



Deposit Policy

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Introduction

In a Leased property, you are the Head Landlord and Sulets is your tenant. Sulets has an obligation to keep the inside of the Property in as good condition as it was in at the start of the Term.

Sulets is not responsible for:

- fair wear and tear caused by normal use
- damage by risks that should be insured against by you, the Head Landlord (see clause 3.5 of your Option Agreement)
- anything that is the Head Landlord's responsibility to maintain and repair.

Wear and Tear

Your responsibilities as the Head Landlord for addressing wear and tear include the following:

- Periodical redecoration of part or all of the property – every three to five years is fairly normal, more often if it's an HMO
- Repairing fittings and other items as necessary to make sure they remain in good working order – e.g. tightening hinges and handles
- Replacing items as they come to the end of their natural life – this cost may be deductible on your [tax return](#)
- Making sure the property has a 'spring clean' between tenancies, so that it is in as good a condition as possible for incoming sub-tenants

Quality and original condition

The higher the quality, the longer the lifespan. It's completely understandable that you may not want to necessarily put high quality items in a rented property.

It is important to remember that where an item is of budget or medium quality, the tenant can only be expected to contribute to an item of a similar quality should it have suffered from excess deterioration during the tenancy. To replace with an item of higher quality would be betterment.

It's always good practice to keep any receipts for items and invoices for work carried out before and during the tenancy as these can help you to decide whether the tenant should pay towards any costs or whether it should fall under general maintenance.

Where an item is of particularly high value or importance to you, it is advisable not to keep this in the rental property. If something is of high quality which may require some maintenance, you should make the tenant fully aware of this before they enter the property, giving any guidance to help with the care during the tenancy. It may be seen as unreasonable to pass costs onto a tenant if they were unaware of this and their responsibilities.

Number and age of occupiers

Consideration must be given to whether there is single occupancy or a large group living at the property. The more occupants, the more wear and tear that will naturally occur, particularly to the common areas such as the kitchen, dining room, living room, stairways and hall.

Some scuffs or marks are inevitable as you know from living in your own home and therefore, it's important to be reasonable when it comes to deciding what contribution, if any, you ask a tenant to make.

Nature of the item

Some items following a tenancy may just need replacing where they only have a very short lifespan initially and are of little value.

For example, a shower curtain, where if properly cared for, may only last up to a year before it needs to be replaced. Other items such as door mats and toilet brush holders may also need replacing after each tenancy.

Nature of the deterioration

It's important to consider the nature of deterioration and whether it's likely to have been caused through misuse or whether it should be reasonably expected from the tenancy.

Examples of deterioration which will be considered as fair wear and tear include things such as loose door handles and toilet seats, carpets flattening to walkways, slight discoloration, light scuffs or rub marks. Where you feel issues such as these are caused by misuse, it's important to be able to support this with evidence.

Where an item may be described as loose at the start and is broken at the end, such as a toilet seat, it may not be reasonable to charge a sub-tenant for this as on a balance of probabilities, this will have occurred due to its original condition and everyday use combined. Any repairs reported by a sub-tenant should try to be addressed as soon as possible to avoid any further damage.

Lifespan of items

Decoration

Walls and Ceilings	Up to 3 years
Woodwork	Up to 5 years

Floor coverings

Budget/ low quality	Up to 3 years
Medium quality	Up to 5 years
Top quality	Up to 10 years

The following lists are not exhaustive and are quality dependent

Furniture

Sofa/arm chair	Up to 8 years
Dining chair	Up to 3 years
Bed frame	Up to 5 years
Mattress	Up to 5 years
Divan bed base	Up to 3 years

Dining table	Up to 8 years
Desk	Up to 5 years
Operator chair	Up to 3 years
TV (wall mounted)	Up to 10 years
Wardrobes/chest of drawers/bedside tables	Up to 8 years

Appliances

Washing machine	Up to 6 years
Tumble dryer	Up to 6 years
Washer/dryer	Up to 4 years
Fridge/Freezer/Fridge Freezer	Up to 8 years
Cooker/Oven/Hob	Up to 10 years

Dishwasher	Up to 8 years
Vacuum cleaner	Up to 8 years
Microwave	Up to 2 years
Kettle	Up to 2 years
Toaster	Up to 2 years

Soft furnishings

Curtains/blinds/nets	Up to 5 years
Shower Curtains	Up to 2 years
Mattress protectors	Up to 2 years

Inspections

Sulets will carry out five inspections of the property during the term of the tenancy as follows:

- Pre Tenancy (Check In) inspection – usually during the last full week of August.
- First Interim inspection – mid November to mid January
- Second Interim inspection – end of February to end of March
- Third Interim inspection – April to June
- Check out inspection – First week of August.

We will send you a copy of the report after each inspection. If there are any repairs to report, we will let you know and if there are and concerns regarding cleanliness, this will be detailed on the report and we will give the tenants a chance to rectify the issues and go back to the property to check.

It is important that you take the time to read the reports and contact your Property Manager if you have any concerns. Then we can act on them at the time and issues will not be left until the end of the tenancy.

Cleaning

Sub-tenants are responsible for cleaning their accommodation through the year. At the end of the tenancy, it is expected that they leave the house in a clean and tidy state.

We would expect the Head Landlord to carry out and pay for a spring clean at the end of the tenancy (windows, curtains, paint work, flooring, and carpets). We allocate a cleaning cap to you in your Option Agreement.

Any additional cleaning and rubbish removal will be arranged by Sulets and charged to the sub-tenants.

Depreciation

When calculating any deposit charges to the sub-tenant, Sulets will use a depreciation calculator. An example of the calculator is below.

Address: _____

	Decoration (walls)	Floor coverings (Medium Quality)	Sofa	Mattress	Desk	Washing Machine	Vacuum Cleaner	Microwave	Curtains
Cost of Replacement item	a) £300.00	£400.00	£400.00	£140.00	£150.00	£300.00	£199.00	£120.00	£50.00
Actual Age of Existing Item (years)	b) 5	3	2	2	2	2	2	2	2
Average Useful Lifespan of that type of item (years)	c) 3	5	8	5	5	6	8	2	5
Residual lifespan of item (years) calculated as c) minus b)	d) -2	2	6	3	3	4	6	0	3
Depreciation of value rate calculated as a) divided by c)	e) £100.00	£80.00	£50.00	£28.00	£30.00	£50.00	£24.88	£60.00	£10.00
Reasonable apportionment cost to tenant calculated as d) x e)	f) -£200.00	£160.00	£300.00	£84.00	£90.00	£200.00	£149.25	£0.00	£30.00
Recommended Charge to Sub Tenants	-£200.00	£160.00	£300.00	£84.00	£90.00	£200.00	£149.25	£0.00	£30.00

Where a figure is a minus, this would be interpreted as a zero cost to the sub-tenant.

Version Information

Version Number	Date	Changes
Version 1	08/12/2025	Created