

Indicative Recharge Costs at 2018-19 rates

These costs will apply for items which are deemed to be the tenant's responsibility under the lease or where replacement is required due to tenant damage or loss, whether accidental or otherwise.

The list is not intended to be comprehensive- it includes only more common items. Costs shown are for replacements during tenancies. Where works require to be completed to empty properties, for relet, contractors' rates are higher and therefore recharges would also be higher. **Homes for Life reserve the right to recover actual costs if these are significantly higher than anticipated based on initial reports from tenants.**

SECURITY	
Change of lock including forced entry (where keys lost or stolen)	£83.00
Change of mortice lock without forced entry (where keys lost or stolen)	£47.00
Change of cylinder lock without forced entry (where keys lost or stolen)	£29.26
PLUMBING	
Replace WC seat	£38.93
Replace damaged sanitary ware due to any accidental damage or misuse	
Wash Hand Basin & Pedestal (set)	£242.14
Bath	£490.84
Replacing cracked whb	£194.60
Replacing WC	£210.56
Inset sinktop	£159.88
Silicon Seals above baths, basins, sinks or showers- per item	£16.55
Resecure loose sanitaryware- per item	£32.55
Flooding caused by faulty tenant appliances, connections or misuse	As invoiced
Choked sinks or basin (where tenant is at fault-eg blockages of hair/fat /food/soap)	£12.07
Choked wc (where tenant is at fault- eg nappies,sanitary pads, condoms,brushes etc)	£42.69
Additional cost for pressure jetting to clear chokes	£114.75
JOINERY	
Make good damage to doors, skirtings and other woodwork – cost per item	£35.00
Renew set of external door handles	£45.72
Renew other door or window ironmongery -cost per item- including fire door closers	£20.00
Renew damaged or missing pass door- fire rated	£231.16
Renew damaged or missing pass door- other	£180.92
Replace door closer – Perko	each £16.00
Renew damaged bath panel	£31.97
Renew damaged timber flooring –	cost per m2 £59.36
Replace skirting to all perimeter of room: floor area up to 20 sq m.	£76.65
Renew damaged external meter box	£71.00
Window – Replacement of broken glass (unless due to vandalism and reported to police)	£151.30
Window - Additional cost for temporary boarding to window	£35.87
Window - Replace double glazed unit to window	£151.30
Free blocked window vents (if can't be cleared then replacement would be required at additional cost)	£24.50
Replacement of damaged rotary drier (Higher cost includes renewing concrete base, whereas lower cost is for fitting to existing sound base and sleeve)	£96.62- £127.83
Removal and or reinstatement required due to unauthorized or unsatisfactory alterations / additions to the property	As assessed
ELECTRICAL	
Replace damaged electrical sockets or switches- per item	£15.00
Replace non compliant light fitting	£54.00

MISCELLANEOUS		
Abortive call by a contractor in response to appointment agreed with tenant and where the tenant hasn't cancelled in advance of it.		£35.00
Damage to internal plaster work	per sq meter	£15.08
Empty wheelie bin or uplift items-	per item	£50.92
Specialist treatment for infestations – as necessary, where due to poor tenant hygiene.		£86.94
Garden tidy and grass cut		£109.93
Take down and remove timber shed left at end of tenancy		£122.09
Lift and dispose of floor coverings left at end of tenancy		£110.25
Redecorate Room walls and ceilings - at end of tenancy.		£145- £257
Remove fixings from surfaces: picture hooks, nails, screws etc from walls, curtain plates, ceiling and other surfaces, fill holes and make good - at end of tenancy. Per property		£50.92
Clean out empty property for relet		£117.45
Not generally available but where necessary tenant will be invoiced at cost for the following		
Additional keys- tenants to source from hardware supply shop and arrange own fitting. Full costs will be recharged where our contractor has been asked to supply, and this is likely to be significantly more expensive.		At cost
Smoke detector batteries- tenants to source from hardware supply shop and arrange own fitting. Full costs will be recharged where our contractor has been asked to supply, and this is likely to be significantly more expensive.		At cost
Replacement bulbs for internal and external lights to front and rear doors- tenants to source from hardware shop and arrange own fitting. Full costs will be recharged where our contractor has been asked to supply, and this is likely to be significantly more expensive.		At cost
Renew Flourescent Lamp - 4ft, 5ft, 6ft tube not generally available but where necessary will be at cost		At cost
Replacement ropes for clothes poles or rotary driers- tenants to source from hardware supply shop and arrange own fitting. Full costs will be recharged where our contractor has been asked to supply, and this is likely to be significantly more expensive.		At cost
Repairs to external items such as sheds, carports that have been not provided by Homes for Life- these will not generally be attended to by our contractors		At cost
Replacement plugs & fuses- tenants to source from hardware supply shop and arrange own fitting. Full costs will be recharged where our contractor has been asked to supply, and this is likely to be significantly more expensive.		At cost
Replace plugs & chains- tenants to source from hardware supply shop and arrange own fitting. Full costs will be recharged where our contractor has been asked to supply, and this is likely to be significantly more expensive.		At cost
Walls where damage caused by decoration, DIY or undue wear and tear eg at void for relet purposes		At cost
Adjusting doors to accommodate floor finish (e.g. thick pile carpets)		At cost
Hourly rate per tradesman for additional or unpriced items (labour only- there will be additional costs for any materials used)		
	Joiner	£35.89
	Electrician	£42.86
	Plumber	£42.69
Note: For many items, the cost may appear disproportionate to their retail price. This is because the cost Homes for Life is charged includes delivery and travel, as well as worker's time for fitting and costs of associated parts as well as VAT and administration.		