



Royal Conservatoire
of Scotland

Accommodation in Glasgow

The Conservatoire has two sites within a ten-minute walk of each other. Our Renfrew Street site is located at **100 Renfrew Street, Glasgow G2 3DB** and the Wallace Studios site is situated at **210 Garscube Road, Glasgow, G4 9RR**.

The Conservatoire's recommended accommodation is Base Glasgow, managed by Prestige Student Living. Should you wish to secure a room somewhere other than in Base Glasgow the following information may help you.

Purpose Built Student Accommodation (PBSAs)

There are a number of privately run Purpose Built Student Accommodation residences in the city centre. Base Glasgow is one of them, with the Conservatoire reserving a quota of rooms each year for its students. All new Conservatoire students are encouraged to rent a room in Base Glasgow but those students who may not want to, or might want to but cannot afford to, might need to look elsewhere. For an up-to-date list of other PBSAs please go to: <https://www.mystudenthalls.com/student-accommodation/glasgow/>

The residences listed above are owned by private companies and are not affiliated to any particular higher education institution. They are open to students from across the city, regardless of institution. The Conservatoire is not able to recommend any of them; it would be your free choice to decide whether you wanted to make a booking with one of them.

Things to consider when renting a room in a PBSA residence:

- The proximity to the Conservatoire
- The length of contract
- The cost of the full length of the contract, not just the weekly price

- What happens if you were to withdraw from your course? Would you still be liable to pay the rent until the end of the contract period
- What support is available? Is there an on-site staff member and/or security guard? Many PBSA residences have 24 hour CCTV and a secure entry door but will not have a member of staff on-site round the clock.
- You do not need to complete the online form for student council tax exemption, as students living in PBSAs will automatically receive Council Tax Exemption.

Some PBSAs will allow students to pay in instalments but to do so will require you to have a UK guarantor. This may be difficult for international students and unfortunately, the Conservatoire cannot act as guarantor in this instance.

To find out more about what is required of a guarantor please see:

<https://www.citizensadvice.org.uk/scotland/housing/renting-a-home-s/student-housing-s/student-housing-using-a-guarantor-s/>

There are some companies, which, for a fee, will act as a UK guarantor for international students. One such company is [Housing Hand](#) but others are available.

Renting a room in a flat/house

Glasgow has a large amount of accommodation suitable for students who do not wish to stay in a PBSA residence. The main ways to find a room are as follows:

1. Use a **local letting agent**. There are many letting agents that rent out properties suitable for students. They can be found by using one of the many listings websites such as www.yell.com Type in 'letting agents' and the Conservatoire's postcode (G2 3DB) and you will see a list of agents who have offices close to RCS. Please note that the Conservatoire does not recommend any particular letting agents.
2. Use a website portal that features properties to rent from other sources:
 - a. www.rightmove.co.uk/student-accommodation.html
 - b. www.S1rental.com
 - c. www.zoopla.co.uk/to-rent/

- d. www.gumtree.com/property-to-rent
 - e. <https://www.spareroom.co.uk/>
3. Use word of mouth via the RCS Freshers 2023 Facebook page. This is a useful way to find a flatmate and some current RCS students advertise spare rooms this way.

In which areas should I base my search?

Most students want to live close to the Conservatoire and therefore look for properties that have a postcode beginning with G1, G2, G3 or G4. However, you may also want to look at those properties which have a postcode starting with G12 or G13 as these properties will be in the west of the city, and although further away from RCS, will be closer to the University of Glasgow where there is a dense population of students and appropriate amenities. The east of the city, traditionally the less affluent part, is becoming more popular with students and has excellent transport links. When looking for accommodation remember that Glasgow has a good bus network and an easy to use [subway](#) system.

Hints and tips on renting a room/flat

Before moving in:

- You should only rent a property from an accredited landlord or letting agency. Accredited landlords have agreed to abide by a set of standards (or code) relating to the management and physical condition of their property.
- In Glasgow, all landlords letting properties must be registered with Glasgow City Council, unless they are just letting a room in their own home. Check on the [Landlord Registration Scotland website](#) or call them on 0300 343 0414.
- Some people use websites to advertise properties which do not exist and take money illegally so please always make sure the landlord is registered.
- Ensure that you have read and understood the lease agreement before signing.
- There is usually a deposit to pay, which is normally one month's rent. This is to cover any damages or unpaid bills at the end of the tenancy

and will be returned in full at the end of the tenancy, as long as there are no damages or unpaid bills. Make sure you receive a receipt for any deposits paid. Your landlord or letting agent must transfer your deposit to a government-approved scheme, like [SafeDeposits Scotland](#), to keep it safe. This is the law in Scotland.

- Have a look at the information from Shelter Scotland on renting in the private sector
https://scotland.shelter.org.uk/get_advice/guides/renting_privately

When you move in:

- You must take the gas and electricity meter readings immediately. Ensure that new accounts for gas, electricity, telephone etc. are set up in your name.
- Ensure that any damage is reported in writing and keep a copy of all letters.
- Make sure that you have proof of payment for all rent paid.
- Make sure you get contents insurance for your possessions. The landlord will be insured for the contents that come with the flat but this will not cover your possessions.
- If you are a full-time student and live in the Glasgow City Council area, you should complete the online [Council Tax student exemption form](#). Please see the section called **What is Council Tax?** for further information.

How to find a room-mate

You might find a property which will require you to share with others. Finding another student to share with isn't usually a problem for continuing students, but it can be an issue for those who are just starting their studies at the Conservatoire. Our Freshers' page on Facebook is an excellent way to find someone to share a flat with in Glasgow. You will be sent an email with the link to the group, once you have accepted an offer of a place.

If you would prefer to share with someone from outside the Conservatoire there are a number of websites which can help you:

www.spareroom.co.uk

<http://easyroommate.com/>

Accommodation for families

If you're bringing family with you while you study at the Conservatoire it would be advisable to rent a private flat using a local letting agency. The PBSAs in the city, including Base Glasgow, do not offer accommodation for families.

Erasmus+ and International Exchange students

If you're only going to be at the Conservatoire for a short period of time you might find it a little bit more difficult to find accommodation in Glasgow. Base Glasgow may be able to offer short-term contracts subject to availability. Some of the other PBSAs do not offer contracts for less than a full academic year but some will offer short-term contracts and you should check on their websites.

In previous years some of the other higher education institutions in Glasgow, such as the University of Strathclyde, have been able to offer short-term accommodation to our Erasmus+ and International Exchange students. If you would like to enquire about this please email welfare@rcs.ac.uk

Temporary accommodation on arrival in Glasgow

If you cannot find accommodation in advance of your arrival in Glasgow you may need to secure short-term accommodation in the interim. You will be able to find hotels, hostels and Bed and Breakfast accommodation in the city at <https://www.visitscotland.com/>

What is Council Tax?

- Council Tax is a tax levied on households by local authorities in the UK, based on the estimated value of a property and the number of people living in it. Students are not required to pay council tax if they are enrolled on a full-time course of 21 hours or more per week for a minimum of 24 weeks per year but they must apply for a student exemption. Students living within the Glasgow City Council area need to complete an online [Council Tax Student Exemption form](#)

- After matriculation, the Conservatoire will confirm student status electronically to Glasgow City Council, unless a student has opted out of the data sharing agreement (the details of which are outlined on your matriculation form). In such a case, the student will need to make their own arrangements to prove their student status.
- Students living in PBSAs in Glasgow (also referred to as independent student halls of residences) do not need to complete the online council tax student exemption form as they will automatically receive Council Tax Exemption.
- Full-time students are only exempt from council tax from the date their course starts until the date their course ends; not their graduation date.
- Students living outside of Glasgow should find the *Council Tax Student Exemption form* on their local council website. After completing Section 1, students should take the form to the Student Records team located in the Academic Administration and Support office (ground floor of the Renfrew St building).
- If you are a student from elsewhere in the EU, you may still be regarded as a student for Council Tax purposes. Remember, you must fulfil the same criteria as UK students for Council Tax. This means that you must be registered and attending a designated educational establishment and undertaking a course which leads to the award of a relevant qualification by that establishment. Any non-student spouses or adult dependants who live with you may remain liable to pay Council Tax.
- Students on short-term Erasmus+ or International Exchange study should follow the instructions as listed above. If you are not living in a PBSA you will also need to submit a letter from your home institution confirming the details of your home programme (e.g. programme title, duration etc.) and that you are currently on an exchange at the Conservatoire.
- If a student is living with someone who is not a student then the student will still be exempt from Council Tax but the non-student will have to pay. A discount may be awarded but this is based on the full household circumstances and is subject to review from the council concerned. Please speak to a member of the Council Tax team at your local council.
- Further information about Council Tax for students in the Glasgow City Council area can be found at: [Council Tax for Students](#)

Further information

If you're a student from outside the UK you should read the [Looking for Housing](#) section on the UKCISA website.

Please contact the International and Student Experience team at welfare@rcs.ac.uk if you have any questions about accommodation.

Please note the Conservatoire does not specifically recommend any particular properties or websites contained in this document. The information listed was correct at the time of publication but may be subject to change.

April 2023