



Recharges Price List

Information for council tenants

Before you moved into your home you signed your Tenancy Agreement. This sets out some of your rights and responsibilities as a Council Tenant. You agreed that you would look after your home, report any repairs to us and that any damage caused by members of your household or visitors would be your responsibility.

This leaflet tells you about:

- Why we recharge for some works
- Which jobs are rechargeable
- The approximate cost of some jobs that we frequently charge for

Why do we recharge tenants for some works to their home?

We have a responsibility to maintain your home to a decent standard and to carry out most repairs. However, there are some small jobs around the home that are your responsibility, as well as maintaining your garden and fences. You must look after our property and report any repairs to us in good time to prevent further damage. If the Council paid for repairs caused by neglect or wilful damage, then the cost of running the housing service would be higher, so we would have to cut back on the services we provide for all our tenants.

Which jobs are rechargeable if I don't arrange to complete them myself?

We give you information about the small repairs that are your responsibility, other repairs that are not the Council's responsibility and the standards that we expect if you move out of your Council home. You can find details in [The Repairs Handbook](#) and [Leaving Your Home](#).

These publications set out clearly which works are tenants' responsibility. If you do not arrange for this work to be done, then we will do it and charge you the cost. We do not make a profit on rechargeable works.

Cost of works to Council homes

The following prices are a guide only and may change. Remember, all routine repairs and maintenance to your home is paid for by the Council. We only recharge you for the extra items that are your responsibility, including any repairs, decoration, cleaning, clearance or garden tidying that you leave when you move out of your home. If you need work that is not shown on the list, if you would like a quote before work starts or if you are worried about how you will afford to pay, please contact our Recharges Officer by email:

recharges@dacorum.gov.uk or by calling **01442 228000** and asking for **Recharges**

Item	Estimated cost
Cleaning and Clearance	
<p>Clearances – Inside your home and including loft space and balconies</p> <p>Disposal costs for domestic appliances (unless suitable for donating to charity).</p> <p>Removing items to be kept and stored into a garage (requested by tenant or next of kin)</p>	<p>Minimum cost is £210 for labour with skips charged extra:</p> <ul style="list-style-type: none"> • Full size skip - £361.72 each • Mini skip - £144.59 each • Extra charge for removing items from loft: £90 per hour for labour • Additional cost for labour @ £25 per person in attendance if items are not left bagged <p>Fridge/ Freezer £35 each Cooker £35 (includes disconnection) Washing machine £35</p> <p>Minimum £75 – £210 dependant on amount and number of trips required. Very large volumes may incur extra charge.</p>
<p>Cleaning of the whole property</p> <p>Environmental Clean if in very poor condition, nicotine stained, very dirty, body fluids etc.</p> <p>Needle sweep if sharps found in property</p> <p>Stickers, stencils, graffiti removal</p> <p>Pest Control (Rats, Mice Glis Glis, Wasps, other insect infestation.)</p>	<p>Minimum cost £254</p> <p>Minimum cost £354 for 1-bedroom property (charge will be dependent on condition of property and time taken to clean. etc</p> <p>Minimum cost £270 in addition to any cleaning/clearance costs</p> <p>Minimum £58 per wall/ door. Redecoration charged extra if required</p> <p>Minimum cost £60 – will be charged extra if severe infestation or extra visits required</p>
<p>Floor coverings Carpet removal for whole property</p> <p>Laminate flooring removal</p>	<p>Minimum cost £210 except Any glued carpet/carpet tiles to be removed by DBC free of charge due to possible asbestos vinyl floor tiles underneath.</p> <p>Minimum cost £210 for removal, plus making good at £35.50 per room</p>
Doors, windows and locks	
<p>Internal Doors New door</p> <p>Rehanging door</p>	<p>Standard doors £162.15 each – £252.65 fire door for kitchen</p> <p>£65 (if operative is unable to rehang then a new door will be ordered and charged for)</p>

External doors: New uPVC or composite door Wooden door	£950 approximate estimate. (Exact charge to be advised) Will be replaced with composite door at no extra cost unless wilfully damaged
Locks and keys Exterior door lock replacement Shed lock replacement Assa keys Door entry fob Car park barrier per fob/key Replacement keys for garage within the boundary of the property	£45 - £80 (depending on type of door) £48 £12.50 each £12.50 each £50 £75 (All other garage keys charged at £60 per set)
Windows Replacing unit due to damage (including tenant painting uPVC frames) Damage to window sills (caused by misuse or neglect)	Minimum £100 per window Recharged at cost (current scheduled rates)
Kitchens and Bathrooms	
Worktops Drawers and cupboard units	Minimum charge for up to 3m continuous length straight worktop - £280 Any units damaged/missing due to neglect will be recharged at current cost plus fitting at current scheduled rates.
Bathrooms Damage caused by neglect or misuse New bath Bath panels New basin New toilet New toilet seat Renew shower hose	Recharged at current cost plus labour at current scheduled rates. <ul style="list-style-type: none"> • 1700mm steel bath renew complete £531.87 • From £48 each depending on size • Basin and pedestal renew complete £228 • Close coupled WC £341.13 complete, PAN only £146.64 • £26 unless property has been vacated, in which case no charge • £108
Electric sockets and fittings	
Electric sockets and fittings	Damage to sockets / light switches minimum cost £15 per socket/switch (will depend on number of sockets damaged). Cost of replacing tenants' own DIY fitting of other electrical items will include labour and new Electrical Safety Certificate.

Electric light fitting (plain ceiling rose and bulb holder)	Minimum £15 each. Removing tenants own DIY including spot lights – this will be reviewed and cost advised. We do not give permission for installation of ceiling lights so cost will depend upon the number of lights and reinstatement or replacement of whole ceiling.
Other internal works	
Skirting board/ Architraves / Door frames damaged due to tenant's DIY or misuse	Damaged due to tenants own installation or misuse: Replacements will be recharged at current cost plus labour at current scheduled rates.
Unskilled labour to remove wall plugs, picture hooks etc. and make good	Recharged at cost – currently £25 per hour plus materials
Gardens	
Cutting and clearing overgrown foliage including outside the property	Minimum charge £210 for very small garden Gardens up to: 35m ² - £550 60m ² - £700 100m ² - £950 160m ² £1650 Larger gardens quoted for individually.
Cutting grass and/or hedges	May be charged extra - minimum charge £64 and will depend on the size of the garden and the condition in which it has been left.
Overgrown trees	Minimum charge £210 - will obtain quotes
Items not included in cutting/clearance list:	
Removing greenhouse/shed	Minimum charge £210 - we will obtain quotes for larger jobs
Filling in ponds	Minimum £210 each - depending on size additional charges of soil and labour may be added
Removing decking	Minimum charge £210
Shed clearances and removing of rubbish, rubble and other waste from garden including pots and poor quality furniture	Minimum £210 - any making good or reinstatement required charged extra at cost
Removal of outside taps (if required due to legionella risk)	Minimum £35 per tap
Fence damage due to tenant's neglect	Recharged at cost. Old fence to be removed and replaced with post and wire fence (if between gardens) or panel fence (if on property boundary) Posts, gravel board and fencing charged per panel including labour – ask for current cost.

For more information about rechargeable repairs, please contact our Recharges Officer by email: recharges@dacorum.gov.uk or telephone **01442 228000** and ask for **Recharges**.