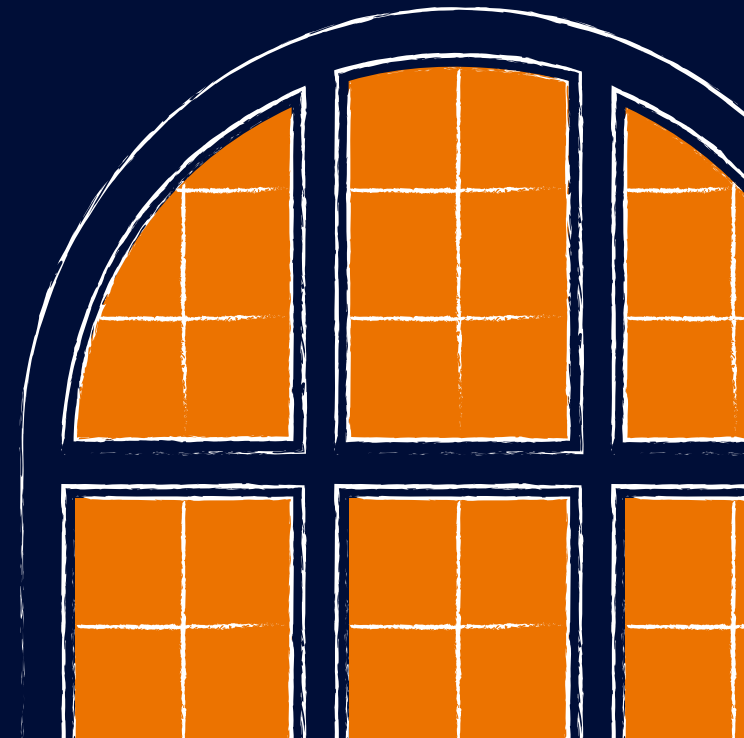


Imperial College
London

ACCOMMODATION VISION

FIRST YEAR UNDERGRADUATE HALLS



OUR VISION

Living in halls can be an incredibly rewarding experience. For many, this is the first time living away from home, and hall-life strikes the balance between self-sufficiency whilst enjoying a safe, supportive environment to study, build friendships and form memories.

We want to build our own diverse communities that balance study with socialisation, with high-standard facilities within a budget to suit everyone.

Our expectations for delivering a great halls experience are centred around these five core values: **Community | Costs | A hall place for all | Facilities | A place of our own**

GUARANTEEING A PLACE

We believe that all new students should have the opportunity to experience life in halls.

We **guarantee a place in College accommodation to all first year undergraduates** as long as you meet a few criteria:

- You've firmly accepted a conditional or unconditional offer from us (i.e. not insurance offer)
- You've met all the application and acceptance deadlines
- You'll be studying full time for the full academic year
- You'll be living at the College alone (no dependents)

KEEPING COSTS DOWN

Living in London is expensive. We aim to offer a range of rooms available at competitive prices compared with similar Universities and at a rate far lower than the private sector. Within each of our halls we offer rooms in a range of price brackets to ensure that even in the most desirable locations there are affordable options to create inclusive communities.

Unlike private providers, we also offer 39 week contracts so you're only paying for the time you need - with options to stay in halls for Summer for those who want to stay longer.

In order to provide a system that is fair to students both within and outside of College accommodation, we don't believe we should be making a profit or a loss on our halls.

“ Woodward was such a lovely place; it was so nice having a hall with an en-suite for this price, especially since I come from a low income background.”

As such, we run our halls on a 'breakeven model' - neither making a surplus or a loss on the operation of halls. In doing so, we are ensuring that our accommodation remains viable and that we will be able to maintain and refresh it for future generations of students.

How we set our rents

We currently meet and exceed the recommendation of the New London Plan (as endorsed by the National Union of Students) for new accommodation to have 35% of bedspaces available at no more than 55% of the maximum maintenance loan provided by Student Finance England.

BUILDING A COMMUNITY

Halls are a place for everyone, with room enough to carve out your own space without being so big that they lose a sense of community. It is an opportunity to dive into a new, independent way of living.

That is why we seek to establish communities in clusters of **300+ students in purpose designed, modern, en suite accommodation, within 30 minutes travel distance** of our campuses.

The wardening team and hall seniors oversee a year-round programme of social and cultural activities. These are great opportunities to make friends, take a break from studying and get to know the local area.

Meanwhile our community of staff are able to **provide round-the-clock support** for any problems you may have. These include our hall staff and wardening teams, security patrols and, in our newer halls, a full Concierge service.

“ I felt a huge sense of community at Kemp Porter and really enjoyed all the accommodation events and trips.”



A PLACE OF OUR OWN

The College intends to grow, and we need to be in a position to grow alongside it.

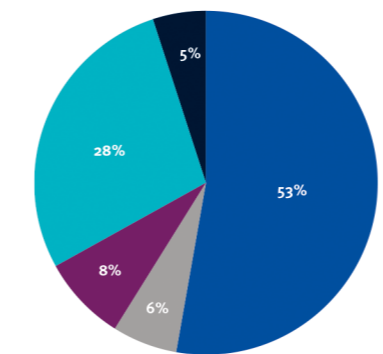
We wish to self-manage all of our halls. This allows us to have the kind of direct oversight needed to ensure you are receiving the highest quality at a fair price.

Over the next 10 years, we will continue to evaluate, invest and develop our accommodation portfolio in line with our core values.

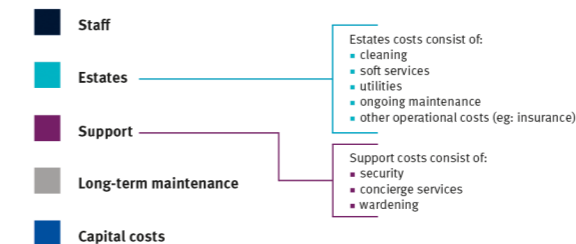
Imperial was announced as The Times and Sunday Times University of the Year 2022, highlighting in particular our accommodation response during COVID-19. The measures we enacted during the pandemic included rent waivers, meal deliveries and pastoral support. This was achieved largely due to the fact that we managed our own accommodation.

The Times and The Sunday Times @thetimes · Sep 17, 2021
In particular, the university is credited for its Covid response, which included:

- Rent waivers when accommodation closed
- Meals delivered, laundry undertaken and regular check-ins for isolating students
- Streamed social events such as exercise classes for remote learners



What does my rent pay for?



PROVIDING OUTSTANDING FACILITIES

Through research and feedback, we know that our students want modern halls of residence containing ensuite bedrooms with shared kitchens, dining and living spaces.

Within halls, ensuite clusters of between 8-14 rooms sharing a kitchen provides the right balance of privacy with socialising.

Communal and utility spaces should be varied and multi-functional to anticipate a variety of social experiences.

They should include:

- Common rooms
- Dedicated study rooms
- Games and tv rooms
- Laundry rooms
- Music rooms
- Outdoor spaces - roof terraces or courtyards
- Outside social spaces with BBQ

“ It was an amazing time living at Gabor Hall, Eastside. The area is very safe and nice even during the night, and there are many parks and museums very close to the halls.”