



Wear & Tear and Life Expectancy Guide

What is this document for?

- ▶ Use this document at the end of the tenancy to calculate any necessary deposit deductions.
- ▶ Wear and tear is defined as reasonable use of the premises by the tenant and the ordinary operation of natural forces.
- ▶ You cannot expect the tenant to return the property in the exact original condition.
- ▶ You should account for reasonable wear and tear.
- ▶ You should aim to find the most appropriate remedy, without ending up in a better position than at the start of the tenancy, either financially or materially.
- ▶ Any award for damage must take into account fair wear and tear.

Factors to consider

- ▶ Length of Tenancy
 - Longer tenancies naturally result in more wear. Consider the wear a carpet in your own home shows after a period of time.
 - Compare the item's condition at the start of the tenancy to its current state.
- ▶ Number and Age of Occupants
 - More occupants lead to higher wear, especially in common areas.
 - Family homes with children are likely to show more wear than properties occupied by a single person.
- ▶ Wear and Tear vs Damage
 - Normal wear includes light marks on a carpet, while damage like spills or burns due to negligence is not wear and tear.
 - Consider whether the damage was due to natural use or negligence.
- ▶ Quality and Condition
 - Consider the original quality and cost of the item when new.
 - It may be unreasonable to blame the tenant for damage to cheap or flimsy items.

▶ Repair vs. Replacement

- Replacement of a damaged item is justified if it's severely damaged beyond repair or unusable.
- Repair or cleaning is preferable if replacement cannot be justified.
- Compensation may be appropriate if an item's value or lifespan is reduced due to damage.

▶ Calculation for Replacement Costs

- In cases where replacement is necessary, costs should be apportioned based on the item's age and remaining useful lifespan. See Life Expectancy Guide and example calculation below.

▶ General Guidance

- Disputes over deposit deductions are common.
- Open communication between landlords and tenants can prevent disputes.
- You should view evidence from an independent perspective to assess its effectiveness.

Life Expectancy Guide

► Furniture

- Flat pack furniture – 4 years
- Solid wood – 6 years
- High quality sofa – 8 years
- Low quality sofa – 4 years
- High quality mattress – 8 years
- Low quality mattress – 4 years

► Carpets and floor coverings

- Low quality carpets – 2 to 4 years
- Medium quality carpets – 5 to 8 years
- High quality carpets – 8 to 15 years
- Jute/seagrass/sisal/coir – 8 years
- Laminate/Vinyl – 5 to 10 years
- Hardwood – 15 to 50 years

► Washing machines

- Low quality – 2 to 5 years
- Medium quality – 6 to 8 years
- High quality – 9 to 12 years

Life Expectancy Guide

▶ Dishwashers

- Low quality – 2 to 5 years
- Medium quality – 6 to 10 years
- High quality – 10 to 15 years

▶ Cookers/Hobs and Ovens

- 10 to 15 years

▶ Curtains

- Low quality – 5 years
- Medium quality – 10 years
- High quality – 20 years

▶ Blinds

- Low quality – 3 years
- Medium quality – 8 years
- High quality – 15 years

Life Expectancy Guide

▶ Decoration

- 3 to 5 years
- ▶ The lifespan of decoration is based on an average-sized property with standard usage.
- ▶ How long decoration lasts will vary depending on factors such as room and area sizes, the type and number of permitted occupants, and whether the property is furnished or unfurnished.
- ▶ Walls, partitions, and internal painted surfaces tend to endure more wear in areas with higher foot traffic.
- ▶ Where these factors point to an inevitable need for redecoration at the end of the tenancy, anything more than a simple contribution to the cost of redecoration from the tenant to be unreasonable.

How to calculate tenant's contribution to repair/replacement items

- ▶ In certain situations, damage caused by the tenant may not warrant the complete replacement of an item at the tenant's expense.
- ▶ If the damage caused significantly impacts the property's rent level replacement might be the most suitable solution.
- ▶ Appropriate contribution to costs should be calculated based on the item's age and expected lifespan. An example calculation is provided below:
 - a) Cost of a similar replacement carpet/item: £500.00
 - b) Actual age of the existing carpet/item: 2 years
 - c) Average expected lifespan of that type of carpet/item: 5 years
 - d) Remaining lifespan of the carpet/item calculated as (c) minus (b): 3 years
 - e) Rate of value depreciation calculated as (a) divided by (c): £100 per year
 - f) Reasonable cost apportioned to the tenant calculated as (d) multiplied by (e): £300.00.