

Throughout your tenancy, your property is your home and we allow for slight “wear and tear” caused by normal use of the property and the contents that we have provided. If furniture, fittings and household accessories are badly damaged or broken during your tenancy then you will be charged for them if they are not replaced by you.

If you need to replace something then please contact our office staff and we will happily point you in the direction of a suitable replacement, it will likely be cheaper for you to replace things yourself as we apply labour and delivery costs to our invoices.

We are more than happy to help and advise you on maintenance issues but if you wish our staff to attend your property and rectify an issue that has arisen through tenant misuse or something that is deemed your responsibility then we will invoice you for the work.

Where VAT is applied it is charged at 20%

#### administration charge

Securing a property £150

Late payment of rent (per late payment) £45

Altering the details on your direct debit £25

Mid tenancy change of name £195 (applied to outgoing tenant and subject to conditions)

Sending a legal letter £42

Failure to vacate at 12pm on the date your tenancy ends £350 (minimum charge applicable)

#### labour charge

Electrician/gas engineer/plumber £54  
(per hour- minimum 1 hour charge)

Appliance Engineer £36  
(per hour- minimum 1 hour charge)

Labourer/Joiner/Decorator  
/General maintenance staff £33.60  
(per hour- minimum 1 hour charge)  
Out of hours call out charge £90

#### general

Key cut (per key) £12



Coded key cut £18  
 Post box keys £12  
 Electric gate fob £72  
 Intercom door entry phone handset £96  
 Door £156  
 Door lock £42  
 Door handle £42  
 Door closer £30  
 Window lock £30  
 Window sticker £72 (baskeys branded)

#### kitchen

Kitchen unit £102  
 Microwave £78  
 Single oven £390  
 Double oven £600  
 Gas or electric hob £192  
 Ceramic hob £330  
 Extractor fan £108  
 Oven shelf £30  
 Grill pan & handle £72  
 Oven door handle £54  
 Oven door glass £114  
 Hob control £30  
 Under bench fridge or freezer £234  
 Small fridge-freezer £450  
 Large fridge-freezer £540  
 Fridge shelf or drawer £30  
 Slim line dishwasher £360  
 Standard dishwasher £450  
 Washing machine £420  
 Tumble dryer £390  
 Washer dryer combined £594  
 Kitchen unit door fronts £54  
 Kitchen unit handles £18  
 Kitchen drawer £54  
 Kitchen worktop (per length) £150  
 Kitchen plinth (per length) £78



Kitchen sink £162  
Kitchen taps £90  
Kitchen bin £36

#### safety devices

Smoke alarm battery £6  
Fire blanket £30  
Smoke or heat detector £66  
CO2 Detector £90  
Fire extinguisher £90  
Safety sign £30  
Fire alarm call points £90

#### furniture

Large Sofa (3-seater) £480  
Medium sofa (2-seater) £360  
Vacuum cleaner £120  
Light bulb £6  
Light fittings £78  
Electric socket or switch £48  
Radiator £180  
Electric radiator £78  
Shelving £54  
Retuning TVs £42  
Fly Leads for TV/Sat £30  
Mattress protector £18  
Post box £90  
Sofa cover £72  
Arm chair £150  
Dining table £150  
Dining chair £54  
Single bed and mattress £180  
3/4 bed £216  
Double bed £276  
3/4 mattress £144  
Double mattress £180  
Replacement bed slats £6 (per slat)  
Desk £120



Desk chair £66  
Wardrobe £200  
Bedside table £72  
Chest of drawers £150  
Small coffee table £60  
Large coffee table £90  
Roller Blinds £78  
Venetian blinds £114  
Curtains £114  
Velux blinds £162  
Small mirror £54  
Large mirror £90  
TV Stand £66  
Small bookcase £72  
Large bookcase £108

#### bathroom and shower rooms

Bar mixer shower £96  
Shower head £54  
Shower hose £30  
Bathroom cabinet £78  
Shower curtain £30  
Toilet seats £36  
Toilet £186  
Sink £108  
Bath £300  
Towel rails £36  
Electric towel rail £150  
Electric shower £90  
Bath/Sink taps £90  
Toilet flush mechanism £78  
Toilet roll holder £30  
Shower trays £174  
Shower doors/screens £210

#### works

Decoration (per wall) £60  
Flooring per room (vinyl/carpet) £270







Rubbish removal (per large bag) £18

TV removal £72

Installing/removing tenant bought wall mounted shelving and TV brackets £72 (subject to our approval)

This list is not exhaustive, any additional charges not present on this list will be quoted for separately and all prices are subject to change at the discretion of baskeys. If you have any questions or queries then please contact our office.

