

Recharges – schedule of rates for void properties

The Schedule of Rates has been compiled using a bespoke schedule created based on Hanover’s own information regarding historical costs for the repair items listed. These costs will be regularly reviewed.

If the cost according to the Schedule of Rates is not acceptable to you or your representative, then a written quote for the actual cost will be requested from the contractor(s) and the contractor cost will be the cost charged to you, whether it is higher or lower than the Schedule of Rates.

If any item is not on the Schedule of Rates the Estate Manager will consult Hanover’s Technical Manager for advice on costs. If no cost can be found we will ask a contractor to provide a written quote for the work as quickly as possible. We will charge you the contractor quoted cost.

Minimum charge £60 to include Call Out.

	Prices include VAT	
	<i>North/South/East/ West</i>	<i>London + Thames</i>
Electrical		
Renew - ceiling pendant	£ 27.00	£ 39.00
Renew - light fitting	£ 45.00	£ 65.00
Renew - electric shower	£ 360.00	£ 520.00
Replace fluorescent tube	£ 13.50	£ 19.50
Replace power socket	£ 18.00	£ 26.00
Replace light switch	£ 18.00	£ 26.00
Decoration		
Per room - light touch up	£ 90.00	£ 130.00
Per room - full redecoration	£ 225.00	£ 325.00
Per ceiling	£ 135.00	£ 195.00
Plumbing		
Renew - Hot Water Cylinder	£ 450.00	£ 650.00
Renew - Elsan pressurised Hot Water Cylinder	£ 1,170.00	£ 1,690.00
Renew - Immersion Heater	£ 72.00	£ 104.00

Renew - Radiator, each	£	90.00	£	130.00
Renew - Tap, each	£	77.40	£	111.80
Renew - Toilet Flush/syphon	£	40.50	£	58.50
Renew - Toilet Handle	£	40.50	£	58.50
Renew - Toilet pan (not seat)	£	135.00	£	195.00
Renew - Toilet including seat	£	162.00	£	234.00
Renew - Toilet Seat	£	36.00	£	52.00
Switch On - Winter Heating	£	27.00	£	39.00
Unblock - Drain within flat	£	36.00	£	52.00
Unblock - Shower	£	40.50	£	58.50
Unblock - Sink, bath or basin	£	40.50	£	58.50
Unblock - Toilet	£	45.00	£	65.00

Carpentry

Renew - kitchen wall cupboard	£	157.50	£	227.50
Renew - kitchen base cupboard	£	157.50	£	227.50
Renew - Kitchen sink unit	£	270.00	£	390.00
Renew - Internal Door	£	135.00	£	195.00
Renew - Door Hinge(s)	£	27.00	£	39.00
Renew - External / Fire Door	£	405.00	£	585.00
Renew - Full Kitchen (Hanover price)	£	3,960.00	£	3,960.00
Renew - Gate	£	270.00	£	390.00
Renew - Gate Hinge(s)	£	36.00	£	52.00
Renew - Gate Lock	£	36.00	£	52.00
Renew - Internal Door Lock	£	36.00	£	52.00
Renew - Kitchen Worktop(s)	£	135.00	£	195.00
Renew - Window Catches / Handles	£	45.00	£	65.00
Repair - Door Handle	£	54.00	£	78.00
Repair - External / Fire Door	£	36.00	£	52.00
Repair - External Door	£	36.00	£	52.00
Repair - Gate	£	36.00	£	52.00
Repair - Gate Lock	£	27.00	£	39.00
Repair - Internal Door	£	45.00	£	65.00
Repair - Kitchen Cupboard(s)	£	90.00	£	130.00
Repair - Kitchen Unit Door(s)	£	45.00	£	65.00

Cleaning

Full Clean	£	162.00	£	234.00
Full Clean including oven	£	180.00	£	260.00
Remove & Dispose - Carpets	£	157.50	£	227.50
Remove & Dispose - Various	£	180.00	£	260.00
Clean - Carpets/flooring	£	81.00	£	117.00
Clean - Toilet Spillage	£	72.00	£	104.00
Clean, Remove & Dispose - Carpets	£	225.00	£	325.00
Clean, Remove & Dispose - Loft Items	£	180.00	£	260.00
Clean, Remove & Dispose - Various	£	198.00	£	286.00
Supply and Fit Carpets per room	£	405.00	£	585.00
Supply and Fit Flooring per room	£	180.00	£	260.00

Pest

Remove insects	£	72.00	£	104.00
Remove insect infestation	£	72.00	£	104.00
Remove birds/rodents/animals	£	135.00	£	195.00

Locks

Renew Lock	£	72.00	£	104.00
Replace Keys	£	34.20	£	49.40
Renew Lock & Keys	£	135.00	£	195.00
Renew Security Lock	£	162.00	£	234.00

Tunstall

Replace pendant	£	47.20	£	47.20
Replace pull cord	£	2.30	£	2.30
Replace switch and toggle	£	8.40	£	8.40