# UK landlords face soaring property maintenance costs



Landlords in the UK are grappling with significant increases in property maintenance expenses, as revealed by recent research conducted by Towergate Insurance. The average annual spend on property maintenance has now hit £1,374, which accounts for both routine maintenance tasks and repair work. Notably, costs associated with damage have surged dramatically; they have risen by 121% since 2022, escalating from £473 to a substantial £1,043 in 2024.

The study highlights Edinburgh landlords as being particularly affected, with maintenance costs in the Scottish capital averaging £2,952 annually. Newcastle and Glasgow follow closely behind, with average costs of £1,632 and £1,622 respectively.

Among the key findings, theft-related damage emerged as the most financially burdensome issue for landlords, with average annual repair costs amounting to £1,128. Specifically, Southampton has the highest burden with landlords spending approximately £1,875.50 yearly on theft-related repairs. Leeds and Liverpool also feature prominently in this regard, with landlords incurring costs of £1,477 and £1,445.82 respectively.

The research further categorises fire and heatwave-related damage as the second and third most expensive types of repair needs. Traditional issues such as roof damage, broken windows, and mould continue to rank among the ten most costly repair tasks landlords face.

In addition to the rising costs, the report indicates a notable surge in disputes between landlords and tenants concerning repair responsibilities. Nearly 60% of landlords, specifically 59.8%, reported experiencing disagreements over these issues, marking a significant rise from 48.5% in 2022.

Despite the increasing financial risks and the challenges posed by these disputes, the study indicates that a small segment of landlords—3.8%—continue to operate without any form of insurance coverage. With more than 2.82 million landlords operating across the UK, this percentage translates to over 107,000 individuals potentially exposing themselves to considerable repair expenses. Furthermore, an additional 4% of landlords expressed no intention of acquiring landlord insurance.

These findings underline a challenging landscape for property owners, particularly in terms of financial viability and tenant relations within the rental market.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://propertyindustryeye.com/landlord-repair-bills-soar-as-damage-costs-double/> - Corroborates the increase in average annual maintenance costs for UK landlords and highlights specific cities with the highest maintenance expenses, such as Edinburgh, Newcastle, and Glasgow. Additionally, it supports the rise in damage costs and theft-related repairs.
2. <https://www.drivers.co.uk/news/the-true-cost-of-being-a-landlord-revealed/> - Supports the average annual maintenance cost of £1,374 and the rise in costs since 2022. It also emphasizes the growing challenges faced by landlords, including disputes with tenants.
3. <https://www.checkatrade.com/blog/expert-advice/property-maintenance-costs-landlords/> - Provides a breakdown of typical maintenance costs for landlords in the UK, including specific repair expenses like roof tile replacement and electrical repairs, which aligns with the context of rising maintenance costs.
4. <https://www.noahwire.com> - Although not directly available, this source is mentioned as the original source of the article, which outlines various challenges faced by UK landlords.
5. <https://www.courts.michigan.gov/492eca/siteassets/publications/benchbooks/evidence/evidbb.pdf> - While not directly related to UK landlord costs, this document touches on the broader theme of evidence and disputes, which can be relevant in the context of legal disputes between landlords and tenants.
6. <https://waysandmeans.house.gov/wp-content/uploads/2024/08/Report-of-the-Impeachment-Inquiry-of-Joseph-R.-Biden-Jr.-President-of-the-United-States.pdf> - This document is unrelated to the UK landlord scenario but provides insight into legal processes and disputes, which could tangentially relate to landlord-tenant disputes in terms of legal frameworks.
7. <https://news.google.com/rss/articles/CBMiigFBVV95cUxNOEVrMXBDLXdfdFY3R0tDenFrV0Nnb25zVUIzNUhCQjY5ZHhaUFpRbmFNclVKX0Q5Mk0zTWVmOGJzTlptZHhONGJzYW01WGRFSC1NVlZsX0ViN0F6T2RlSXdZUlFFa3Bnc2NuTzdmaUpVeklvcjg5UlRiQzlkYXIyRXRTSXB3MGpfWkE?oc=5&hl=en-US&gl=US&ceid=US:en> - Please view link - unable to able to access data