

External grounds	Grasses Area	Mow grass	Fortnightly Apr–Oct
	Planted Area	Weed	Fortnightly May to Sept bi-monthly Oct–Apr
		Remove litter	Weekly
		Remove litter	Weekly
CLEANING			
Main entrance lift lobbies launderette vending payphone areas	Doors	Full clean of glass and frame	Weekly
	Lift – doors walls floor	Full wipe clean of surfaces	Weekly
	Flooring	Vacuum/mop	Weekly
	Signage	Wipe clean	Weekly
	Walls	Wipe clean	Weekly
	Glazing	Wipe clean	Weekly
	Equipment	Wipe clean	Weekly
Corridors stairways other circulation areas	Flooring	Vacuum/mop	Weekly
	Walls	Wipe clean	Weekly
	Glazing	Wipe clean	Weekly
	Balustrades and rails	Wipe clean	Weekly
	Stairs/landings	Vacuum/mop	Weekly
	Signage	Wipe clean	Weekly
	Ceilings	Wipe clean	Annually
	External windows	Wipe clean	Annually

14. **DAMAGE CHARGES**

The Landlord will charge the student for any damage they cause as set out in their tenancy agreement with R&S. A full list of the damage charges can be found in the table below. The rates referred in the table are subject to change.

Damage Charges			
Item	Cost	Management Fee	Charge to Student

Electricals			
Double socket / switch	£10.00	£5.00	£15.00
Fuse Box	£30.00	£20.00	£50.00
Electrical Panel	£100.00	£50.00	£150.00
TV Aerial socket	£25.00	£10.00	£35.00
Network socket	£25.00	£10.00	£35.00
Ceiling light fitting	£70.00	£70.00	£140.00
Kitchen spot light	£20.00	£10.00	£30.00
Ceiling light bulb	£35.00	£10.00	£45.00
Ceiling LED light	£30.00	£30.00	£60.00
Living room glass light diffuser	£50.00	£30.00	£80.00
Heat detector (plus labour if required)	£15.00	£5.00	£20.00
Smoke detector (plus labour if required)	£15.00	£5.00	£20.00
Lock	£70.00	£70.00	£140.00
Bathroom/Plumbing replacement items			
Tap (additional fitting costs may apply)	£90.00	£60.00	£150.00
Single bowl sink (additional fitting costs may apply)	£120.00	£30.00	£150.00
Replacement Shower Pod	£70.00	£30.00	£100.00
Toilet basin	£100.00	£30.00	£130.00
Toilet Flushes	£10.00	N/A	£10.00
Toilet seat	£45.00	£5.00	£50.00
Drain Cover/shower trap	£22.00	£8.00	£30.00
Towel rail	£5.00	£5.00	£10.00
Robe Hook	£5.00	£5.00	£10.00

Soap dish	£5.00	£5.00	£10.00
Folding shower door	£120.00	£120.00	£240.00
Shaver light	£10.00	N/A	£10.00
Shower head	£10.00	N/A	£10.00
Shower hose	£10.00	N/A	£10.00
Shower Bar (Holds Head)	£10.00	N/A	£10.00
Mirror	£40.00	£20.00	£60.00
Shelf	£40.00	£20.00	£60.00
Bathroom cabinet	£70.00	£20.00	£90.00
Appliances			
Oven	£120.00	£80.00	£200.00
Single Fan Oven	£120.00	£80.00	£200.00
Extractor fan	£70.00	£30.00	£100.00
Ceramic Hob	£170.00	£80.00	£250.00
4 Zone Electric Hob	£170.00	£80.00	£250.00
2 Zone Electric Hob	£120.00	£80.00	£200.00
Extractor hood	£70.00	£30.00	£100.00
Electronic Microwave	£40.00	£10.00	£50.00
Fridge Freezer (Replace/Repair)	£120.00	£30.00	£150.00
Fridge	£120.00	£30.00	£150.00
Kettle	£15.00	N/A	£15.00
Furniture			
Kitchen chair	£20.00	£10.00	£30.00
Chair re-upholster (part/full)	£60.00	£20.00	£80.00
Kitchen stool	£20.00	£10.00	£30.00
Kitchen work surface	£30.00	£10.00	£40.00

Kitchen table/Island Unit Top	£140.00	£60.00	£200.00
Coffee table	£80.00	£20.00	£100.00
Low seating units (sofas) - re-upholster whole segment (cost depend on size and work needed)	£250.00	£50.00	£300.00
Low seating units (sofas) - re-upholster seat only (cost depend on size and work needed)	£250.00	£50.00	£300.00
Low seating units (sofas) - re-upholster back & arm only (depend on size and work needed)	£250.00	£50.00	£300.00
Low seating units (sofas) - replacement (depend on size)	£250.00	£50.00	£300.00
Two Seat Sofa - re-upholster part	£200.00	£50.00	£250.00
Two Seat Sofa - full re-upholster	£200.00	£50.00	£250.00
Arm Chair	£150.00	£50.00	£200.00
Two Seat Sofa - replace	£200.00	£50.00	£250.00
Kitchen cupboard complete base unit	£100.00	£50.00	£150.00
Kitchen cupboard complete wall unit	£100.00	£50.00	£150.00
Kitchen cupboard base & wall unit door	£100.00	£50.00	£150.00
Kitchen cupboard base & wall unit carcass	£100.00	£50.00	£150.00
Kitchen cupboard drawer unit	£100.00	£50.00	£150.00
Kitchen cupboard drawer front	£100.00	£50.00	£150.00

Kitchen cupboard drawer carcass	£100.00	£50.00	£150.00
Kitchen cupboard handle	£10.00	£10.00	£20.00
Kitchen cupboard shelf	£20.00	£10.00	£30.00
Kitchen worktop - with sink or hob	£250.00	£50.00	£300.00
Kitchen Sink Taps	£20.00	£10.00	£30.00
Kitchen Sink, plug and drain	£150.00	£50.00	£200.00
Kitchen worktop - no sink or hob	£100.00	£50.00	£150.00
Kitchen breakfast bar	£150.00	£50.00	£200.00
Kitchen breakfast bar chrome legs (per leg)	£50.00	£50.00	£100.00
Kitchen Fire Door	£120.00	£30.00	£150.00
Door handle set	£70.00	£30.00	£100.00
Pin board	£20.00	£10.00	£30.00
Feature Pin board Re-upholster	£20.00	£10.00	£30.00
Pin board re- upholster	£20.00	£10.00	£30.00
Bed frame (Replace/Repair)	£150.00	£50.00	£200.00
Bed frame 3/4	£150.00	£50.00	£200.00
Bed frame Double	£150.00	£50.00	£200.00
Under-bed storage	£60.00	£40.00	£100.00
Mattress (single)	£60.00	£40.00	£100.00
Mattress (3/4)	£100.00	£20.00	£120.00
Mattress (double)	£100.00	£20.00	£120.00
Bedside panel	£30.00	£15.00	£45.00
Bedfoot panel (single/double)	£30.00	£15.00	£45.00

Headboard (single/double)	£30.00	£15.00	£45.00
Grommets to bed head	£30.00	£15.00	£45.00
Chest of Draws	£50.00	£20.00	£70.00
Bedside table	£30.00	£15.00	£45.00
Bedside lamp	£10.00	£5.00	£15.00
Blinds	£100.00	£20.00	£120.00
Net curtains	£100.00	£20.00	£120.00
Net Curtain wires/hooks	£100.00	£20.00	£120.00
Curtains	£30.00	£10.00	£40.00
Bookcase/shelves (Replace/Repair)	£50.00	£20.00	£70.00
Whole desk	£150.00	£50.00	£200.00
Desk Lamp Built In	£50.00	£20.00	£70.00
Curtains	£30.00	£10.00	£40.00
Curtain rail	£30.00	£10.00	£40.00
Mirror	£50.00	£20.00	£70.00
Wardrobe Door (1/2)	£100.00	£50.00	£150.00
Wardrobe	£200.00	£50.00	£250.00
Wardrobe Shelf	£100.00	£50.00	£150.00
Wardrobe Rails	£100.00	£50.00	£150.00
Wardrobe mirror	£100.00	£50.00	£150.00
Study chair	£20.00	£10.00	£30.00
Chair Seat Replacement	£20.00	£10.00	£30.00
Chair Back	£20.00	£10.00	£30.00
Stool	£20.00	£10.00	£30.00
Other Items			
Carpet tiles (per tile)	£10.00	£10.00	£20.00

Replace ceiling tile (600x600)	£20.00	£10.00	£30.00
Kitchen/Bathroom Tile	£10.00	£10.00	£20.00
Kitchen door closer	£35.00	£15.00	£50.00
Coat hooks	£5.00	£5.00	£10.00
General Waste bin	£15.00	£5.00	£20.00
Paper bin	£15.00	£5.00	£20.00
Recycling bin	£15.00	£5.00	£20.00
CO2 Fire Extinguisher 2Kg	£72.00	£28.00	£100.00
Foam Fire Extinguisher	£72.00	£28.00	£100.00
Water Fire Extinguisher	£72.00	£28.00	£100.00
Fire Extinguisher (non-specific)	£72.00	£28.00	£100.00
Fire blanket	£20.00	£10.00	£30.00
Fire break glass	£20.00	£10.00	£30.00
Smoke Seals	£20.00	£10.00	£30.00
Fire Sensor	£20.00	£10.00	£30.00
Front door	£80.00	£20.00	£100.00
Room door	£80.00	£20.00	£100.00
Boiler Cupboard	£100.00	£50.00	£150.00
Door hinges	£10.00	£5.00	£15.00
Door Stop	£10.00	£5.00	£15.00
Door Letter/Number	£10.00	£5.00	£15.00
Peep hole	£10.00	£5.00	£15.00
En-suite door	£80.00	£20.00	£100.00
Window	£80.00	£20.00	£100.00
Window Reveal	£80.00	£20.00	£100.00
Key fob	£10.00	£10.00	£20.00

Post box key	£10.00	£10.00	£20.00
Window restrictors	£10.00	£10.00	£20.00
Window lock	£20.00	£10.00	£30.00
Skirting	£10.00	£10.00	£20.00
Notice Board	£20.00	£10.00	£30.00
Replacement Items - Communal			
Hallway + lounge carpet tile replacement (per unit where stains can't be removed)	£150.00	£50.00	£200.00
Damage to Security Cameras	£60.00	£40.00	£100.00
Damage to lift	£100.00	£100.00	£200.00
Fire action signage	£10.00	£10.00	£20.00
No Smoking Signs	£10.00	£10.00	£20.00
Health and safety signage	£10.00	N/A	£10.00
Damage to common room furniture	£100.00	£100.00	£200.00
Redecoration and Cleaning			
Bedroom re-decoration	£50.00	£50.00	£100.00
Studio redecoration	£80.00	£20.00	£100.00
Walls (Large/Small)	£20.00	£10.00	£30.00
Kitchen re-decoration	£30.00	£20.00	£50.00
Kitchen Wall (Large/Small)	£20.00	N/A	£20.00
Repaint Kitchen Ceiling	£10.00	£10.00	£20.00
Bedroom clean	£25.00	£10.00	£35.00
Bedroom and en-suite cleaning	£25.00	£10.00	£35.00

Kitchen Clean	£10.00	£10.00	£20.00
Kitchen Clean (Failed Inspection)	£10.00	£10.00	£20.00
En-suite clean	£25.00	£10.00	£35.00
Communal Bathroom Clean	£30.00	£15.00	£45.00
Additional window clean	£10.00	£10.00	£20.00
Shampoo/Deep Clean Carpet/floor	£30.00	£15.00	£45.00
Rubbish Removal (Per Bag)	£5.00	£5.00	£10.00
Removal of left belongings	£20.00	£15.00	£35.00
Damaged Wall	£20.00	£15.00	£35.00
Remove Blue Tack/Stickers from wall	£20.00	£15.00	£35.00
Smoking	£30.00	£15.00	£45.00
Remove Graffiti	£50.00	£20.00	£70.00
Littering	£20.00	£15.00	£35.00
Negligence	£20.00	£15.00	£35.00
Infestation	£20.00	£15.00	£35.00