

Rechargeable Repair Costs

This information is from PCH and sets out the typical recharge costs for a selection of repairs. For anything not specifically listed, the handyman rate applies which is shown at the foot of the page.



Moving in or Moving on?

- This is a guide to the condition that a property should be in at the end of a tenancy. Meeting these conditions means you will also avoid being recharged for repairs by the Landlord.
- It is also helpful for new tenants to understand what to expect to find when they move in. Whilst the Estate Management Board will carry out repairs and other work prior to re-let, please let us know if there is anything we may have missed.
- The EMB recognises that the flats aren't brand new and there is some allowance for reasonable wear and tear, especially for tenants who have lived at the same address for more than a few years. But if there is additional work required due to neglect or preventable damage, these items could be recharged.

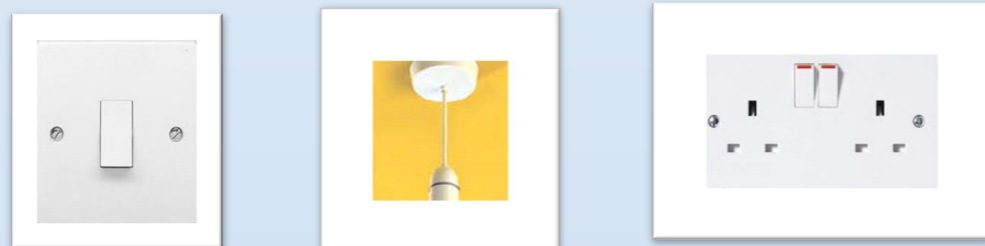
→ Overview of the Process

- The property should be in a good condition with no major defects and cleared of all furniture and possessions. This includes the shed. If you have a garden it should be cleared of any items and the grass should be cut.
- The flat should be left in a clean condition, paying particular attention to the kitchen and bathroom. This means all surfaces should be free of dirt, grease etc, including extractor fans, inside cupboards and drawers, cupboard tops, tiles etc. Windows should be clean and the rubber beads should not be left mouldy.
- Please think about the condition you'd like to find the property in when you move to a new home. Remember that some surfaces will only be possible to clean fully once appliances and furniture have been removed from the flat.

Description for tenant	SOR Code	Re-charge for work undertaken in office hours (£)		
		Sub-total	VAT	Total
Entry				
Gain entry to property through PVC or Wooden Door and resecure	25050	56.69	11.34	68.03
Renew lock to timber door complete any type	25039	29.35	5.87	35.22
Replace PVCu door lock cylinder only, not to be used with Gain Entry	25232	40.98	8.20	49.18
Garage lock, any type	25030	61.90	12.38	74.28
Internal door, any type except fire door	25031	97.39	19.48	116.87
External Wooden door, any type (glass to add dep. on type)	25033	328.88	65.78	394.66
Sanitary fittings				
Clear blocked sink/wash hand basin, wastepipe or trap - Kitchen	26112	55.29	11.06	66.35
Clear blocked bath/shower waste - Bathroom	26101	62.10	12.42	74.52
Clear blocked drain, gully or WC	23087	46.71	9.34	56.05
WC pan and seat	26105	148.73	29.75	178.48
Renew wc seat	26104	47.46	9.49	56.95
Wash hand basin	26102	171.51	34.30	205.81
Bath	25110	468.11	93.62	561.73
Replacement of bath panel	25139	28.59	5.72	34.31
Electrical DIY – Remove DIY Fitting & associated wiring				
Remove all fittings & wiring back to a safe location per property. Includes minor works, checks and test. Note this SOR covers two fittings so if one use 0.5 of cost	27020	32.60	6.52	39.12
Board up window / door glass				
Board up to make secure, (in addition to glass)	25135	29.22	5.84	35.06
Glass (wood / metal frame) – per pane				
Reglaze window / door. Any size, any type of glass	20051	60.07	12.01	72.08
Double glazed unit over 1 sq.m – *charged per m	20050	99.57	19.91	119.48
Handyperson				
Standard charge @ 30 minutes	07102	7.50	1.50	9.00 PER 30 MINS
Materials cost	07103	1.00	0.20	1.20
Any time over 2 hours, charged at full rate per hour	07104	35.00	7.00	42.00
On-Call Works, Any repair out of normal Hours 5pm to 8am plus weekends and Bank holidays	07101	79.45	15.89	95.34 PER HOUR
This list is not exhaustive. Tenant's liability for repairs that are not on this list will be referred to the Homes & Neighbourhoods Repairs Manager for guidance and cost.				



→ Electrical fittings such as non standard light switches and light fittings should be reinstated back to the original plastic switches and standard pendant light fittings (pictured below).



Original plastic switches and sockets

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→ These items can be purchased at low cost from most DIY stores such as B&Q, Screwfix, Wickes etc. This work should be completed by a competent person. Any additional electrical work required after you move out may be subject to recharge.

→ The original kitchen and bathroom non slip safety flooring should be in place and free of major stains, marks or tears. If the safety flooring is missing or damaged, it will have to be replaced and you will be recharged for the replacement cost. Allowance will be made for reasonable wear and tear.



→ Bath and sink plugs should be in place.

Holes should be filled and sanded

→ Doors and walls should be in good condition with no significant marks or stains on them. Any holes should be filled. All original door handles should be in place. Front door letterboxes should be undamaged.

→ Original undamaged fire doors and the smoke seal strips should be in place.

→ You may be asked to remove wallpaper that is in poor condition or to repaint walls that have been painted in bright colours. If the flat needs to be redecorated by the EMB prior to being re-let this could be rechargeable.

→ Carpets and other flooring should be removed and disposed of by either arranging a Plymouth City Council bulky waste collection on 304750 or by taking these items to the recycling centre yourself.

→ If you need to arrange a City Council bulky waste collection, don't delay in arranging it as there is often a long waiting time (up to 6 weeks during busy periods). The EMB might be able to store items prior to them being collected if you provide the office email address at the time of booking: office@pembrokestreet.co.uk This will enable the city council to email us to confirm the collection details.

→ Gas and electric accounts should be debt free. If you use a prepayment card or key for gas and electric, these should be left in the flat and have a minimum of £2 credit on each account. If it's a prepayment smart meter, the same applies, but please make sure you pass on the supplier details and the account numbers in case additional credit needs to be added.



→ Flat keys need to be returned to the EMB on or before midday of the tenancy termination date. Please contact us to arrange us to meet you at the flat. Please ensure there are a minimum of two keys along with two fobs (if applicable).

