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**ACCOMMODATION FOR STUDENTS PUBLISHES
LATEST RENT RESEARCH AS PEAK TIME FOR
SEEKING ACCOMMODATION APPROACHES**

- London still leads the way in terms of student rental costs -

(London, 15/8/05) Pupils received their A-level results last Thursday and those receiving late university places are faced with a scramble to find accommodation before term starts. The UK's No 1 student accommodation website, Accommodation for Students (www.accommodationforstudents.com), not only can help them in their quest it can also ensure they don't pay over the odds. Accommodation for Students (AFS) has just published its latest research into the nationwide cost of rented student accommodation based on 21,500 properties in over 60 university locations across the UK featured on its website. It reveals that the current average weekly rent for a student in the UK is £56.30.

However, rents vary dramatically across the UK. London is, by far, the most expensive place to study, at an average weekly rent of £101, a massive 80% above average. Middlesex, Oxford and Guildford are the next most expensive locations with average weekly rents of £82, £81 and £80 respectively, 46%, 43%, and 42% higher than average. Best value locations in terms of student rental accommodation are the less fashionable student towns like Middlesbrough, Stoke, Wolverhampton and Hull with average weekly rents of £37, £39, £41 and £42 respectively (see full UK table below).

William Berry, co-founder and director of Accommodation for Students, said:

“Not only does Accommodation for Students offer more rental properties than any other student accommodation website but we also give students excellent added value features on the website. They can advertise for housemates via our notice board facility. Our rental reviews even gives them rental costs by area for each city, as well as the city average. Further, we

provide the students' own ratings for each university town in terms of going out, shopping, transport and facilities.

Features like these are one reason why Accommodation for Students had a record breaking month recently, with over 300,000 visitors, and an average site visit time of over 5 minutes. We now need more landlord registrations and properties to accommodate this high student demand.”

Accommodation for Students has recently expanded its operation internationally to include USA, Canada, South Africa, Australia, Europe and the Far East.

About Accommodation for Students

Accommodation for Students Ltd. was founded by William Berry and Simon Thompson, graduates from Manchester Metropolitan University, in June 2000.

Partners

Accommodation for students is a content partner for MSN (MSN displays AFS content on its website) <http://afs.money.msn.co.uk> and Virgin Student.

Accommodation for students is sponsored by STA Travel, Virgin Mobile, Endsleigh Insurance and Barclays Bank.

Accolades

- Nominated for Best Use of Web in 2005 and 2004 New Media Age Awards.
- Highly Commended in the Best Industry Innovation category at the inaugural 2002 Property Business Awards

The site's features include:

For students

- A powerful search engine accessing a nationwide database of student accommodation properties
- An easy-to-use, comprehensive set of accommodation criteria, including geographical location, number of rooms (including required size of room), rent, availability dates, interior facilities (from satellite/cable television to dishwasher), exterior facilities (from garden to off-street parking) and service facilities (e.g. CORGI registered gas central heating)
- Notice board facility with student profile and avatar features. Also detailed messaging services.
- Clipboard facility to save accommodation details
- Landlord email facility which sends an e-mail to the landlord with one click when a student finds a property they like. The e-mail specifies the house and student details and effects an introduction between the student and landlord.
- Chatroom to allow potential housemates to talk to each other and review house options.

For Landlords

- Sophisticated, user-friendly '**landlord admin suite**' which allows landlords to directly upload and edit their property details and pictures on the Accommodation for Students website. The unique measurement facility allows landlords to judge the effectiveness of the website in attracting student interest to their properties and ultimately their letting.

- Fully integrated online payment system with full transaction history and invoice reporting functionality.
- Multiple image and logo upload facility
- Easy contact system: Accommodation for Students **'e-mail landlord service'**. This service enables students to send a generic e-mail of interest to a landlord with one click. This also ensures the privacy of landlord email addresses.
- Free website

APPENDIX

Table 1 - UK Student Rent Analysis, August 2005 (62 cities/21,561 properties)

City	Average Rent (£ per week)	Index*
Aberdeen	52	93
Bath	63	111
Belfast	44	79
Birmingham	51	91
Blackpool	48	85
Bolton	49	88
Bournemouth	61	109
Bradford	41	72
Brighton	69	123
Bristol	67	120
Cambridge	68	121
Canterbury	68	121
Cardiff	55	97
Cheltenham	54	96
Chester	63	111
Coventry	47	83
Derby	46	82
Devon	58	102
Dundee	44	78
Durham	50	90
Eastbourne	69	123
Edinburgh	67	118
Exeter	67	120
Glasgow	66	116
Guildford	80	142
Hatfield	62	110
Huddersfield	48	85
Hull	42	75
Kent	65	116
Lancaster	48	86
Leamington Spa	55	98
Leeds	56	99
Leicester	49	88

Lincoln	54	95
Liverpool	45	80
London	101	180
Loughborough	52	93
Luton	59	105
Manchester	49	88
Middlesbrough	37	67
Middlesex	82	146
Newcastle	58	103
Northampton	48	85
Norwich	53	95
Nottingham	56	100
Oxford	81	143
Plymouth	55	98
Portsmouth	58	103
Preston	47	84
Reading	62	111
Salford	47	84
Sheffield	54	96
Southampton	58	102
Stafford	51	91
Stoke-on-Trent	39	69
Sunderland	45	81
Surrey	74	132
Swansea	56	99
Warwick	64	114
Warwick University	71	126
Winchester	65	115
Wolverhampton	41	72

*** Index compared to August 2005 average UK student rental cost of £56.30**

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