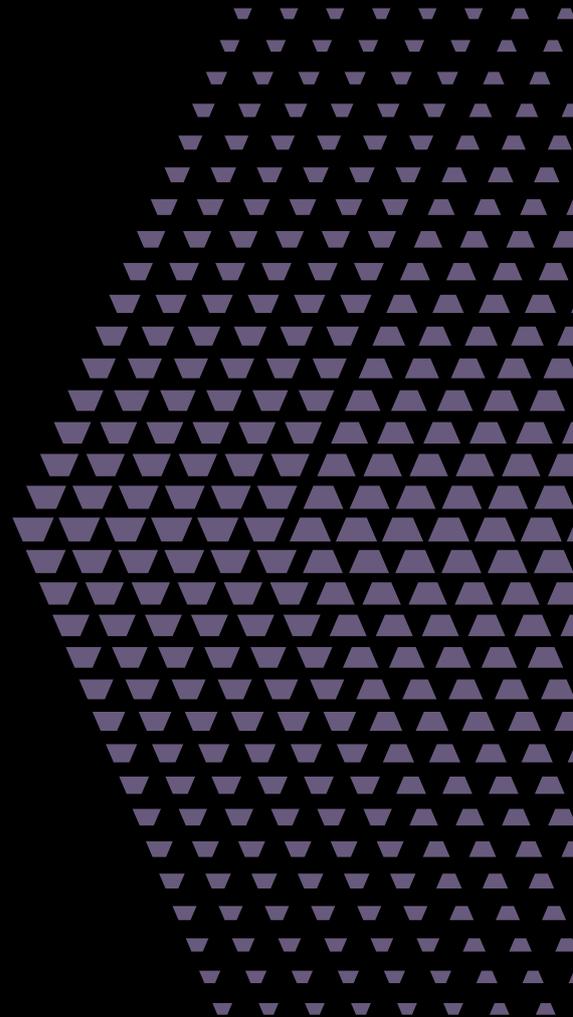
Brighton

Screen and Film School 22/23



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# Accommodation Guide



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# Accommodation

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One essential thing you must ensure you have arranged prior to your studies at Screen and Film School Brighton is your accommodation.

Your living arrangement can be an important factor in your success as a student and the Admissions team are here to support you in arranging this.

We are partnered with a number of private halls of residence and local letting agencies, who work to group Screen and Film School students together in house shares across the city.

Brighton has various different types of accommodation available, such as:

- Halls of residence
- Shared houses and flats
- Bedsits and studios
- Part-board with a host family

As Brighton is a university city, there is heavy demand for student accommodation. We advise you to look as early as possible to find a place that suits your needs.

We work closely with the following agencies and can introduce you to them so they can work with you to find suitable accommodation.

## **Harringtons**

[www.harringtonslettings.co.uk](http://www.harringtonslettings.co.uk)

01273 724 000

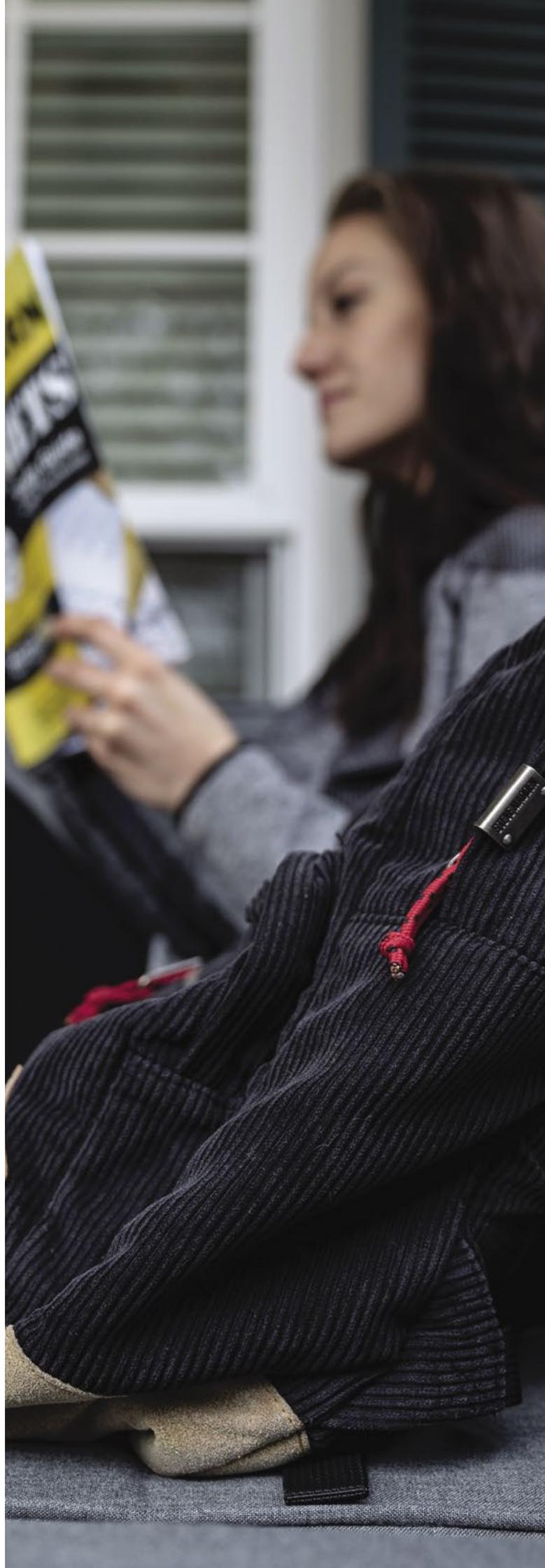
email: [viewings@harringtonslettings.co.uk](mailto:viewings@harringtonslettings.co.uk)

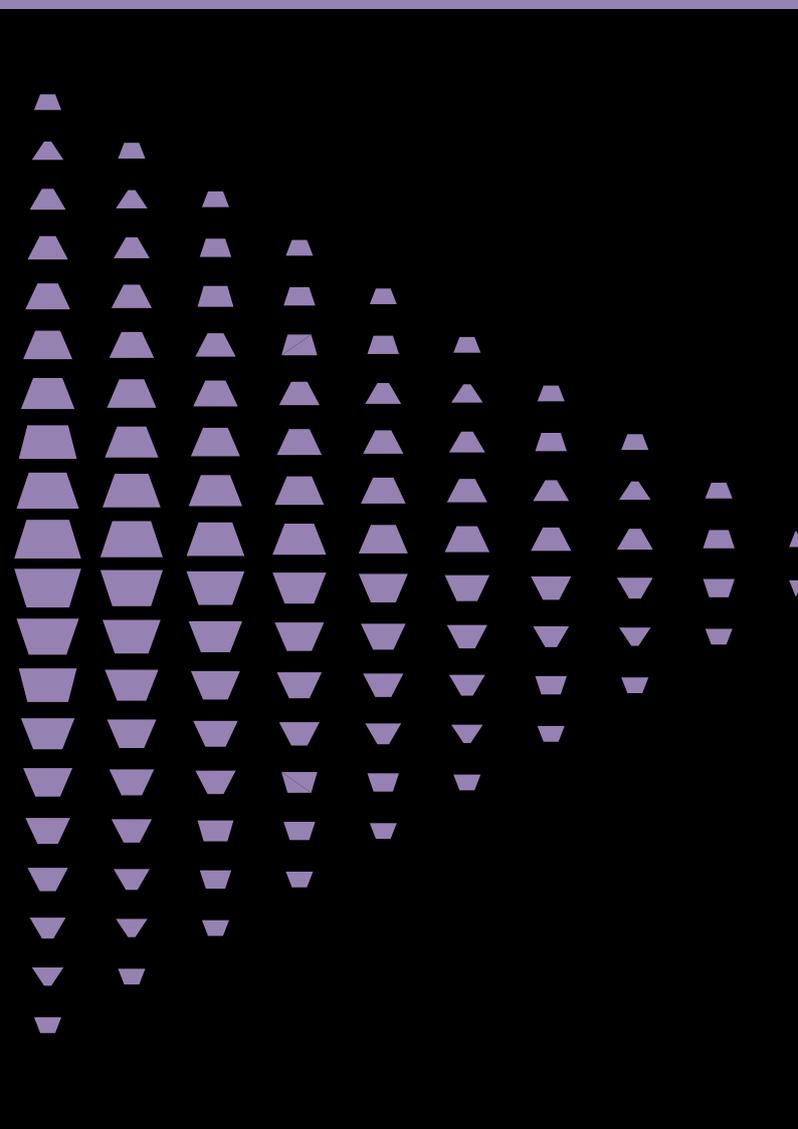
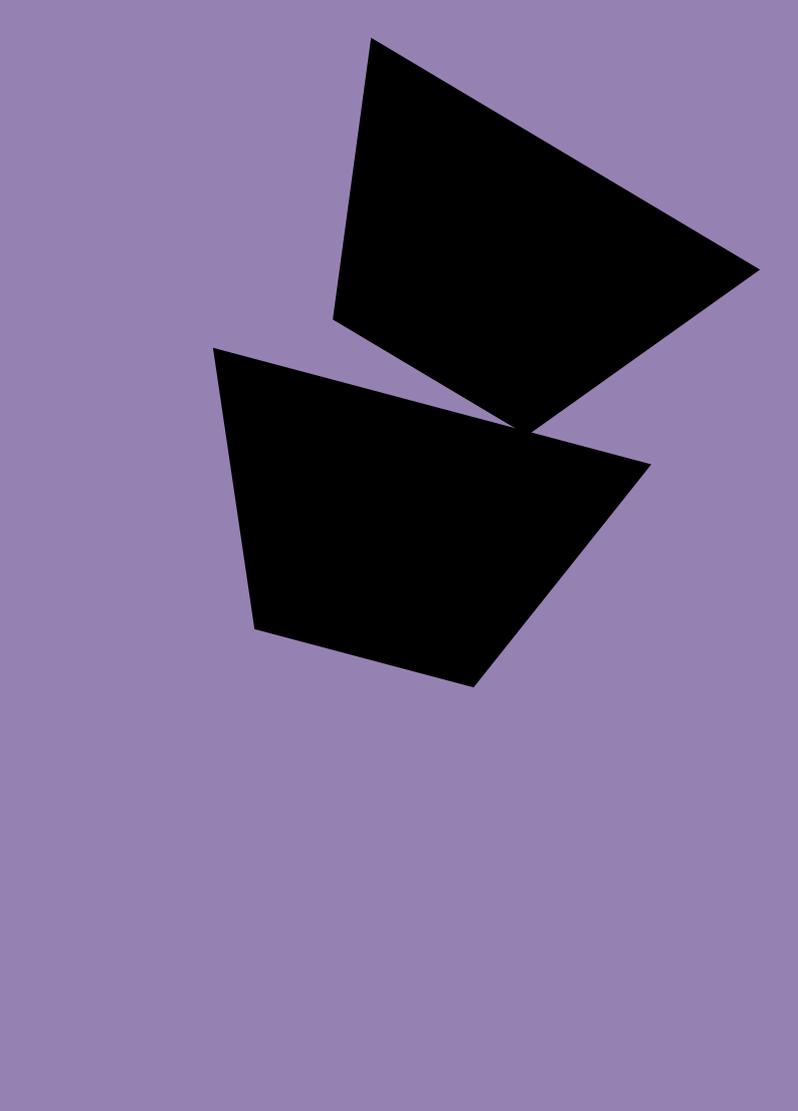
## **Eightfold Property**

[www.eightfold.agency](http://www.eightfold.agency)

01273 672 999

email: [admin@eightfold.agency](mailto:admin@eightfold.agency)





# Estate Agents and Landlords

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Alternatively, there are many letting agencies and private landlords based in Brighton. If you are going through a letting agent you will be expected to pay a holding fee, agency fees, a deposit and usually one month's rent upfront, plus provide a guarantor.

Ensure that the letting agent you use is following the code of practice of the National Association of Estate Agents.

## **Sure Property Solutions**

Tel 01273 243561  
[www.surepropertysolutions.co.uk](http://www.surepropertysolutions.co.uk)

## **G4 Lets**

Tel 01273 552600  
[www.g4lets.co.uk](http://www.g4lets.co.uk)

## **Home Leasing**

Tel 01273 205522  
[www.homeleasing.co.uk](http://www.homeleasing.co.uk)

## **Brandvaughan**

01273 683111  
[www.brandvaughan.co.uk](http://www.brandvaughan.co.uk)

## **Just Lets**

Tel 01273 208020  
[www.justlets.co.uk](http://www.justlets.co.uk)

## **Kendrick Property Services**

Tel 01273 699600  
[www.kendrickpropertyservices.co.uk](http://www.kendrickpropertyservices.co.uk)

## **Jackie Phillips**

Tel 01273 493409  
[jke.phillips@btinternet.com](mailto:jke.phillips@btinternet.com) (Email)

## **King & Chasemore**

Tel 01273 606303  
[www.kingandchasemore.co.uk](http://www.kingandchasemore.co.uk)

## **Leaders**

Tel 01273 675571  
[www.leaders.co.uk](http://www.leaders.co.uk)

## **Coapt**

Tel 01273 645797  
[www.coapt.co.uk](http://www.coapt.co.uk)

## **Property Moves**

Tel 01273 321333  
[www.propertymoves.co.uk](http://www.propertymoves.co.uk)

## **Parks Residential Letting**

Tel 01273 202089  
[www.parksletting.com](http://www.parksletting.com)

## **Pembertons**

Tel 01273 777636  
[www.pembertons.co.uk](http://www.pembertons.co.uk)

## **Pavilion Properties**

Tel 01273 686306  
[www.pavillionproperties.co.uk](http://www.pavillionproperties.co.uk)

## **The Property Shop**

Tel 01273 915400  
[www.tpsb.co.uk](http://www.tpsb.co.uk)

## **Your Move**

Tel 01273 778588  
[www.your-move.co.uk/estate-agent/brighton](http://www.your-move.co.uk/estate-agent/brighton)

# Property Websites

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Websites that list locally available accommodation can also be found here:

[accommodationforstudents.com](http://accommodationforstudents.com)  
[rightmove.co.uk](http://rightmove.co.uk)  
[zoopla.co.uk](http://zoopla.co.uk)

Please be aware that the agents listed have not been visited or vetted in any way by Screen and Film School Brighton and you should therefore use them at your own risk. Ask what charges you will have to pay before you enter into an agreement with them.

If you do have any concerns about the agency, contact the National Association of Estate Agents at [www.naea.co.uk](http://www.naea.co.uk).

# House Viewings

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## Tips for viewing properties

We recommend viewing a property at least twice. You'll be more likely to notice problems the second time around.

- Take someone with you or let someone else know exactly where you are when you visit a property, just to err on the side of caution.
- It's also a good idea to visit the area at night. If you do this, please ensure you stick to the point above and take someone with you.
- Make sure you and all your other housemates view the property. Don't take someone else's word that the property is right for you.
- Compare a range of different landlords and properties.
- Take your time and don't let landlords pressure you - there is a surplus of good properties in the area and you will find somewhere you like.
- When you go to view, take notes and photos and use our checklist to make sure you don't miss anything.
- Get informed - knowing your rights will help you view properties more critically and put you in a stronger negotiating position.

## How do I know what to look for when viewing a property

We have checklists and tools to help when you're viewing properties. Use the checklist below to make sure you ask the right questions and look into all the key areas:

- Does the place look well maintained?
- Will you be warm enough in winter?
- Will it be safe and secure?
- Does it have the space and facilities you need (i.e washing machine, heating, fridge/freezer)?
- Are the current tenants happy with the landlord?
- Is the property affordable and good value?
- Is the area suitable for your needs?





# Featured Partner - iQ Student Accommodation

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Screen and Film School Brighton are proud to share our new partnership with IQ Accommodation. They have reserved a block of flats with an exclusive discount for our students! Bronze and Silver En Suite rooms are available at Abacus House – 2 minutes away from our Production House building.

We recommend these halls of residence to any Brighton students that would like the typical university-feel of living whilst still being in the centre of town!

Just 20 minutes' walk from Brighton seafront, Abacus House is close to all the attractions of the city centre. A lounge and roof terrace offer nice spots to relax, and you can catch up on coursework in their study areas. Regular social events offer great opportunities to meet your fellow residents.

If you would like to book one of their exclusive rooms, please email [admissions@screenfilmschool.ac.uk](mailto:admissions@screenfilmschool.ac.uk) and they will provide you with a link and referral code.



**Student  
Accommodation**

## **IQ Accommodation**

[brighton@iqstudentaccommodation.com](mailto:brighton@iqstudentaccommodation.com)

01273 956 554

[www.iqstudentaccommodation.com](http://www.iqstudentaccommodation.com)

# Halls of Residence

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Brighton is home to a variety of private halls of residence which are available to all university students in the area.

This is a great way to meet other students across the wider network of Brighton, but not specifically from Screen and Film School. Below is the hall of residence that we recommend.

And new for Spring 2023:

## **Alumno**

Lewes Road

Brand new for Spring 2023, this film-themed building will house 60 rooms exclusively for Screen and Film School Brighton. It will feature a roof terrace and a green room as well as a games, cinema and gym room, a study room and a laundry. Stay tuned for further updates!

Please note that Halls of Residence are managed independently by the companies and not Screen and Film School.

It is your responsibility to manage your accommodation whilst a student at the film school and all contracts signed, agreed and adhered to are between you and the student housing company.

This represents one option for your accommodation whilst you study with us but we would also advise that you investigate the private rental market which is buoyant in the local area and decide which is the best option for you.







# House Shares

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You could also find a number of existing house shares in Brighton where you could join an established group of people. These can be found on the following websites:

[www.gumtree.co.uk/brighton](http://www.gumtree.co.uk/brighton)  
[www.accommodationforstudents.com](http://www.accommodationforstudents.com)  
[www.spareroom.co.uk](http://www.spareroom.co.uk)

## Temporary housing

If you are looking for temporary accommodation during the week whilst studying, there are many hostels offering cheap rooms in the Brighton/Hove area.

Please check out the following websites for further information:

[www.roomsinbrighton.co.uk](http://www.roomsinbrighton.co.uk)  
[www.hostelbookers.com/hostels/england/brighton](http://www.hostelbookers.com/hostels/england/brighton)

## Rent and bills

Below are some guidelines for the average price of accommodation in Brighton.

| Accommodation               | Price per month |
|-----------------------------|-----------------|
| Bed & Breakfast             | £200-250+       |
| Bedsits                     | £600+           |
| Flat/House Share            | £500+           |
| Part Board with Host Family | £480+           |

Please note these prices do not include council tax, utility bills or food costs.

As a full time student you are not liable to pay council tax if you are house sharing with other students once your course commences. Although you will be exempt during your course, you will not be exempt if you move into a property before the start of your course and in addition once the course ends.

The local Council Tax Office will be notified of students who are exempt after enrolment; however you can also request a letter to confirm your student status from reception.

Students are responsible for setting up and paying for their utility bills, including water, electric, gas and internet access.

## Finding Housemates

Facebook is a good way to link up with people who are already at Screen and Film School Brighton or who are starting at the same time as you.

Some students set up groups prior to starting Screen and Film School Brighton in order to find housemates.

Using this facility is a great way to post information about yourself, the type of housing you are looking for and also any rooms that you or others may know of which are available for rent.

# Featured Partner - Harringtons Lettings

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Harringtons and Screen and Film School Brighton have a long-standing partnership to assist our students with accommodation.

Harrington's look after approximately 150 student properties across the city and work closely with our admissions team to ensure they are aware of individual tenant's requirements in order to help them find the right property.

Harringtons have a large amount of properties within a walking distance of our campus, with some properties exclusively available for SFS Students.

Be sure to request to join our Screen and Film School House Hunting Facebook group, as we regularly post links to Harringtons properties that are on the market!

## **Harringtons**

**[www.harringtonslettings.co.uk](http://www.harringtonslettings.co.uk)**

01273 724 000

**[viewings@harringtonslettings.co.uk](mailto:viewings@harringtonslettings.co.uk)**



# Location

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## Where should I be looking?

Screen and Film School's Brighton Central site is located at 48a Old Steine, Brighton, BN1 1NH.

Our Production House is located at 84-86 London Road, Brighton, BN1 4JF, with our Brighton Hub located a short walk away at 40a Providence Place, Brighton, BN1 4GE.

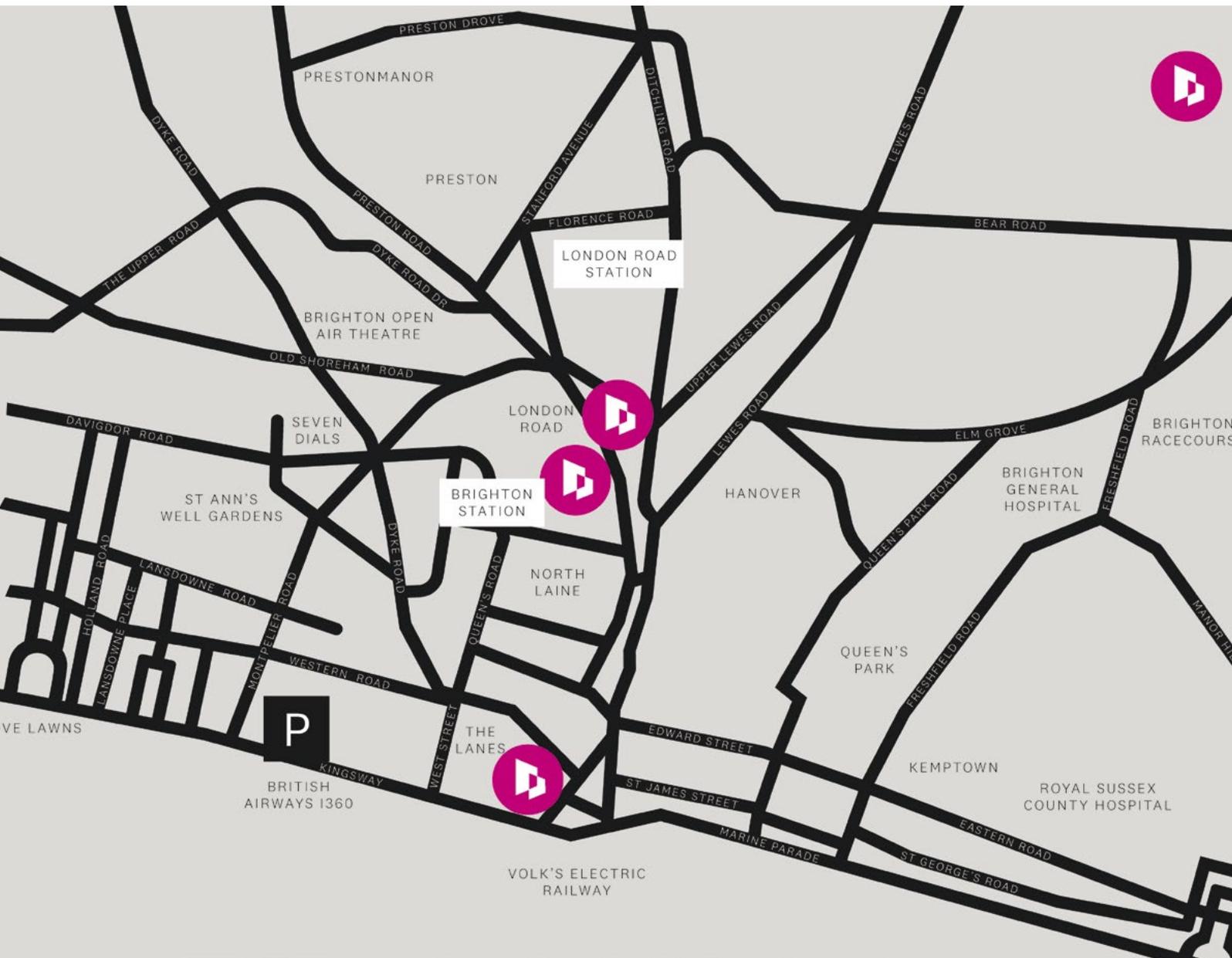
Our newest building, Brighton Film Studios, is located at Unit 8.2 Brighton Works, The Hyde, Auckland Drive, Bevendean, BN2 4JE.

Brighton is a relatively small city and there is an abundance of student accommodation within a fairly

short distance of the School. We expect students to live within a reasonable distance: please take into consideration the cost of travelling and the time it takes to get to the School from where you choose to live.

The following areas in particular are a good place to look for shared/student accommodation: Lewes Road area, Elm Grove, Hanover, Viaduct Road, London Road, Kemp Town, East Hove.

Brighton is well connected through public transport services; frequent buses that run all through the night, rail links and cycle lanes make it easy to get around. Please note there are no parking facilities available on any Screen and Film School Brighton sites.



# Transport

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The Film School is well connected to the rest of the city via public transport.

## Bus

For our Production House (London Road) site, use bus stop 'York Hill' which is on London Road, directly opposite the SFS site and a 2 minute walk from our Providence Place site.

For our Central site on Old Steine, the nearest bus stop is at the bottom of North Street or Old Steine, depending which direction you are travelling from.

If you are travelling to Brighton Film Studios, the 48 Bus services Auckland Drive, which is just around the corner from the site. You could also get the 2 Bus to the Top of Wilson Avenue and walk down Jacobs Ladder to the site depending on where you are traveling from.

## Train

For those living outside of the city, SFS is easily accessible from either Brighton or Hove mainline station. There are also frequent trains which run to and from London Victoria and London Bridge.

Have a look on [www.southernrailway.com](http://www.southernrailway.com) for train times and ticket prices.

## Bike

Brighton and Hove is very cyclist-friendly with accessible cycle lanes and bike storage all over the city. If you live a short distance from the School it might be the most cost effective way to travel.

Find out more about [cycling in Brighton](#).

You may also want to take a look at the Brighton Bike Share scheme [www.btnbikeshare.com](http://www.btnbikeshare.com). This scheme allows you to hire bikes across the city via an app, at a reasonable cost.



# Frequently asked questions

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Most landlords/agents will ask you to sign a tenancy agreement. This is a legally binding document setting out each party's rights and responsibilities. By signing it, both you and the landlord have certain rights protected in law which can't be overwritten by the contract.

Before you sign, make sure you understand all the clauses, so there can be no nasty surprises after you've signed.

If asked to sign an agreement, it is likely to be an Assured Shorthold Tenancy Agreement and will normally last for at least six months, after which the tenancy will run on a monthly basis. However, many tenancies run for a fixed term, i.e. "July 1<sup>st</sup> 2021 to June 30<sup>th</sup> 2022.

In this case make sure that you are happy with the length of the contract as it is very unlikely that you will be able to end the tenancy early.

The terms of the agreement must be in plain, intelligible language and not be unfair. For example, the tenant should not be restricted from breaking a fixed term agreement if the landlord is not in the same way, nor should they be subject to unreasonable rent increases or held to unreasonable penalty clauses (for example, extortionate charges for late payment of rent).

Get a tenancy agreement checked first by an informed person such as an advisor from the Citizens Advice Bureau. If the landlord/agent won't let you take the contract away to get it checked first, think twice about signing it. Spend a little extra time in getting your contract checked out to save time, money and stress later in the year.

## **What is the landlord responsible for?**

- Heating and hot water installation
- Baths, sinks, basins and other sanitary installations
- The structure of the exterior of the property
- Repairs and safety of gas and electrical appliances
- Ensuring that any furniture that he or she supplies meets fire resistant requirements

## **What is the tenant responsible for?**

- Water and sewage charges
- Utility bills – gas, electricity, telephone and internet connection (if any)
- To take care of the property
- Use the property in a responsible way
- Pay the rent as agreed
- Keep to the terms and conditions of the agreement

## **What rights do both the landlord and tenant have?**

The landlord or his agents have the right to access the property at reasonable times during the day to carry out repairs for which they are responsible for and inspect the condition of the property.

24 hours' written notice to inspect the property must be given. Arrangement for access to the property must be written into the contract.

Tenants have the right to possess and enjoy the property during the tenancy without any interruption from the landlord.

This clause does not limit any of the rights made under this agreement that the tenant has allowed the landlord/ landlady to exercise. Neither does it prevent the landlord from taking lawful steps to enforce these rights if the tenant should break any of the terms of agreement.



### **What bills can I expect to pay?**

Depending on your own personal consumption you can expect to pay £15 - £20 per week for utility bills. Remember that if solely full time students occupy a property then they are exempt from Council Tax.

### **What is a deposit?**

The deposit is generally the equivalent of one month's rent. Your landlord or agent must, under the 2004 Housing Act, protect your deposit within 14 days of receiving it as part of the Tenancy Deposit Protection Scheme and provide you with certain information relating to this.

This scheme ensures that deposits paid to the landlords are kept safe and that tenants gets their deposits back at the end of the tenancy, so long as there hasn't been a breach of the tenancy agreement, such as unpaid rent. Remember that the money held as a deposit remains yours at all times and not the landlords, and only by mutual agreement should any money be deducted.

Your deposit, or part of it, will be withheld if you:

- Fail to return ALL keys at the end of the tenancy
- Are responsible for any damage to the property, either wilful or negligent
- Have not cleaned the property adequately
- Have left rubbish which needs removing from the property

### **Can I deduct my deposit from my last month's rent?**

No, because to do so would be a breach of your contract. It is important that rent and deposits are separate.

### **What is a guarantor and will I need to sign a guarantor form?**

A guarantor is someone who signs an agreement to pay for any rent or damages if the tenant fails to pay up. The guarantor will most likely be a parent or guardian.

Some landlords ask for a guarantor but not all do. So there are still plenty of properties to choose from if you don't have someone who will be a guarantor for you, you'll just need to look around.

A guarantor is taking on quite a large responsibility, particularly if you are signing a joint contract. For example, if your housemate hasn't paid their rent, your guarantor could be made to pay.

Do not sign a contract that requires a guarantor form until you and your guarantors have read the form and agreed to sign. If you have already signed a contract but a guarantor refuses to sign, you might not get the keys to the property. A good landlord will give you copies of the forms and time to check them through.

Ask the landlord to accept a limited guarantee from your guarantor e.g. just covering your rent/damages. Tell your guarantor not to give too much personal information on the form e.g. NI number, bank details or passport details should not be necessary.

### **I am leaving the house a few weeks early - Can I get my deposit back early?**

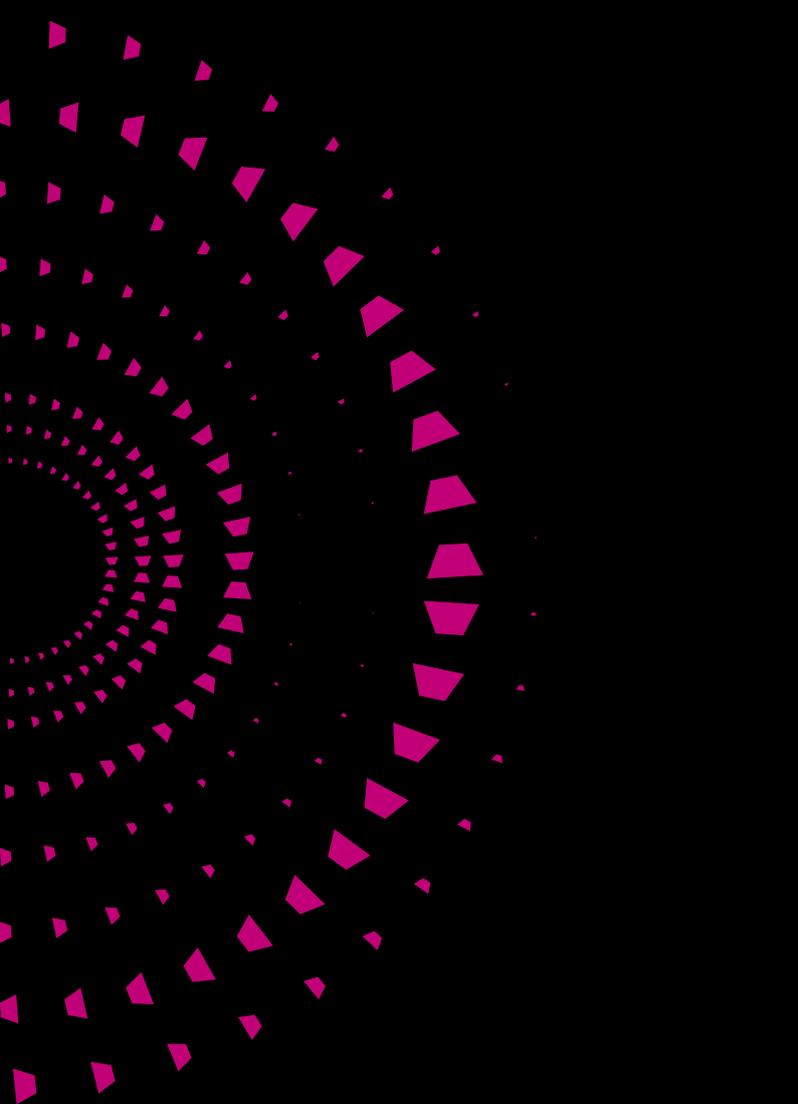
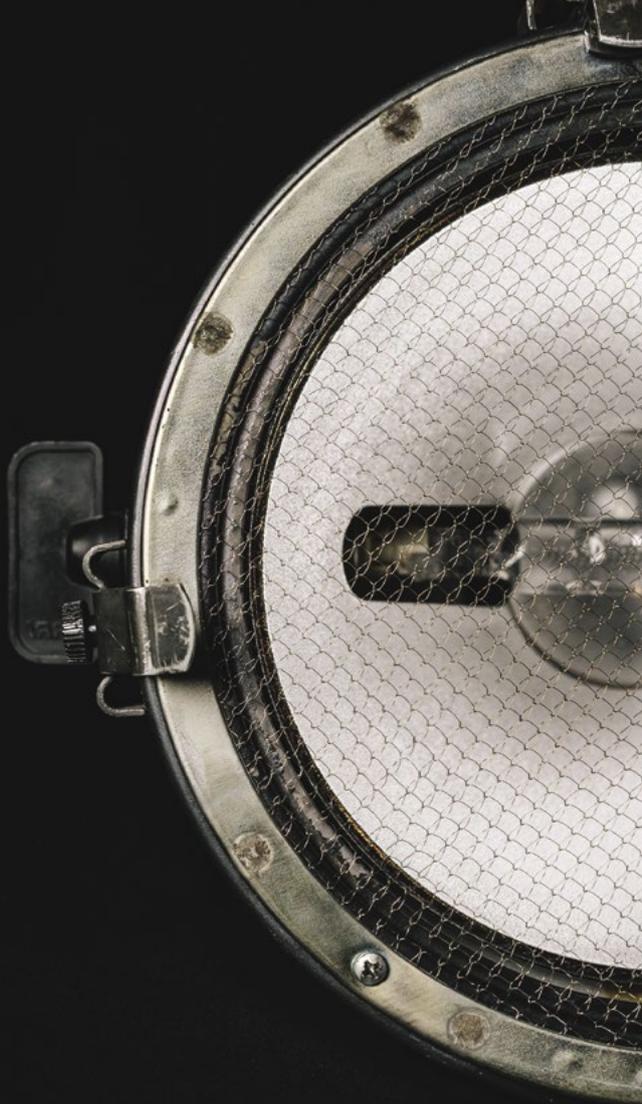
It may be possible for you to come to an arrangement for the early return of the deposit but the landlord/agent will obviously want to inspect the house and check all rent is paid.

### **We cannot afford to pay the final utility bills; can we leave our deposit or the landlord/agent to pay for them?**

No, not if the bills are in the name of the tenants- the utility companies will chase the named persons and not the land lord/agent. Your deposit will be protected as part of the Tenancy Deposit Protection Scheme and therefore cannot be used by the landlord or agent.

### **Further questions**

If you have any further questions please do not hesitate to contact the Admissions team on 01273 602070 or [admissions@screenfilmschool.ac.uk](mailto:admissions@screenfilmschool.ac.uk)



# Culture

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Brighton and Hove is a highly creative city with a diverse cultural scene and a wealth of theatres, galleries, live music and cinemas. Some of the most popular places exhibiting the best of culture in the south can be seen below:

## **Theatre Royal Brighton**

New Road, BN1 1SD

Two centuries old, this is the venue for pre-West End premieres and big touring shows

## **The Dome/Corn Exchange**

Church Street, BN1 1UE

An excellent venue for a wide variety of dance, music and theatre

## **Komedia**

Gardner Street, BN1 1UN

A flag ship venue for cutting-edge comedy.

## **Duke of York Picturehouse**

Preston Circus, BN1 4NA

This cinema shows the latest films, along with many independent movies, and provides regular themed screenings.

## **Pavilion Museum and Art Gallery**

Royal Pavilion Gardens, BN1 1EE

Set in the grounds of the Pavilion, this venue has rich historical collections and exciting exhibits both new and old. Plus entrance is free!

## **Concorde 2**

286A Madeira Drive, BN2 1EN

This music venue has legendary live bands, incredible club nights and the biggest sound and lighting system in Brighton.

The highlight of the cultural year is the annual Brighton Festival. Held in May, it's England's biggest arts festival, attracting hundreds of performers to its three-week stint.

You will be able to catch internationally renowned musicians, dancers, poets, comedians and writers. This rich mix of performers can be found everywhere throughout the city, be it a bar, cafe, an established theatre or spilling out onto the streets and parks of Brighton.

The Great Escape Festival is held every May in Brighton, showcasing over 400 up and coming artists from all over the world across 35 walk-able venues.

With the biggest LGBTQIA+ community in Europe, Brighton is the home to 'Pride', the UK's biggest Gay Pride Carnival. People from around the world flock to this event, which celebrates the liberalism of Brighton's lesbian, gay, bisexual and transgender culture.

Brighton is home to over 30 film and television production companies including Warner Brothers International and Lambent Productions, who both have our graduates working for them. Brighton also has its very own film festival, 'Cinecity'.



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Duke's at **KOMEDIA**  
CINEMA - COMEDY - LIVE MUSIC - CLUB NIGHTS - FOOD - DRINK

**GOURMET BURGER KITCHEN**

ROCKETMAN  
NIGHT

**DUKE'S at KOMEDIA**  
Café · Bar · Cinema

**KOMEDIA**  
Komedia's Summer Season  
New! Over 200+...  
[Poster grid]

**DUKES at KOMEDIA**  
*we serve*  
Pizza  
Wine  
Hot Dogs  
Soft Drinks  
Nachos  
Beer  
*and more*

# Brighton Life

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## **Nightlife**

When the sun sets, Brighton's legendary nightlife kicks in. The city boasts over 200 pubs and bars; the most bars and pubs per square mile than any other city in the UK.

The majority of Brighton's clubs, including Concorde 2, Patterns, Coalition and the Green Door Store hold gigs in the early evening before opening up to their regular club nights later on.

There is an event to cater for every taste, almost every night of the week. Don't worry about missing out on anything though - you'll be handed flyers at every street corner and most pubs, bars and cafes will have the latest what's on guide.

## **Eating out**

Whatever your taste and budget you'll find plenty of places to eat in Brighton.

There are over 400 restaurants, more than anywhere in the UK outside of London, which provide food from all cuisines.

For reviews on places to eat visit:

[www.tripadvisor.co.uk](http://www.tripadvisor.co.uk)

Most restaurants have offers available Monday to Thursday. To find the most up to date deals please visit: [www.visitbrighton.com](http://www.visitbrighton.com)

## **Shopping**

Brighton can satisfy all your shopping needs, Big name stores can be found in Churchill Square shopping centre and on Western Road, but if you're looking for something a bit more off-beat then visit the bohemian North Laine; a laid-back area of independent clothes shops, cafes and record shops.

This is not to be confused with the upmarket South Lanes area with its cobbled alleyways of exclusive fashion boutiques and expensive antiques.

## **The great outdoors**

Obviously there's Brighton beach and the pier, but hop on one of the open-top buses that run from the seafront and you'll soon find yourself in some of England's most beautiful countryside.

Devil's Dyke is the best place to enjoy breath taking views of the South Downs, while Stanmer Park has acres of open space and a traditional tearoom that should go down well with your family when they visit.







# SCREEN AND FILM SCHOOL

Brighton

If you have any further questions about finding accommodation in Brighton, please don't hesitate to contact our Admissions Team.

|         |                                                                                          |
|---------|------------------------------------------------------------------------------------------|
| Tel     | 01273 602070                                                                             |
| Email   | <a href="mailto:admissions@screenfilmschool.ac.uk">admissions@screenfilmschool.ac.uk</a> |
| Address | 48a Old Steine, Brighton, BN1 1NH                                                        |