



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
Clearances – Internal and including loft space, sheds and balconies all storage units	Minimum cost is £210 then price per skip Full skip = £268.00 Mini skip = £158.00 Additional cost to above prices to remove items from loft £90 per hour for labour Additional cost for labour @ £12.50 if items are not left bagged Disposal costs for the below appliances can also be charged on top if unable to donate to charity Fridge/ Freezer £25.00 Cooker £25.00 (includes disconnection) Washing machine £25.00 Removing items into a garage for storage minimum £75.00 - £210.00 – dependable on the amount of belongings, trips required
Cleaning Environmental Clean if in very poor condition/ very dirty/nicotine stained, body fluids etc Pest Control Needle sweep Removing stickers, stencils, graffiti, painting one wall	Minimum cost £254 Minimum £354.00 Minimum cost £60.00 then charge per additional rooms/ visits required. Minimum cost £270 This will be charged on top of the environmental clean if the property has been left in poor condition etc Minimum £50 per wall/ door
Carpet removal for whole property	Minimum cost £210 *Glued carpet/ carpet tiles to be removed by DBC FOC due to possible asbestos floor-tiles underneath
Laminate flooring	Minimum cost £210 plus making good at £35.50 per room
Internal Doors External UpVC Missing keys	£125.00 each £65.00 to rehang doors each these must fit if they do not will be recharged for new door £850.00 estimated Shed lock replacement £48.00 Assa keys £8.50 per key Fob £8.50 per fob Car park barrier per key £35.00 front/ back/ balcony door prices will start at £48 and will depend on type of lock/ door. Garage keys (in curtailment of the property) £45.00

Windows	Replacing unit due to damage including tenant painting them minimum £100 will be charged per window under SOR rates Damaged caused by tenants misuse on window cills will be recharged on SOR codes
Kitchen	Worktops Minimum charge is 3lm = £174.00 Drawers and Units which have been damaged by tenant's neglect or misuse will be recharged prices to be obtained via SOR codes
Bathrooms	Damage caused by tenant's neglect or misuse will be recharged on SOR codes
Electric sockets and fittings	Damaged to sockets / light switches minimum cost £5 per socket/switch will depend on number of sockets damaged tenants own DIY of other electrical items cost will include labour and property certification Removing tenants own DIY including spot lights – this will be reviewed as advised on Tenants Improvements these should be removed and reinstated. Will depend on the number of lights and reinstatement or replacement of whole ceiling.
Skirting board/ Architraves	Damaged due to tenants own installation or misuse will be recharged on SOR rates
Unskilled labour to remove raw plugs and make good and other items	£12.50 per hour
Gardens – cut and clearance, overgrown foliage including outside the property	Minimum charge £210 then garden size up to; 35m2 = £331.00 60m2 = £572.00 100m2 = £ 804.00 Please note if the garden is 160m2 then it will be a combination of both prices. Cutting grass and hedge cutting may be charged additionally minimum charge £64.00 and will depend on the size of the garden and the condition on how this is left Overgrown trees – minimum £210.00 will obtain quotes
To be charged on top of the above : Removing greenhouse/ shed	Minimum £210 each
Filling in ponds	Minimum £210
Removing decking	Minimum £210 will then have making good and reinstatement if required
Shed clearances and removing of debris from garden including pots and poor quality furniture	Minimum £210
Removing outside taps (due to legionella)	Minimum £35 per tap
Fence damage due to tenant's neglect	To be reviewed – price per panel and labour

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**.