

ACCOMMODATION PRICE LIST 2026-2027

All fees include: Heating, water, electricity, broadband, cleaning of communal areas, waste and recycling collection, contents insurance, security, maintenance and welfare support

Long Stay Accommodation for University of Surrey Students and Staff

Long stay accommodation for students only

Fee band	Bedroom Type	Bedroom Location ^A	Fee ^B
Shared	Shared Duplex	Stag Hill Court	£89.50
C1	Budget Single	Cathedral & Stag Hill Court	£137.50
C2		Battersea, Surrey, Twyford, University	£147.50
D1 - D2	Standard Single (Ensuite)	Bellerby & Millennium	£208.50
D3 - D4		International, Manor Park, Twyford & University	£211.50 to £217.00
E	Premium Single (Ensuite)	Manor Park & Stag Hill Campus	£242.00 to £247.00
F	Self Contained Studio Flat	Manor Park	£302.00 to £312.00

^A When you apply for accommodation your application preferences are by fee band so you are unable to pick a specific court or campus. The price difference between and within the fee bands reflects the difference in facilities of each court.

^B Prices above are per room per week, are for stays of more than 28 days, and apply to University of Surrey Students only

Long stay accommodation for staff only

Fee Band	Bedroom Type	Bedroom Location	Fee ^C
Stand	Budget Single	Offsite cottages: Blackwell Farm, Chalk Pit Farm, Cornerways & Manor Farm	£159.00
Ensuite	Standard Single (Ensuite)	Manor Park	£217.00

^C Prices above are per room per week, are for stays of more than 28 days, and apply to University of Surrey Salary Payroll

Long stay family accommodation for students and staff

Fee Band	Type of Property	Location of Property	Fees ^D including:		
			No council tax	75% council tax	100% council tax
Studio Flat	Couples Flat	Manor Park	£302.00	£326.70 (CT £24.70)	£334.95 (CT £32.95)
Studio Flat	Couples Flat	Manor Park	£312.00	£336.70 (CT £24.70)	£344.95 (CT £32.95)
1 Bed	Couples Flat	Stag Hill Campus and Manor Park	£320.00	£346.55 (CT £26.55)	£355.40 (CT £35.40)
2 Bed	Family Flat/House	Stag Hill Campus, Hazel Farm, Manor Park and Beukenhof House	£371.00	£401.15 (CT £30.15)	£412.15 (CT £41.15)
3 Bed	Family House	Manor Park, Blackwell Farm Cottages, Chalk Pit Farm Cottage, Manor Farm Cottages & Varsity Cottages	£402.00	£435.55 (CT £33.55)	£446.75 (CT £44.75)

^D Prices above are per property per week, are for stays of more than 28 days, and apply to University of Surrey Students, University of Surrey Salary Payroll Staff. Family accommodation fees are shown at 3 levels as a charge for Council Tax may be added to the accommodation fees. Council Tax charges are dependent on who lives in the flat, see the examples below and our website (surrey.ac.uk) for more information.

No council tax included: Used if property is occupied by two students or occupied by a student and their partner where the partner is exempt from paying Council Tax.

75% council tax included: Used if property is occupied by a student and their partner who has no exemption from paying council tax, or by a single member of staff or a member of staff with a partner who is exempt from paying council tax.

100% council tax included: Used if property is occupied by a member of staff and their partner who has no exemption from paying council tax.

Notes applying to all long stay accommodation.

Bedding: Please bring your own bedding or buy a bedding pack from the product catalogue on our on-line shop: <http://store.surrey.ac.uk/>

Deposits: We do not charge a deposit instead we charge an advanced accommodation fee payment of £250 which will be used to pay part of the first instalment of your fees, see our website for more information: www.surrey.ac.uk. Please note that although we do not hold a deposit until the end of your stay we do charge residents the full cost of any damage or loss beyond normal wear and tear.

All fees include: Heating, water, electricity, broadband, cleaning of communal areas, waste and recycling collection, contents insurance, security, maintenance and welfare support

Short Stay Accommodation

Short stay guest bedrooms^E

Fee Band	Bedroom Type	Guest Bedroom Location	Fee per day ^{FG}
Guest Room	Budget Single	Surrey Court	£46.00
Guest Room	Standard Single (Ensuite)	Manor Park and Millennium House	£56.00
Guest Room	Standard Double (Ensuite)	Manor Park, Millennium House and Surrey Court	£75.00

^E Guest Bedrooms are available year round for short stays of up to 28 days and may be booked by students, staff and visitors. For stays of more than 7 days we will not accept a return booking within 7 days of departure. Bedding and towels are provided and beds made Monday to Friday but not on weekends, public holidays or during University closure periods. All guest accommodation is self-catered.

^F Prices are per room per night and for the room only.

^G See notes on Value Added Tax (VAT) below.

Short stay bedrooms for visitors^H

Fee Band	Bedroom Type	Bedroom Location	Fees for first 28 days of stay (Including VAT) ^I	Fees from day 29 of stay (Excluding VAT) ^I
C1	Budget Single	Cathedral & Stag Hill Court	£206.25	£171.88
C2		Battersea, Surrey, Twyford, University & Varsity Cottages	£221.25	£184.38
D1 - D2	Standard Single (Ensuite)	Bellerby & Millennium	£312.75	£260.63
D3 - D4		International, Manor Park, Twyford & University Court	£317.25 to £325.50	£260.63 to £271.25
E	Premium Single (Ensuite)	Stag Hill Campus & Manor Park	£363.00 to £370.50	£302.50 to £308.75
F	Self Contained Studio Flat	Manor Park	£453.00 to £468.00	£377.50 to £390.00

^H These rooms are usually only available from mid June to end of August during the University Summer Vacation. They can be booked for more than 28 days and the length of booking affects whether VAT is charged (see notes below on Value Added Tax). All short stay visitor accommodation is self-catered. Please bring your own bedding or buy a bedding pack from the product catalogue on our on-line shop: <http://store.surrey.ac.uk/>

^I Prices are per room per week

Short stay family accommodation

This type of accommodation is not normally available for short stays or to visitors to the University. If we are able to offer it on a short stay basis or to visitors the weekly charge will be higher than our rates published on page one due to the need to charge VAT (see notes below on Value Added Tax) and to reflect the additional costs involved in a short let.

Notes applying to all short stay accommodation

Payment for short stay accommodation

If you book Short Stay Accommodation you will be asked to pay in full for the accommodation when you make the booking. If you book a room for more than 28 days during the summer vacation you will be asked to make a payment of at least 28 days accommodation fees when you make the booking.

Value Added Tax (VAT)

Students VAT is not charged on accommodation fees where the person staying is a registered student of the University of Surrey and they are staying in our long stay accommodation. VAT is charged on all short stays including guest rooms, graduation rooms, exam rooms, etc

Staff VAT is charged on stays of up to 28 days (e.g. guest rooms). Where a member of staff stays for more than 28 continuous days the stay can be treated as their main residence and no VAT needs to be charged. Staff are individuals who are on the University Salary Payroll

Visitors Visitors, including students whose course has ended and prospective students, will be charged VAT on the first 28 days of their stay. If they stay longer than 28 days VAT will not be charged on the remainder of the booking.