



Kirkstall Brewery Damage Charges - 2022/23

Please note - All charges listed are subject to VAT and 10% administration fee
(except where highlighted yellow)

Cleaning	Cost	Admin	VAT	Total
Flat Clean – Contract Cleaners - Includes Kitchen, bathrooms, WC's and corridor	£285.00	£28.50	£57.00	£370.50
Kitchens	Cost	Admin	VAT	Total
Failed Kitchen Check – Contract Cleaners	£150.00	£15.00	£30.00	£195.00
Bedroom	Cost	Admin	VAT	Total
Left dirty and in a mess (left in an unacceptable condition)	£25.00			
Room move clean	£25.00			
Room deep clean (inter semester)	£30.00			
Heavy duty carpet clean	£60.00	£6.00	£12.00	£78.00
Bathroom	Cost	Admin	VAT	Total
Cleaning	£25.00			£25.00
Bodily Fluids	£25.00			£25.00
Corridor, Hallways, Miscellaneous Cleaning	Cost	Admin	VAT	Total
Removal of Rubbish (per black bag)	£5.00			
LABOUR COSTS				
Call out due to vandalism/student damage	£50.00	£5.00	£10.00	£65.00
Hourly rate for labour charge	£12.00	£1.20	£2.40	£15.60

Any items damaged or missing will be charged at the following rates:

(some items may incur a delivery charge of £19.99 or any additional labour charges required to repair/replace damaged items)

Household items and Repairs	Cost	Admin	VAT	Total
Kitchen Chairs	£41.65	£4.17	£8.33	£54.15
Dining Table-Circular (TH) 1400mm 735mm height	£151.05	£15.11	£30.21	£196.37
Kitchen Doors Prices From	£124.00	£12.40	£24.80	£161.20
Corner Unit (Prospect – No Arms) Prices From	£190.96	£19.10	£38.19	£248.25
Corner Unit (Prospect – Stool) Prices From	£190.96	£19.10	£38.19	£248.25
Bathroom Door Prices From	£98.00	£9.80	£19.60	£127.40
Bedroom Door Prices From	£124.00	£12.40	£24.80	£161.20
Mattress (Single)	£99.00	£9.90	£19.80	£128.70
Mattress Single (7ft)	£154.00	£15.40	£30.80	£200.20
Mattress Double	£132.00	£13.20	£26.40	£171.60
Bed base - Single	£90.17	£9.02	£18.03	£117.22
Bed base - Double	£103.14	£10.31	£20.63	£134.08
Study Chair	£68.25	£6.83	£13.65	£88.73
Study Desk	£94.46	£9.45	£18.89	£122.80
Wardrobe Prices From	£116.69	£11.67	£23.34	£151.70
Book Shelf (2 shelf) Prices From	£36.25	£3.63	£7.25	£47.13
Kitchen Blind Prices From	£141.00	£14.10	£28.20	£183.30
Bedroom Blind Prices From	£95.00	£9.50	£19.00	£123.50
Bedside Cabinet Prices From	£29.87	£2.99	£5.97	£38.83
Drawer for Cabinet - Kitchen Prices From	£11.33	£1.13	£2.27	£14.73
Inventory	Cost	Admin	VAT	Total
Ironing Board	£12.07	£1.21	£2.41	£15.69
Iron	£12.99	£1.30	£2.60	£16.89
Iron Board Cover	£2.98	£0.30	£0.60	£3.87
Kitchen Bin	£7.45	£0.75	£1.49	£9.69
Mop	£1.68	£0.17	£0.34	£2.18
Mop Bucket	£3.75	£0.38	£0.75	£4.88
Dust Pan and Brush	£1.53	£0.15	£0.31	£1.99
Recycling Bin	£7.80	£0.78	£1.56	£10.14
Wastepaper Bin	£2.05	£0.21	£0.41	£2.67
Sweeping Brush	£1.90	£0.19	£0.38	£2.47
Electrical	Cost	Admin	VAT	Total
Washer/Dryer	£295.90	£29.59	£59.18	£384.67
Kettle or Flex	£17.59	£1.76	£3.52	£22.87
Vacuum Cleaner	£108.90	£10.89	£21.78	£141.57
Vacuum Cleaner - Hose Prices From	£10.56	£1.06	£2.11	£13.73
Grill Pan & Handle (We replace the full set if any part is missing)	£16.70	£1.67	£3.34	£21.71
Indesit Electric Ceramic Hob	£186.12	£18.61	£37.22	£241.96
Indesit Induction Hob (cooper only)	£159.50	£15.95	£31.90	£207.35
Indesit Single Electric Fan Oven (built in)	£163.90	£16.39	£32.78	£213.07
Cooker (Freestanding)	£185.90	£18.59	£37.18	£241.67
Microwave	£77.88	£7.79	£15.58	£101.24
Microwave turntable	£21.37	£2.14	£4.27	£27.78
Undercounter Fridge	£130.90	£13.09	£26.18	£170.17
Undercounter Freezer	£141.90	£14.19	£28.38	£184.47
Fridge Freezer	£339.90	£33.99	£67.98	£441.87
Removal and Disposal Fridge/Freezer/Cooker/Washer/Dryer	£16.40	£1.64	£3.28	£21.32

Electrical Light Fittings/Lamps	Cost	Admin	VAT	Total
Lamp Shade	£4.42	£0.44	£0.88	£5.75
4ft Light Fitting	£38.21	£3.82	£7.64	£49.67
4ft Diffuser	£8.99	£0.90	£1.80	£11.69
4ft Emergency Light Fitting	£92.00	£9.20	£18.40	£119.60
5ft Light Fitting	£29.86	£2.99	£5.97	£38.82
5ft Diffuser	£9.84	£0.98	£1.97	£12.79
5ft Emergency Light Fitting	£105.73	£10.57	£21.15	£137.45
3hr Non Maintained Emergency Light Fitting	£33.07	£3.31	£6.61	£42.99
6ft Light Fitting	£33.29	£3.33	£6.66	£43.28
6ft Emergency Light Fitting	£107.07	£10.71	£21.41	£139.19
Starter	£0.95	£0.10	£0.19	£1.24
Diffuser end caps	£1.00	£0.10	£0.20	£1.30
Pull cord	£1.43	£0.14	£0.29	£1.86
Pendant light fitting	£1.51	£0.15	£0.30	£1.96
Shower Pull Cord	£9.44	£0.94	£1.89	£12.27
Shower Unit	£59.41	£5.94	£11.88	£77.23
Vanity Light Fitting	£15.96	£1.60	£3.19	£20.75
Circular Light - replacement bathroom or corridor	£33.07	£3.31	£6.61	£42.99
Prefect Heater – 1.5 kw with No Controls	£69.77	£6.98	£13.95	£90.70
Prefect Heater – 2kw (Kitchens)	£102.38	£10.24	£20.48	£133.09
Intercom	£45.00	£4.50	£9.00	£58.50
Reconnection to Wi-Fi	£58.00	£5.80	£11.60	£75.40
Fridge or Freezer parts:	Cost	Admin	VAT	Total
Salad Tray (Approximate cost may vary on order model)	£8.73	£0.87	£1.75	£11.35
Fridge Front (Approximate cost may vary on order model)	£8.73	£0.87	£1.75	£11.35
Fridge Shelf (Approximate cost may vary on order model)	£29.49	£2.95	£5.90	£38.34
Fridge Drawer - Large (Approximate cost may vary on order model)	£16.38	£1.64	£3.28	£21.29
Fridge Drawer - Small (Approximate cost may vary on order model)	£8.99	£0.90	£1.80	£11.69
Access and Security	Cost	Admin	VAT	Total
Door Key	£10.00	£1.00	£2.00	£13.00
Key Fob	£15.00	£0.00	£0.00	£15.00
Window Key	£10.00	£1.00	£2.00	£13.00
Bike Shed Key	£10.00	£1.00	£2.00	£13.00
Post Box Key	£10.00	£1.00	£2.00	£13.00
Replace Restrictor	£14.30	£1.43	£2.86	£18.59
Refit Restrictor	£12.73	£1.27	£2.55	£16.55
Window Handles - Per Handle	£12.00	£1.20	£2.40	£15.60
Full Replacement Door Lock Prices From	£55.62	£5.56	£11.12	£72.31
Peep Hole Flat Front Door	£3.99	£0.40	£0.80	£5.19
Replacement window (Plus labour and callout to secure if applicable) Prices From	£85.49	£8.55	£17.10	£111.14
Glass in main entrance doors (Plus labour and callout to secure if applicable) Prices From	£87.55	£8.76	£17.51	£113.82
Misc	Cost	Admin	VAT	Total
Coloured splashback (acrylic) Prices From	£77.45	£7.75	£15.49	£100.69
Vanity Mirror	£39.78	£3.98	£7.96	£51.71
Long Wall Mirror	£42.00	£4.20	£8.40	£54.60
Toilet Seats and Cover	£21.60	£2.16	£4.32	£28.08
Toilet Prices From	£119.34	£11.93	£23.87	£155.14
Towel Rail	£14.93	£1.49	£2.99	£19.41
Hand basin Prices From	£31.00	£3.10	£6.20	£40.30
Towel Ring	£3.81	£0.38	£0.76	£4.95
Toilet Roll Holder	£7.74	£0.77	£1.55	£10.06
Shower Curtain	£3.10	£0.31	£0.62	£4.03
Plug & Chain	£1.53	£0.15	£0.31	£1.99
Notice Board damaged/ missing	£27.81	£2.78	£5.56	£36.15
Standard Kitchen Cupboard Doors Prices From	£47.68	£4.77	£9.54	£61.98
Health and Safety	Cost	Admin	VAT	Total
Replace Fire Blanket	£12.65	£1.27	£2.53	£16.45
Replacement Break Glass (glass price not cost of the unit)	£12.15	£1.22	£2.43	£15.80
Replacement Call Point (Approximate cost may vary due to parts and labour)	£39.50	£3.95	£7.90	£51.35
Replacement RED Sounder (Approximate cost may vary due to parts and labour)	£64.00	£6.40	£12.80	£83.20
Replacement Smoke/Heat Detector (Approximate cost may vary due to parts and labour)	£52.00	£5.20	£10.40	£67.60
Replacement Fire Extinguisher	£40.00	£4.00	£8.00	£52.00
External contractor call out charge (Approximate cost may vary due to parts and contractor) Prices From	£102.00	£10.20	£20.40	£132.60
Misc Cleaning and Damage	Cost	Admin	VAT	Total
Plaster Damage to Walls	From 1 hours labour £12 + parts + VAT and Admin			
Carpets Prices From	£317.24	£31.72	£63.45	£412.41
Damage to Kitchen Worktop Prices From	£122.57	£12.26	£24.51	£159.34
Painting of a full bedroom	£183.47	£18.35	£36.69	£238.51
Painting of a corridor (To £250 dependant on size of Corridor)	£220.66	£22.07	£44.13	£286.86
Removal of Poster/Adhesive and Fixings	£10.60	£1.06	£2.12	£13.78
Damage to Electrical Sockets	£9.55	£0.90	£1.80	£11.70