

THE LANDLORD'S EVIDENCE

PROPERTY

**Flat 2, 14 Albion Road
Bristol BS3 4AB**

Scheme

Deposit Protection Service (custodial)

Tenancy

**Sunday 1 September 2024 to Monday 31
August 2026**

Deposit

£1,500.00

Claimed from the deposit

£1,190.00

IN THIS PACK

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Tuesday 6 October 2026

14 exhibits

Prepared by the landlord with TenancyVaults, an evidence preparation tool. TenancyVaults does not give legal advice.
The landlord has checked the facts and evidence in this pack.

LANDLORD'S STATEMENT

Tenancy: Flat 2, 14 Albion Road, Bristol, BS3 4AB, 1 September 2024 to 31 August 2026. Deposit £1,500.00, held by the DPS (custodial).

1. Lounge carpet replacement, £640.00. Check-in records no stains or burns **E2**; check-out records two burns and a wine stain **E3**, shown in photos **E5** **E6**. Quote: £640.00 **E11**.

2. Lounge carpet stain treatment, £95.00. Check-out records a wine stain of about 35cm **E3**; check-in and check-out photos from the same spot **E4** **E5**. Invoice: £95.00 **E12**.

3. Picture glass replacement, £35.00. Check-in records frame and glass intact **E2**; check-out records cracked glass **E3**. Photos from the same spot **E7** **E8**. Invoice: £35.00 **E13**.

4. Lounge walls redecoration, £420.00. Check-in records no marks **E2**; check-out records scuffs and grey marks **E3**. Photos from the same spot **E9** **E10**. Quote: £420.00 **E14**.

Total claimed: £1,190.00.

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SCHEDULE OF DEDUCTIONS

ITEM	COST	CLAIMED	CHECK-IN	CHECK-OUT	COST EVIDENCE
1 Lounge carpet replacement Damage Replacement of the lounge carpet	£640.00	£640.00	E2, E4	E5, E6, E3	E11
2 Lounge carpet stain treatment Cleaning Stain treatment, lounge carpet	£95.00	£95.00	E4, E2	E3, E5	E12
3 Picture glass replacement Damage Replacement glass	£35.00	£35.00	E2, E7	E8, E3	E13
4 Lounge walls redecoration Redecoration Redecoration	£420.00	£420.00	E2, E9	E3, E10	E14
Total		£1,190.00			

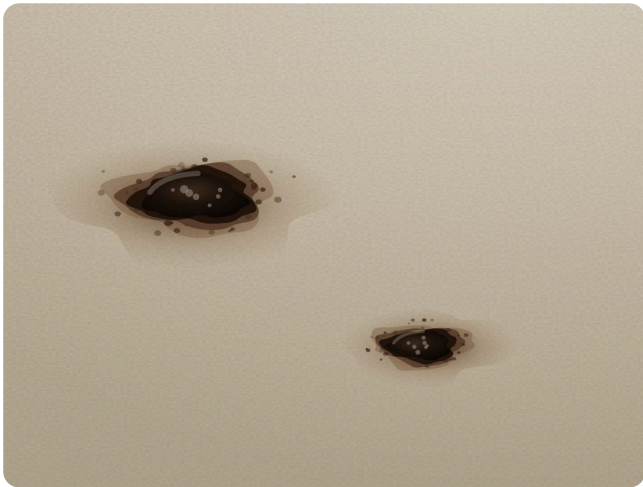
Lounge carpet replacement

lounge Claimed £640.00

The check-in inventory records the Lounge carpet as oatmeal wool twist, fitted August 2021, in very good condition with no stains or burns [E2]. The check-out report records two burn marks in front of the fireplace, about 4cm and 2cm, with melted fibres, and a red wine stain [E3]. Check-out photos show the burn damage and red staining [E5] [E6]. The check-in photo, taken from the same spot, shows neither [E4]. Avon Flooring quotes £560.00 for supply and fit and £80.00 for uplift and disposal, totalling £640.00 [E11]. The carpet was about 60 months old, with an expected life of 90 months.



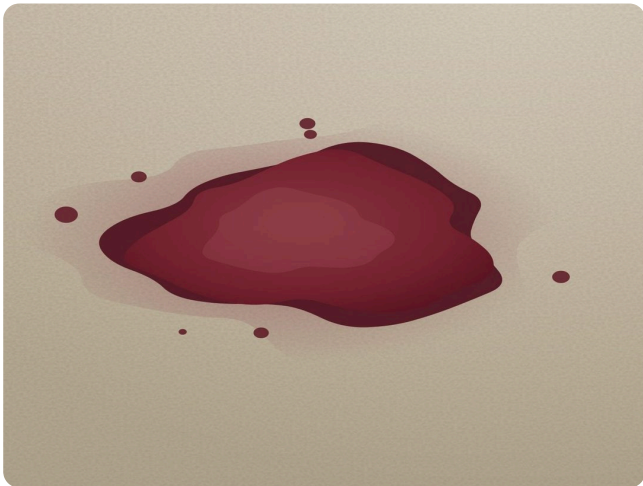
At check-in [E4] 1 Sep 2024 Camera



At check-out [E6] 31 Aug 2026 Camera



At check-in [E4] 1 Sep 2024 Camera



At check-out [E5] 31 Aug 2026 Camera

FROM THE REPORTS

Oatmeal wool twist, fitted August 2021. Very good condition: no stains, burns or wear marks.
[E2]

Two burn marks in front of the fireplace, approx. 4cm and 2cm, fibres melted.
[E3]

COSTS

E11 Quote for lounge carpet supply and fitting, Flat 2, 14 Albion Road 4 Sep 2026

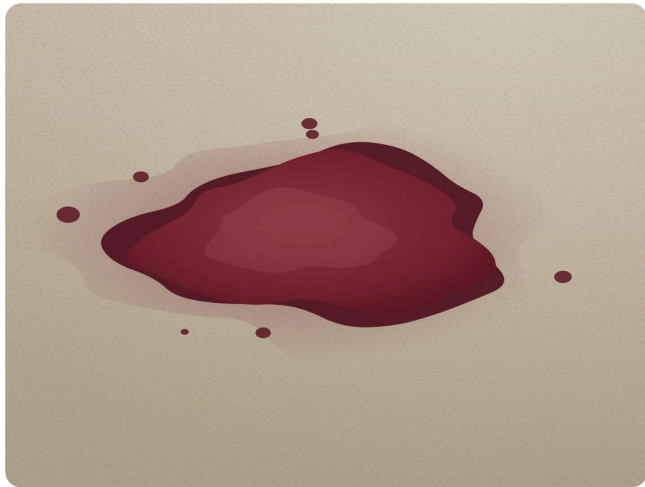
Lounge carpet stain treatment

lounge **Claimed £95.00**

The check-in inventory records the Lounge carpet as oatmeal wool twist, fitted August 2021, in very good condition with no stains [E2]. The check-out report records a red wine stain of approximately 35cm by the coffee table [E3]. The check-out photo, taken from the same spot as the check-in photo, shows a large dark red stain with smaller red spots nearby [E4] [E5]. Clearwater Carpet Care invoiced £95.00 for stain treatment on 3 September 2026 [E12]. The claim is £95.00, the invoiced amount, with no reduction for age.



At check-in [E4] 1 Sep 2024 Camera



At check-out [E5] 31 Aug 2026 Camera

FROM THE REPORTS

Red wine stain approx. 35cm by the coffee table.
[E3]

Oatmeal wool twist, fitted August 2021. Very good condition: no stains, burns or wear marks.
[E2]

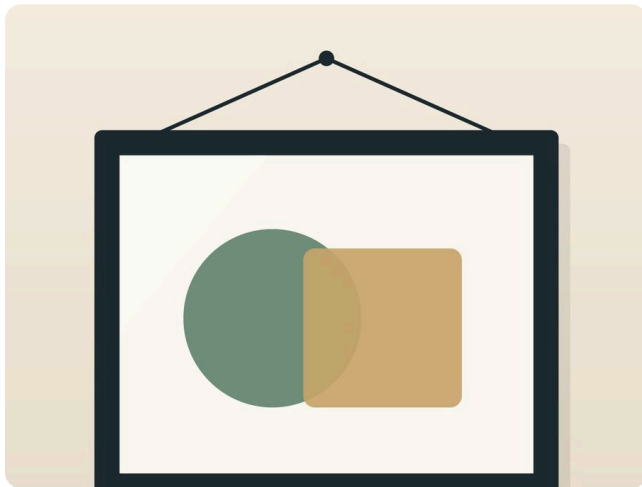
COSTS

[E12] Clearwater Carpet Care invoice for red wine stain treatment, 14 Albion Road 3 Sep 2026

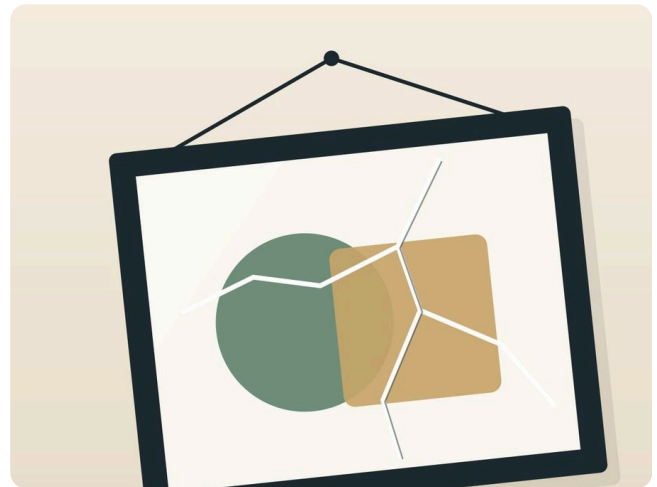
Picture glass replacement

Claimed £35.00

The check-in inventory records the picture frame and glass as intact and hanging level [E2]. The check-out report records the glass cracked across one corner and the frame hanging askew [E3]. The check-out photo [E8] and check-in photo [E7], taken from the same spot, show the crack and tilted frame were not present at the start. Replacement glass was fitted by Frame & Glass Bristol for £35.00 [E13]. That full amount is claimed. The tenant accepts the cost of the picture glass.



At check-in [E7] 1 Sep 2024 Camera



At check-out [E8] 31 Aug 2026 Camera

FROM THE REPORTS

Frame and glass intact, hanging level

[E2]

Glass cracked across one corner. Frame hanging askew.

[E3]

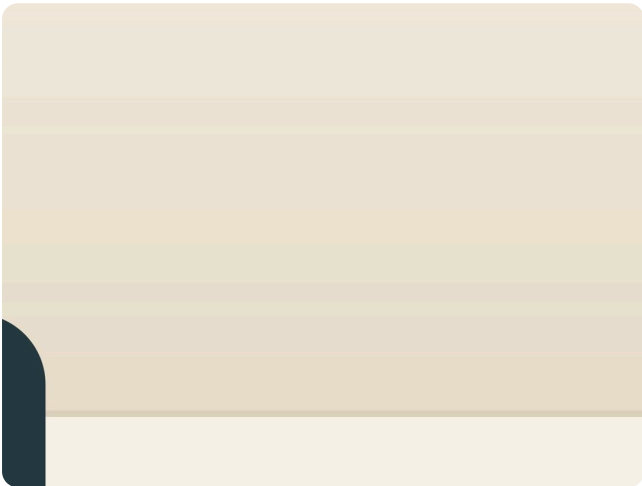
COSTS

[E13] Receipt for replacement glass, Frame & Glass Bristol 5 Sep 2026

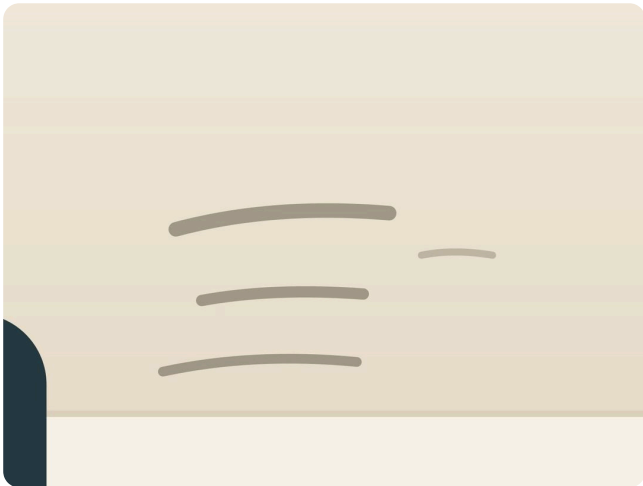
Lounge walls redecoration

lounge **Claimed £420.00**

The check-in inventory records the Lounge walls as magnolia emulsion, redecorated August 2024, in very good condition with no marks or scuffs **E2**. The check-out report records scuffs and grey marks along the wall behind the sofa, approximately 1.5m long **E3**. The check-in photo **E9** and check-out photo **E10** were taken from the same spot; the marks appear in the latter. A quote from J. Harper Decorating dated 6 September 2026 prices preparation and two coats of paint to the Lounge walls at £420.00 **E14**. That sum is claimed.



At check-in **E9** 1 Sep 2024 Camera



At check-out **E10** 31 Aug 2026 Camera

FROM THE REPORTS

Lounge Walls Magnolia emulsion, redecorated August 2024. Very good, no marks or scuffs. **E2**

Scuffs and grey marks along the wall behind the sofa, approx. 1.5m long. **E3**

COSTS

E14 Quote for lounge redecoration, 14 Albion Road 6 Sep 2026

TENANCY TIMELINE

1 Sep 2024	Tenancy started
1 Sep 2024	E1 Assured Shorthold Tenancy Agreement, Flat 2, 14 Albion Road, Bristol
1 Sep 2024	E2 Check-in inventory, Flat 2, 14 Albion Road, Bristol
1 Sep 2024	3 photos (E4, E7, E9)
31 Aug 2026	Check-out
31 Aug 2026	Tenancy ended
31 Aug 2026	E3 Check-out report, Flat 2, 14 Albion Road, Bristol
31 Aug 2026	4 photos (E5–E6, E8, E10)
3 Sep 2026	E12 Clearwater Carpet Care invoice for red wine stain treatment, 14 Albion Road
4 Sep 2026	E11 Quote for lounge carpet supply and fitting, Flat 2, 14 Albion Road
5 Sep 2026	E13 Receipt for replacement glass, Frame & Glass Bristol
6 Sep 2026	E14 Quote for lounge redecoration, 14 Albion Road
2 Oct 2026	Dispute raised with the scheme
16 Oct 2026	Evidence due

EVIDENCE INDEX

EXHIBIT	FILE IN THIS PACK	TYPE	DATE	DATE FROM
E1	E1_tenancy-agreement_2024-09-01_assured-shorthold-tenancy-agreement-flat.pdf	Tenancy agreement	1 Sep 2024	Document
E2	E2_checkin-inventory_2024-09-01_check-in-inventory-flat-2-14-albion-road.pdf	Check-in inventory	1 Sep 2024	Document
E3	E3_checkout-report_2026-08-31_check-out-report-flat-2-14-albion-road-b.pdf	Check-out report	31 Aug 2026	Document
E4	E4_photo_2024-09-01_blank-beige-wall-surface.jpg	Photo	1 Sep 2024	Camera
E5	E5_photo_2026-08-31_ceiling-stain-with-surrounding-marks.jpg	Photo	31 Aug 2026	Camera
E6	E6_photo_2026-08-31_ceiling-damage-with-dark-marks.jpg	Photo	31 Aug 2026	Camera
E7	E7_photo_2024-09-01_wall-mounted-picture-frame-with-abstract.jpg	Photo	1 Sep 2024	Camera
E8	E8_photo_2026-08-31_abstract-artwork-on-wall.jpg	Photo	31 Aug 2026	Camera
E9	E9_photo_2024-09-01_wall-and-skirting-board-junction.jpg	Photo	1 Sep 2024	Camera
E10	E10_photo_2026-08-31_wall-with-horizontal-marks-or-scratches.jpg	Photo	31 Aug 2026	Camera
E11	E11_quote_2026-09-04_quote-for-lounge-carpet-supply-and-fitti.pdf	Quote	4 Sep 2026	Document
E12	E12_invoice_2026-09-03_clearwater-carpet-care-invoice-for-red-w.pdf	Invoice	3 Sep 2026	Document
E13	E13_receipt_2026-09-05_receipt-for-replacement-glass-frame-and.pdf	Receipt	5 Sep 2026	Document
E14	E14_quote_2026-09-06_quote-for-lounge-redcoration-14-albion.pdf	Quote	6 Sep 2026	Document

UPLOAD CHECKLIST

Upload the statement and these files to Deposit Protection Service (custodial) before the deadline. Check the deadline against the scheme's own notification.

Evidence due by Friday 16 October 2026

- ☐ Copy the landlord's statement (page 2) into the scheme's form.
- ☐ Upload the files in exhibit order, E1 first.

FILES CHANGED TO MEET THE SCHEME'S LIMITS

Every file is within the scheme's limits.