

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

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.

