



# HOUSING GUIDE FOR INTERNATIONAL STUDENTS

This UUSU guide gives an overview of the best areas for students to live when studying at Ulster University should they not wish to stay in University accommodation. The best areas to live have been highlighted for your convenience and your next steps are:

- Web search properties to rent in these areas.
- Create a list of homes you wish to view.
- You should then contact the listed estate agent and arrange a viewing.
- Review if you have the required deposit and first month's rent and that the tenancy agreement will not put you into debt.
- All renters in Northern Ireland must have a guarantor so have these details ready.



**NORTHERN  
IRELAND**  
**LOWEST STUDENT  
COST OF LIVING IN UK**  
(Which? University, 2018)

You may want to consider University accommodation, **Res Life**, which provides a supportive environment for those living on campus including 24-hour staffing and social events.

This guide gives an overview of the popular student areas where you can source a property and an indicator of the rent per person you can expect to pay each month for that location.



# BELFAST & JORDANSTOWN CAMPUSES

**Belfast is a safe place to live. In fact, Northern Ireland is the safest region of the UK and Belfast is a bustling city with lots to do and explore. Most students studying in Jordanstown live in Belfast and commute via the bus or train services on offer.**

**Rental listings in Belfast tend to be for the entire house, so be sure to divide this by the number of bedrooms to get your monthly rent cost.**

**The most common student living areas in the city are Botanic, Stranmillis and The Holyland.**

## **Botanic** (£265-£300 average monthly rent)

Botanic is a lively thoroughfare leading to the Dublin Road and into the city centre. There are lots of restaurants and cafés, as well as bars and cultural centres nearby including the Crescent Arts Centre and Queen's Film Theatre. Botanic housing includes a mix of young professionals as well as students. The public transport links are closest for those residing in Botanic and so this is the most convenient area to live.

## **Stranmillis** (£245-£505 average monthly rent)

Stranmillis is a mixed student and residential area with young professionals and families contributing to a more relaxed vibe. There is a beautiful park, Botanic Gardens, nearby and the Ormeau Embankment and Belfast meadows are a short walk for those who enjoy strolls or biking. The Lyric Theatre and Ulster Museum along with an assortment of eateries and bars make this an appealing area to live so properties do not remain available for long. Rent in this area varies considerably, with cheaper accommodation available but if your budget allows, there are more high standard properties and single let apartments available. Transport links are good, but this area is furthest from the city centre and the Uni Link is approximately a 10-15min walk.

## **The Holyland** (£225-£270 average monthly rent)

The Holyland is a heavily populated student residential area, however it can be noisy and therefore many final year students avoid living here. It is one of the cheapest and liveliest places to live and so remains a popular choice. The area is well connected via public transport and the Uni Link to the Jordanstown campus is a short walk to University Square. Botanic train station is also a short walk away and links directly to the city centre and other locations across the province. There is a train connection to Jordanstown via Botanic Train Station.

## **Lisburn Road** (£275-£375 average monthly rent)

A bustling thoroughfare of Belfast and one of its main shopping districts, the Lisburn Road area is popular with students for its food, bars and busy atmosphere. Prices vary widely in this area depending on the interior standard, so there is something to match every budget. This area is furthest from the campuses, and may be best reserved for students with access to a car.

# COLERAINE CAMPUS

The Coleraine campus is situated in the beautiful North Antrim Coast and the famed Giant's Causeway World Heritage site makes this an international tourist destination for visitors and locals alike. Both spots have famed restaurants making it popular for tourists. Most students reside in Portstewart and Portrush but the nearest town, Coleraine, is approximately a mile away and offers an array of rental properties if you have access to a car.



## **Portstewart** (£165-£220 average monthly rent)

Arguably the most popular student area for those living off campus, Portstewart is a nice area with decent choice available despite its small size. Properties vary from apartments, townhouses and even bungalows with a small garden, so you can find something that is right for you.

## **Portrush** (£210-£270 average monthly rent)

Portrush is a popular seaside town and this is reflected in slightly higher rents, the town is very popular March-September with weekend visitors, and you will likely notice an increase in volume within shops, restaurants and bars. Portrush has many coastal walks and a nice beach for those who enjoy the outdoors.

## **Coleraine** (£200-£300 average monthly rent)

Coleraine is one of the major towns in Northern Ireland and is well connected via roads, buses and trains to Belfast and the main airports.

# MAGEE CAMPUS

With its Gothic architecture Magee is a beautiful campus for study and work nestled in northern Ireland's second city Derry~Londonderry. It is a short commute to Donegal and is well suited to exploring further afield into the Republic of Ireland. Most students walk to campus as car parking is limited. The most popular areas are:

## **Argyle Street/Terrace** (£325-£370 average monthly rent)

Argyle is a long street that connects to the Magee campus via a very short walk and there is an array of student properties available. The properties are primarily terrace houses and range from 3-6 bedrooms.

## **Northland Road/Avenue** (£350-£375 average monthly rent)

Northland and its adjoining streets represent a long main artery through the city, rent varies and usually becomes more expensive the closer you get to the campus. It is a popular area for renters including young professionals and social housing as well as students. Properties vary from terraces to one or two-bedroom apartments.

Figures based on an average of rental prices provided by [propertypal.com](https://www.propertypal.com) at August 2020.



# TOP TIPS

- **Always view a property before renting it**, photos uploaded online may be old or not give a true indication of the size and state of interior.
- Use [www.smartrenter.org](http://www.smartrenter.org) to help you with your viewing and go through the checklist.
- **If you have queries, then put these to the landlord or estate agent** (whoever showed you around). Now is a good time to get issues resolved before you sign the tenancy agreement – such as repairs or refurbishment. It is good to do this via email, so you have any commitments in writing.
- **Review your tenancy agreement carefully**, it should say who is responsible for repairs and you may be liable for call out charges for these. You must note that even if repairs are outstanding you are legally required to continue paying your rent.
- **Be sure to check your landlord is registered** with the Landlord Registration Scheme.
- **Be sure your deposit is protected** using the Tenancy Deposit Scheme.
- **If you experience any problems** and your estate agent or landlord are not helpful you can contact the Advice Bureau at [UUSU](http://UUSU).

