



SCREEN AND
FILM SCHOOL

Manchester

2023/24

Accommodation Guide



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Accommodation

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

Your living arrangements can be an important factor in your success as a student and the Student Support team, as well as your Applicant Experience Manager, offer a lot of help with arranging this.

We do not have halls of residence at Screen and Film School Manchester, which means you must find housing privately but we have various resources available to help with every step of the process.

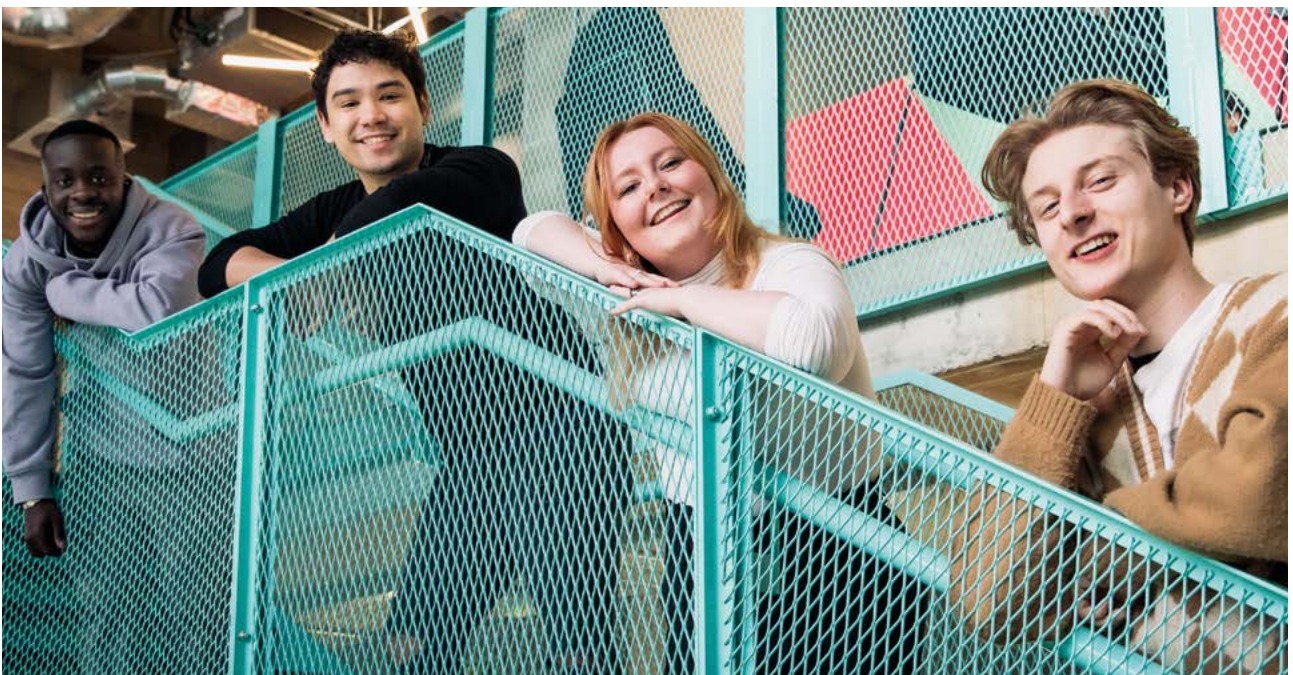
Manchester has various different types of accommodation available, such as:

- Flats
- Shared houses
- Bedsits
- Part-board with a host family

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

Our campus is located at:

Screen and Film School Manchester
Unit 6 & 8 Left Bank
New Quay Street
Manchester
M3 3AN



Walkthrough Steps

If you're starting to consider your accommodation choices, we're always here to help and it might just be easier than you think to find your perfect student house.

Follow the below steps and if you still have any questions, please contact our Admissions Team on 0161 509 6438 or email admissions@screenfilmschool.ac.uk.



Once you have applied via UCAS and received an offer, you can confirm that Screen and Film School are your first choice on UCAS



Try to find time to explore the amazing city you will soon be studying and living in (Birmingham, Brighton or Manchester) and familiarise yourself with the different areas



Now you need to consider your finances. You should start your student finance application right away if you are applying for a tuition fee or maintenance loan. If you are an international student, we can guide you through this process too



At this point, you should start looking at your accommodation choices



We will send you our helpful Accommodation Guide via email, which is full of further details and will help you decide if you prefer to live in a shared house or private halls of residence



You can now join the Screen and Film School House Hunting Facebook group and begin looking for your new housemates (we will invite you to join this group)



Now is the time to speak to the letting agents that we work with and to begin exploring their available properties



Or you can contact the independent halls of residence that we recommend for information on what they can offer



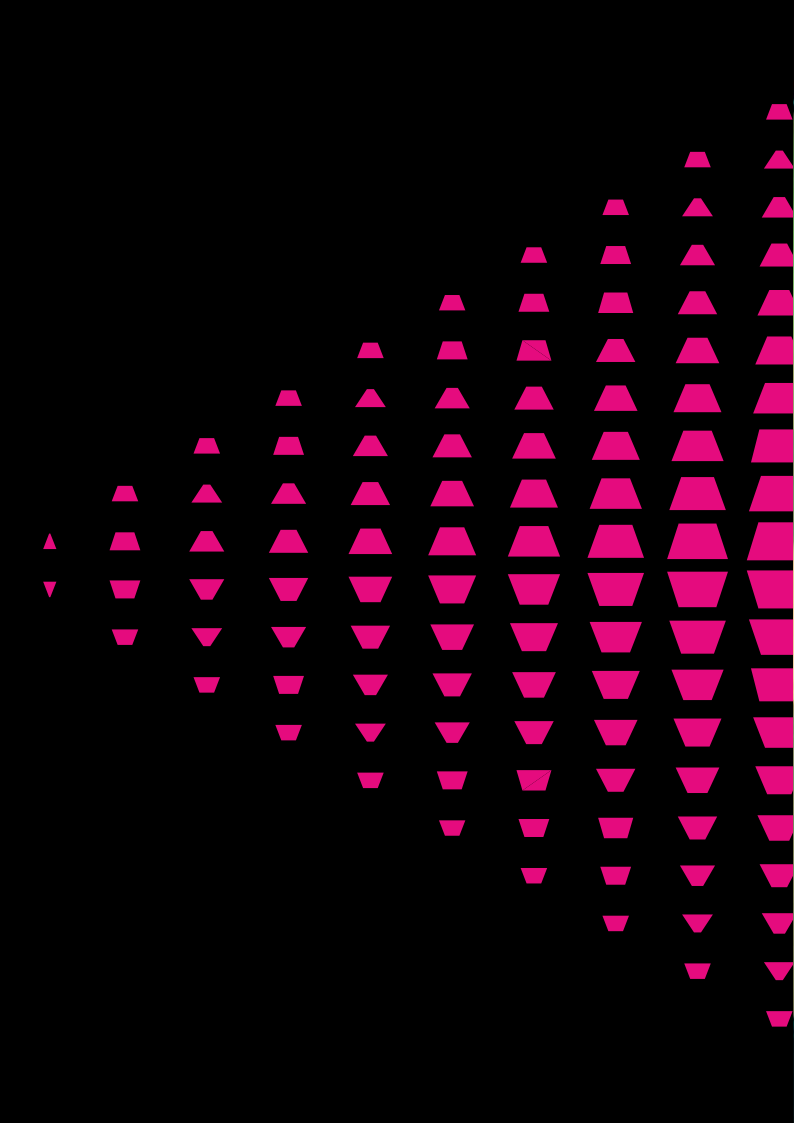
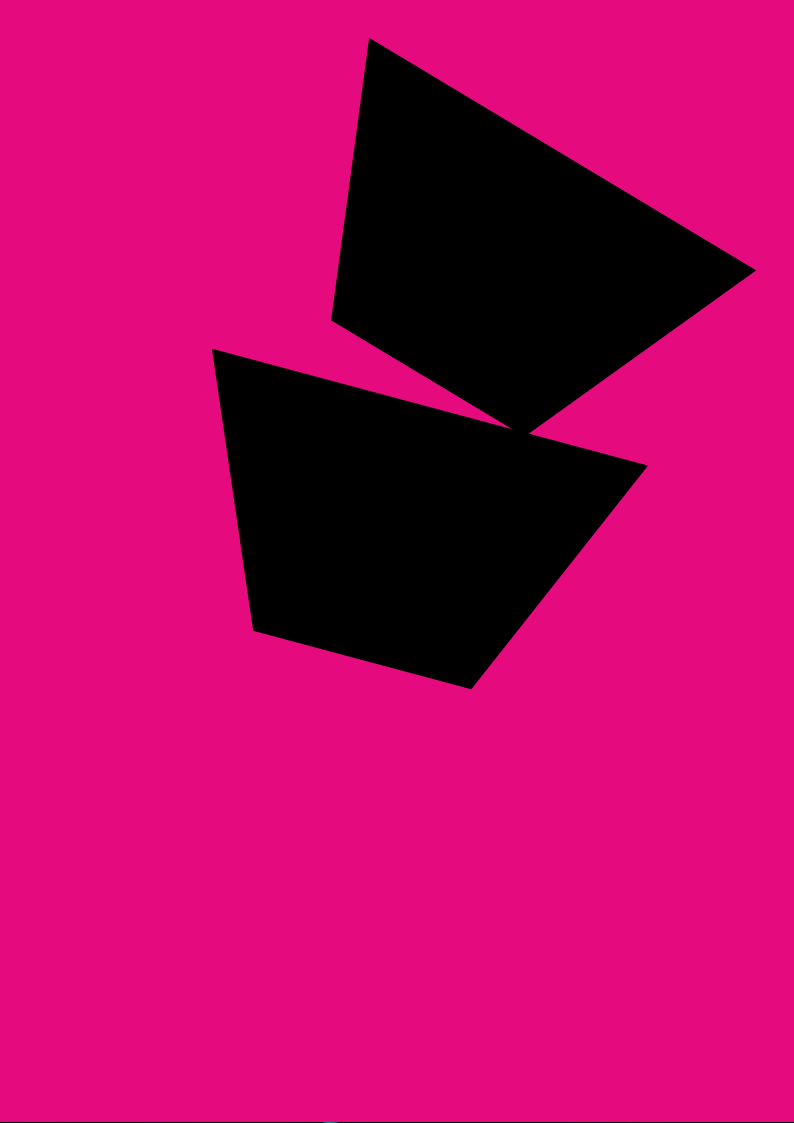
It's always best to view your chosen property before paying a deposit if you can



You can contact your local Applicant Experience Manager to seek advice at any time - they're here to help you and they know their city inside out!



Then it's just a matter of time until you make the all-important decision and receive the keys for your new home



Estate Agents and Landlords/Landladies

Alternatively, there are many letting agencies and private landlords/landladies based in Manchester.

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.

Our partnered letting agency is Manchester Student Homes. Manchester Student Homes accredits landlords/landladies, agents and private halls of residences, all of whom have agreed to abide by their Code of Standards and work with them to resolve any issues or problems that might occur throughout your tenancy.

Manchester Student Homes

Tel 0161 275 7680
manchesterstudenthomes.com

Live Oasis Deansgate

Tel 0161 883 3333
www.ypp.co.uk

Unite Students

Tel 0161 275 9833
www.unitestudents.com/manchester

Uni Homes

Tel 0330 822 0266
www.unihomes.co.uk

iQ Student Accommodation

Tel 0161 974 0176
www.iqstudentaccommodation.com/manchester

X1 Students Salford

0161 669 7070
www.x1lettings.com/locations/manchester

Accommodation for Students

Tel 0845 351 9911
accommodationforstudents.com

Pads For Students

Tel 0161 883 0067
padsforstudents.co.uk
wilmslow-park

Hello Students

Tel 0161 257 0570
hellostudent.co.uk

Vita Student

Tel 0161 709 5000
vitastudent.com

Property Websites

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

accommodationforstudents.com
findaproperty.com
www.manchestereveningnews.co.uk/news/property
rightmove.co.uk
zoopla.co.uk

Please be aware that the agents listed have not been visited or vetted in any way by Screen and Film School 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.

House Viewings

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/landladies and properties.
- Take your time and don't let landlords/landladies 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/landlady?
- Is the property affordable and good value?
- Is the area suitable for your needs?



House Shares

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

www.gumtree.co.uk/manchester
www.accommodationforstudents.com
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 Manchester area.

Please check out the following websites for further information:

www.sublet.com/town_rentals/unitedkingdom/manchester_towns.asp

www.hostelbookers.com/hostels/england/manchester

Rent and bills

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

Accommodation	Price per month
Bed & Breakfast	£100-200+
Bedsits	£400+
Flat/House Share	£360+

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 Manchester or who are starting at the same time as you.

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

We welcome you to [Join our Facebook page](#) which is exclusive to Screen & Film School Manchester applicants.

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.

Location

Where should I be looking?

Manchester is a thriving student city and there is an abundance of student accommodation options, so finding somewhere to live won't be difficult.

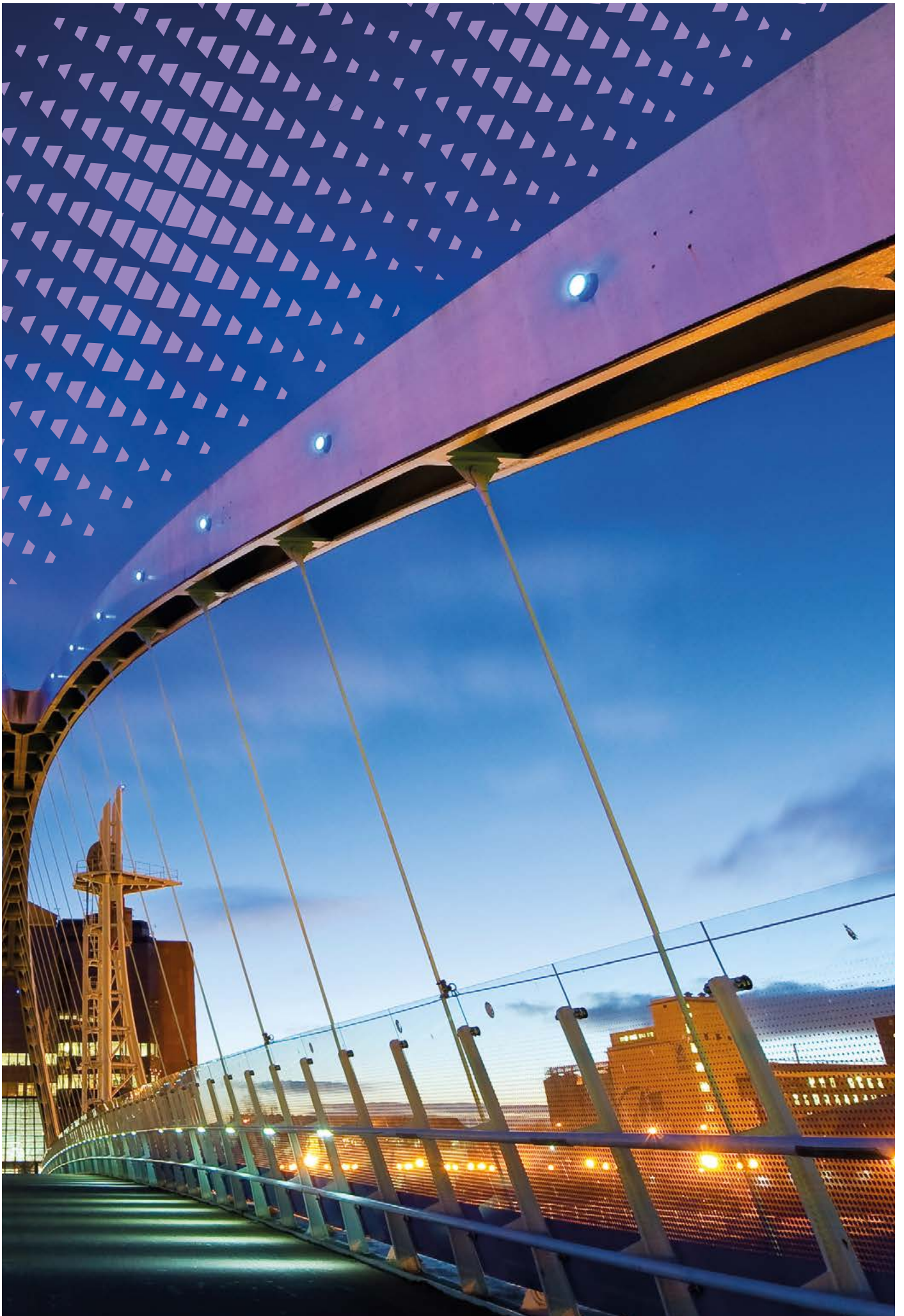
A large majority of our students share privately rented houses throughout their time on the course to fully immerse themselves in the Film School experience.

We expect students to live within a reasonable distance to where you will be studying - please take into consideration the cost of travelling and the time it takes to get to central Manchester from where you choose to live.

The following areas are a good place to look for shared/student accommodation: Central Manchester, Oxford Road area, Fallowfield, Salford & Chorlton.

Manchester is well connected through public transport services; frequent buses that run all through the night, rail links, trams and cycle lanes which make it easy to get around.





Transport

Manchester City Centre is well connected via public transport across the city and to the surrounding areas.

Bus

If you wish to travel by bus, there are many bus routes available in the local area and we are a 25-minute walk from Manchester Piccadilly Gardens bus station. Here you can get buses to the surrounding areas of Manchester.

Manchester also has two coach stations located at Chorlton Street and Studehill, with coach services operated by both National Express and Megabus.

Train

If you wish to travel by train, we are a 15-minute walk from Deansgate train station, a 20-minute walk from Manchester Victoria train station and a 25-minute walk from Manchester Piccadilly train station.

Have a look on www.northernrailway.co.uk for train times and ticket prices and have a look on www.nationalexpress.com from coach times and ticket prices.

Bike

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

You may also want to look into bike hire in Manchester scheme:

www.activetravel.tfgm.com



Frequently asked questions

Most landlords/landladies/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/landlady 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 1st 2023 to June 30th 2024.

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 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/landlady/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/landlady 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/landlady and tenant have?

The landlord/landlady 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/landlady.

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/landlady 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 for utility bills weekly or monthly.

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/landlady/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/landladies are kept safe and that tenants get 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/landladies, 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/landladies 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/landlady will give you copies of the forms and time to check them through.

Ask the landlord/landlady 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?

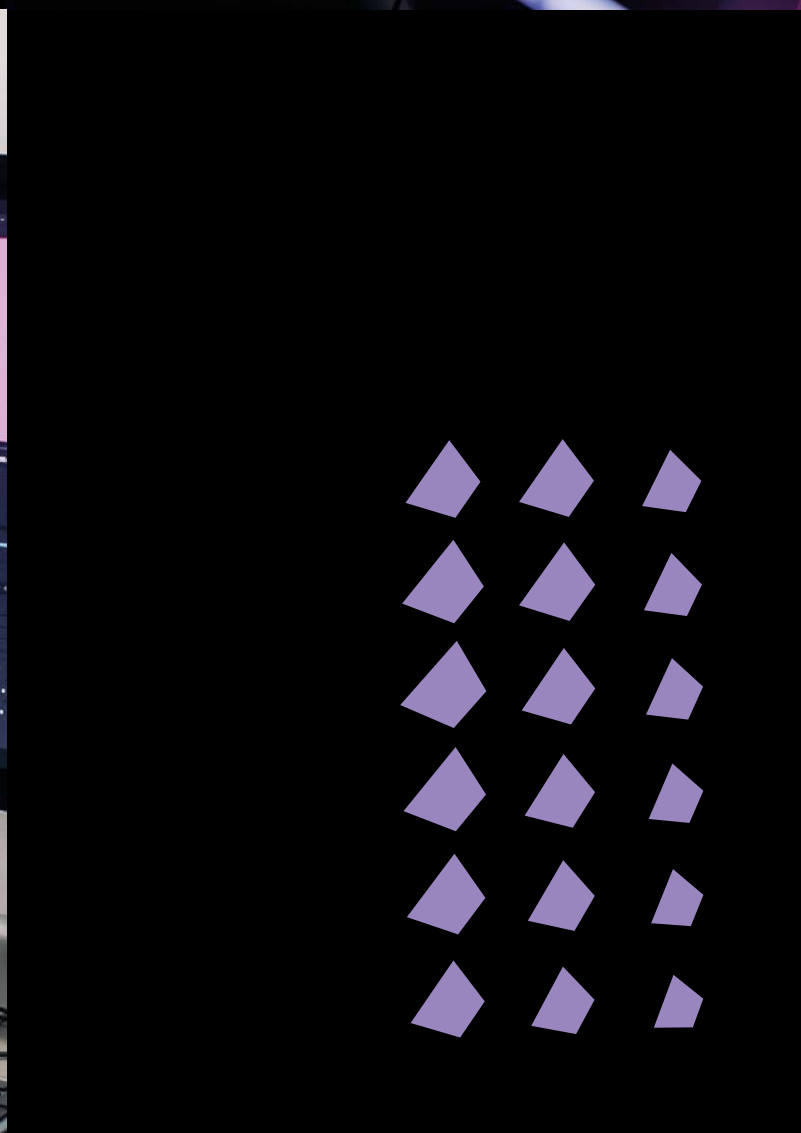
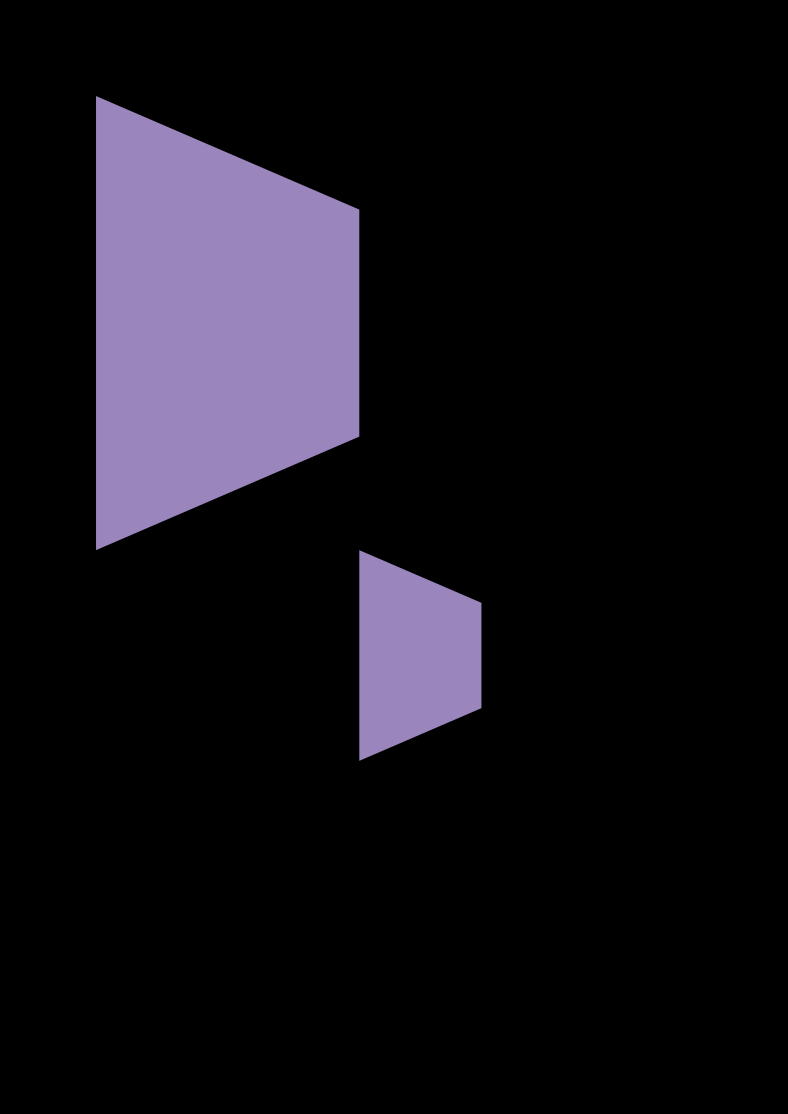
It may be possible for you to come to an arrangement for the early return of the deposit but the landlord/landlady/agent will obviously want to inspect the house and check all rent is paid.

We cannot afford to pay the final utility bills; can we leave our deposit or the landlord/landladies/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 landlord/landlady/agent. Your deposit will be protected as part of the Tenancy Deposit Protection Scheme and therefore cannot be used by the landlord/landlady/agent.

Further questions

If you have any further questions please do not hesitate to contact the Admissions team on 0161 509 6438 or admissions@screenfilmschool.ac.uk



Culture

Manchester 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 Manchester can be seen below:

HOME

Tony Wilson Place, Manchester M15 4FN

HOME is Manchester's centre for contemporary theatre, film, art, music and more. Explore HOME's exciting programme to discover new art, new experiences and new stories, from Manchester to across the world.

Factory International

Water Street, Manchester, M3 4JQ

New event venue for concerts, exhibitions, performances. A global destination for arts, music and culture in Manchester. Opening in June 2023.

Everyman Cinema

ABC Building, 23 Quay St, Manchester M3 4AS

A boutique cinema chain that offers both mainstream and art house cinema, with delicious food and beverage options, located on the same street as the Film School.

The Printworks

27 Withy Grove, Manchester M4 2BS

Manchester's number one destination for food, drink, cinema and leisure, day or night, based right in the heart of Manchester City Centre.

Whitworth Art Gallery

Oxford Road, Manchester, M15 6ER

Located in the stunning grounds of Whitworth Park, this amazing gallery features 55,000 pieces of historic and contemporary artwork.

The Bridgewater Hall

Lower Mosley St, Manchester M2 3WS

Manchester's international concert venue hosting over 300 performances a year including classical music, pop, rock and concerts.

Manchester is one of the creative capitals of the UK film industry. It is home to MediaCityUK: a place where innovation, creativity and technology come together amidst 250 different media production companies including the BBC and ITV.

Manchester and its surrounding areas offer a wide variety of shooting environments and backdrops. The striking architecture of the Northern Quarter recently attracted Columbia Pictures in the production of Marvel epic *Morbius*, whilst Old Granada Studios is regularly utilised for hit shows such as *Peaky Blinders* and *Dragon's Den*.

The diverse facility of The Sharp Project can be found here and is an invaluable resource for commercial and filming. Within a short commute are the historic buildings, rolling vales and cobbled streets of Calderdale – fondly referred to as ‘the Hollywood of the North’ – which was chosen by HBO and the BBC in the creation of popular dramas such as *Happy Valley* and *Gentleman Jack*.

Manchester's new multi-artform centre HOME, includes a 500-seat theatre, studio and gallery space and five cinema screens. It produces a programme of contemporary theatre, film and visual art, drawing on resources of the former Cornerhouse and Library Theatre Company.

Manchester Life

Creative City

Welcome to Manchester, one of the most creatively industrious cities in the U.K. A cultural melting pot, an official UNESCO City of Literature, home of Bluedot Festival, The Warehouse Project, The Chase Creative Consultancy and the artistic vibrancy of the famous Northern Quarter.

Manchester is a city whose creative growth rate is among the highest in the UK.

The city is a cultural nucleus, where art flourishes and the award-winning Manchester Film Festival and Manchester International festival welcome some of the biggest names in the business each year.

Festivals & Music

The city is home to some of the UK's most forward-thinking developments, one of the coolest music scenes and a fast-expanding range of galleries, venues and festivals.

Creating performance spaces from theatres and art galleries to live venues and car parks, Manchester International Festival (MIF) is one of the most eclectic and exciting biennial multi-media events in the UK, and just one of numerous regular festival events happening in and around Manchester

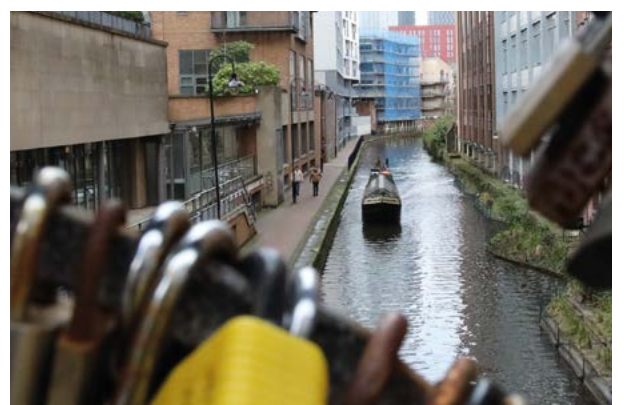
Living here

Greater Manchester is the UK's third largest city and is known to be a friendly and affordable place to live.

Locals are famed for their humour and a deep-rooted sense of pride that stems from the city's industrious working-class heritage.

Combine this with the city's world class arts, digital media and creative scenes, plus a legendary reputation for nightclubbing and live music, and you'd be hard pressed for reasons not to study here.







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Our contact details

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Tel 0161 509 6438

Email admissions@screenfilmschool.ac.uk

