

ACCOMMODATION DAMAGE CHARGES 2026/2027

ITEM	CHARGE
DAMAGE TO WALLS	
Small hole 1cm to 5 cm	£50
Medium hole 5cm to 10cm	£90
Large holes 10cm and above	Price on completion of work
Repaint to bedroom walls	
Patch paint	£50
Half a wall paint	£90
Full wall paint	£130
Full room paint	£300
Repaint walls in other areas	
Patch Paint	£50
Half a wall paint	£130
Full wall paint	£240
DAMAGE TO FLOORING	
Bedroom carpet	
Patch repair (per tile or 600mm by 600mm square area)	£75
Full floor replace	£400
Carpet in other areas	
Patch repair (per tile or 600mm by 600mm square area)	£75
Half or full carpet replace	Price of replacement and completion of work plus admin fee
Anti slip flooring	
Full floor - ensuite	£250
Full floor - shared shower rooms	Price of replacement and completion of work plus admin fee
Kitchen flooring	
Quarter replacement	£750
Half replacement	£1,500
Full replacement	£3,000
DAMAGETO PROPERTY	
Lighting, heating, electrical sockets, and door openers	
Light fittings	£120
Light switch or power socket	£75
Magnetic door openers	£200
Radiators	Price of replacement and completion of work plus admin fee
Thermostatic Radiator Valves	Price of replacement and completion of work plus admin fee
Doors	
Locking mechanism	£120
Door spine and hinges	£100
Full door	Price of replacement and completion of work plus admin fee
Replacing glass in door	Price of replacement and completion of work plus admin fee
Replacing glass door viewer	Price of replacement and completion of work plus admin fee
Repaint/varnish of internal door	
Replacing Spy Hole	£25 each
Windows	
Glass replacement	Price of replacement and completion of work plus admin fee
Frame replacement	Price of replacement and completion of work plus admin fee
Safety restrictors	£60 each
Fire Alarm System and Fire Equipment	
Detectors	Price of replacement and completion of work plus admin fee
Panel	Price of replacement and completion of work plus admin fee
Call points (break glass)	Price of replacement and completion of work plus admin fee
Replacing expelled fire extinguisher	Price of replacement plus admin fee
Replacing fire extinguisher tags	Price of replacement plus admin fee
Replacing fire blanket	Price of replacement plus admin fee

Furniture and Furnishings in bedrooms	
Bed	Price of replacement plus admin fee
Mattress (damaged or stained)	Price of replacement plus admin fee
Wardrobe	Price of replacement plus admin fee
Desk	Price of replacement plus admin fee
Shelves	Price of replacement plus admin fee
Drawers	Price of replacement plus admin fee
Bedside cabinet	Price of replacement plus admin fee
Chair	Price of replacement plus admin fee
Curtains	Price of replacement and completion of work plus admin fee
Blind	Price of replacement and completion of work plus admin fee
Shower/Bathroom	
Sink	£150
Taps (each)	£60
Shower head	£80
Shower hose	£30
Tiles (wall and floor)	£20 (per tile)
Toilet	£175
Toilet Seat	Price of replacement and completion of work plus admin fee
Vanity units	Price of replacement and completion of work plus admin fee
Mirror	Price of replacement and completion of work plus admin fee
Bathroom furniture (shelf, soap holder, toilet roll holder)	Price of replacement and completion of work plus admin fee
Furniture and Equipment in Kitchen	
White goods (fridge, freezers, microwave, kettle, toaster)	Price of replacement plus admin fee
Electric hob	Price of replacement plus admin fee
Oven	Price of replacement plus admin fee
Sink	Price of replacement plus admin fee
Taps (each)	£120
Cupboards and base units	Price of replacement plus admin fee
Shelves	Price of replacement plus admin fee
Worktops	Price of replacement plus admin fee
Chairs	£40 each
Table	£150 each
Waste disposal bins, glass boxes and dirty pot boxes	£20 each
Vacuum Cleaner	£150
Miscellaneous	
Belongings/rubbish left in room/kitchen after moving out	£10 per bag of rubbish
Disposal of larger items left in accommodation after moving out	£20 per item

This list is an indication of the charges that will be applied to rectify damage. It is not a definitive list and all charges will be calculated at the cost of replacement and any rectification work required in addition to the administration fee.

Review date: April 2026