

**STUDENT ACCOMMODATION
SCHEDULE OF CHARGES 2021-2022**



A £10 admin fee per tenant will also be applied in addition to the prices below on ALL cleaning, maintenance and replacement for missing or damaged inventory items.

Lost Keys and Locks

Lost key fob replacement	£10
Non return of key fob at end of tenancy	£25
Lost bike storage key	£25
Replacement padlock for under bed storage	£5

Fire Safety

Non-evacuation during a fire alarm	£50
Tampering with fire equipment (e.g. covering or removing detector head; disconnecting door closers; use of door stoppers)	£50 each offence
Fire extinguisher replacement	£50
Malicious activation of fire alarm and forcing other students to evacuate (including tampering with break glass points)	£150
Smoking, or permitting guest to smoke, in flat or within building. Includes use of electronic or smokeless cigarettes.	£50 each offence
Presence of fairy lights, candles or other fire hazards	£50 each offence

Communal waste and bin store

Abandoned bin bags, improper use of bin store and non-disposal of waste from flats.	£80 per flat
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Tenancy End, Transfers, Terminations & Cleaning

Transfer of tenancy	£30 per tenant
Early termination of tenancy (subject to approval)	28 days rent + £50 administration charge
Disposal of items of furniture	Up to Commercial Cost
Disposal of rubbish &/or bedding	£10 per bag (black refuse bag)
Missing inventory items e.g. Bins, chairs, vacuums, dustpans, ironing boards, TV remote control etc	Up to commercial cost
Cleaning – end of tenancy: Bedroom – graded C – no significant cleaning effort made Communal areas – graded C - no significant cleaning effort made	£40 per room £40 per person
'Sparkle' clean bedroom (early termination only) (Including bathroom clean, vacuuming, dusting, cleaning surfaces etc)	Up to commercial cost
Cleaning – mid-term Including excessive soiling of flooring/chairs, graffiti etc	Up to commercial cost
Cleaning of curtains, upholstery etc.	Up to commercial cost

Damage – Prices below are indicative and in all cases are subject to change in line with industry costs or price decreases/increases, a £10 admin charge per tenant is also applicable. Where costs are higher than stated below, invoices/receipts can be provided.

Solid door replacement including ironmongery (front door, bedroom, kitchen, toilet doors)	£550
Non fire door replacement (shower room/toilet)	£325
Wardrobe door replacement	£180 per door



Kitchen cabinet doors/drawers replacement	£65
Door handle replacements	£72
Door closer replacements	£216
Door stop replacements	£26
Vinyl flooring replacement	Hall £1200 Lounge £810 Bedroom £510 Shower room £200
Painting of rooms	Hall – up to commercial cost Kitchen/lounge - £360 Bedroom – £240 Shower room - £50 Painting walls (£20-£100)
Silicone replacement (Shower tray)	£70
Plumbing (blocked)	Shower trap £35 WC £35 WHB £35
Replacement Wash Hand Basin	£84
Refit Toilet Seat	£20
Supply and fit toilet seat	£65
Shower Screen / door replacement	£400
Shower pod pvc damage	£115
Small holes (approx fist sized) in walls requiring filling and repainting	£80 - £150
Large holes in walls requiring plaster board and repainting	£200 - £300
Local worktop repair (patch)	£115
Complete replacement of worktop	£400
Replacement sofa	Site specific £240 - £550
Re-upholster sofa	Site Specific £150 - £270
Replacement bar stool	Site Specific £80
Dining Table	Site Specific £120
Coffee Table	Site Specific £100
Other damage to flat and contents	At industry cost

Other Breaches in the Code of Conduct

Posters on walls	£25 each offence
Any action in direct breach of the terms of the Tenancy Agreement and Code of Conduct including noise complaints such as continuing to play loud music after requests to stop, unruly behaviour, anti-social behaviour including throwing items from windows, behaviour likely to cause injury or disrespectful actions towards staff students, members of the public.	Discretionary Fines £20 – £150

Miscellaneous

Accommodation Officer flat Inspection check re-visit	£15 per student
Call out charge (Locked out, reporting faults that are incorrect etc., discretionary charge)	£10

Each of the above matters which also constitute a breach of the terms of your Tenancy may also result in additional disciplinary action.

The above costs are a result of discussions with University contractors. Edinburgh Napier University would prefer not to charge students; your consideration of this document is therefore appreciated.