

List of Common Charges 2016-17

Residential Accommodation will always endeavour to repair any damaged items before they are replaced. Please note the list below is non-exhaustive list of costs of replacing or repairing damaged items caused by residents (apart from reasonable wear and tear). Where prices are not available, quotes will be obtained and residents will be informed of the any subsequent charges.

Area	Repair/replacement/redecoration	Charge
Items found in all areas		
Doors and fittings.....	Main flat door, kitchen door or bedroom door (so there are no dents or holes and it is working).....	£360
	Boiler cupboard door and all other main doors that are not fire rated (so there are no dents or holes and it is working).....	£180
	Door handle (so that it is fitted and working).....	£60
	Door hinges (so that they are fitted and working).....	£40
	Door closer (so that it is fitted and working).....	£70
	Lock (so that it is fitted and working).....	£65
	Bedroom door number/letter (so that it is undamaged and in place).....	£15
	Door stop (so that it is fitted and secure).....	£13
	Door glazing from.....	£150
	Walls, ceilings and noticeboards.....	Wall (redecoration per wall)..... £65
	Ceiling (redecoration)..... £65	
	Noticeboard (so that it is fitted and secure with no marks)..... £30	
	Ceiling tiles to replace..... £20 each	
	Poster (defaced)..... £10 each	
Flooring and carpet.....	Carpet (replacement)*.....	£50 per m ²
	Vinyl flooring (replacement)*.....	£50 per m ²
	Skirting board (so that it is fitted and secure).....	£30 per m
Windows and curtains.....	Window lock/restrictor (broken).....	£50
	Window (reglaze).....	from £100 per m ²
	Curtain – per pair (so that there are no holes, no frays and it is hung properly).....	from £100
	Curtain rail (so that it is undamaged and in place).....	£30
Flat entrance and corridors		
Lighting.....	Light cover (so that it is fitted and uncracked).....	£30
Airing cupboard.....	Airing shelf fitted.....	£30
Kitchen and lounge		
Lighting.....	Light cover (so that it is fitted and uncracked).....	£30
Work surfaces.....	Worktop (so that there are no uncleanable marks, chips, burns or dents).....	from £200
Wall and floor cupboard.....	Cupboard door or shelf (replacement each).....	£50
Sink and drainer.....	Plug and chain.....	£7
	Taps (to replace set).....	£75
Cooker and hob.....	Cooker/oven wire shelves present and clean.....	£20
	Grill pan and handle present and clean.....	£35
	Cooker/oven trays fitted and clean.....	£20
	Cooker/oven seal secure.....	£30
	Cooker/oven glass no cracks and clean.....	from £60
	Hob (if not working due to obvious damage).....	from £185
	Cooker (if not working due to obvious damage).....	from £250
Fridge and freezer.....	Fridge shelves/drawers.....	£26
	Fridge – internal/lining damage and clean.....	£250
	Freezer – plug and lead secure.....	£35
	Freezer – shelves/drawers and clean.....	£26 each
Other electrical appliances.....	Microwave (if not working due to obvious damage, clean).....	£70
	Microwave plate fitted, clean.....	£40



	Kettle (if not working due to obvious damage).....	£15
	Iron (if not working due to obvious damage).....	£15
Cleaning equipment.....	Vacuum cleaner (replacement).....	£99
	Dustpan and brush (so that it is in place and complete).....	£7
	Mop and bucket (so that it is in good order, with the bucket handle fitted and no leaks)..	£15
Chairs, tables and waste bin.....	Kitchen dining chair	
	(so that there are no holes, uncleanable marks and it is stable and timber undamaged)..	£6
	Replacement lounge chair	
	(so that there are no holes, timber undamaged, stable, no uncleanable marks/stains)..	£140
	Replacement sofa	
	(so that there are no holes, stable, no uncleanable marks/stains).....	£250
	Table (so that there are no dents, burns, stains or holes and the legs are secure).....	£125
	Waste or recycling bin (replacement).....	£20
	Bar stool (replacement).....	£40
	Coffee table (replacement no burns, stains, legs secure).....	£50

Bedroom

Bed and mattress.....	Bed base (so that it is complete and unbroken).....	from £150
	Double mattress cover.....	£14
	Double mattress (so that there are no stains, rips, holes or burns).....	£120
	Single mattress (as above).....	£73
	Single mattress cover.....	£7
	Bed headboard.....	£35
Desk.....	Repair up to	£60
Lighting.....	Ceiling light (so that the cover is fitted and uncracked).....	£50
	Over bed light (so that the cover is fitted and uncracked).....	£40
	Desk light – replacement.....	£20
	Light shade – replacement.....	£12
Heating.....	Electric heater (secure and undamaged, replacement cost).....	£110
	Radiator (secure and undamaged, replacement cost).....	£146
Mirror.....	Mirror (so that it is uncracked and screwed on properly).....	£52
Chairs.....	Desk chair (so that there are no uncleanable marks, stains or rips and it is stable with a back support in working order).....	£61
Wardrobe.....	Replace doors – secure and intact.....	£200
	Shelves intact – replacement.....	£48
	Rail intact – replacement.....	£21
Other furniture.....	Bedside cabinet (so that there are no burn or water marks, or dents).....	£86
	Bookshelf (so that there are no burn or water marks, or dents).....	£55
	Chest of drawers (so that there are no burn or water marks or dents, drawers running)..	£180
Other.....	Waste or recycling bin (replacement).....	£7
	Internet cable.....	£10 each
	Wi-Fi hub.....	£200

En-suite/shared bathroom

Lighting.....	Main light (so that it is securely fitted and the shade is intact).....	£50
	Vanity/Shaver light (so that the pull cord is in place and the cover is intact).....	£40
Shower/bath curtain and mixer tap.....	Shower rose (so that it is securely fitted and cleanable).....	£44
	Shower curtain (so that it is hung properly and cleanable).....	£20
	Plug hole (so that it is secure and cleanable).....	£15
Towel rail/hook.....	Towel rail/hook (so that it is fitted, secure and complete).....	£12
WC, brush and toilet roll holder.....	Toilet brush and holder (so that it is complete and in place, broom and holder).....	£7
	Toilet roll holder (so that it is securely fitted and undamaged).....	£15
	Toilet seat (so that it is securely fitted and undamaged).....	£20
	Toilet – unblock.....	£40
Washbasin, taps and mirror.....	Vanity shelf	
	(so that it is fitted, uncracked and 50 per cent or less stained/lacquer marked).....	£20
	Replace taps – free of limescale, secure, not dripping.....	£30 each



Mirror (so that it is uncracked and screwed on correctly).....	£25
Sink – unblock.....	£30

Cleaning

Bedroom (so that it is clean, tidy and free of rubbish).....	£50
Cleaning en-suite (so that it is clean, tidy and free of rubbish).....	£50
Kitchen (so that it is clean, tidy and free of rubbish and the cooker, hob, microwave and fridge/freezer are empty and free of grease and food stains).....	£125
to be divided equally between all residents of the flat	
Hall (so that it is clean, tidy and free of rubbish).....	£25
Carpet cleaning.....	£25 per room
Rubbish removal.....	£5 per bag

Keys, swipe cards and fobs

Keys, swipe cards and fobs.....	Key (replacement).....	£30
	Swipe card (replacement).....	£20
	Fob (replacement).....	£20
	Bike shed key (replacement).....	£10

Fire

Fire equipment.....	Fire blanket (so that it is fitted, untampered and complete).....	£40
	Fire extinguisher (so that it is fitted and untampered).....	£60
	Break glass/tube.....	£20
	Smoke detector.....	£110
	Fire sounder.....	£90
Fire signage.....	Escape and other fire signage – replacement.....	£20

*Some carpets and vinyl flooring may have to be changed in its entirety.

N.B. Please be aware that these charges were correct at the time of going to print (May 2016) and are standard for all the Intercollegiate Halls of residence at the University of London. Full replacement cost includes parts, labour and installation. Residential Accommodation reserves the right to charge for other items not mentioned.