

<b>CLEANING</b>		
Minimum 2 hour property clean before new tenants move in if existing tenants haven't left to a professional standard. Number of hours will depend on how long it takes to bring to a professional standard.	On the day or day before tenant moves in (£13.50 per hour + £4.50 for cleaning products)	£31.50 incl. VAT min. charge
Carpet clean	Per room	£35.00 incl. VAT
Window clean	Same price as 2014	£17.50 per property
<b>INVENTORIES / END OF TENANCY</b>		
Inventories & check-in furnished 1 bed	For unfurnished properties the price is reduced by £20	£69.00 incl. VAT
Inventories & check-in furnished 2 & 3bed		£89.00 incl. VAT
Inventories & check-in furnished 4 & 5 bed	For part furnished properties the price is reduced by £10	£109.00 incl. VAT
Inventories & check-in furnished 6 bed +		£129.00 incl. VAT
Inventories & check-in for Festival Let properties		£109.00 incl. VAT
<b>PEST CONTROL</b>		
Pest control for mice	Fixed cost eradicate pest	£50.00 +VAT (£60)
<b>FLOORING</b>		
Carpets/Vinyl beige + vinyl black + white tile effect	Slight increase due to change supplier for better quality	£12.75 per sqm incl. VAT
<b>DECORATION</b>		
Bathroom up to 7sqm, 2 coats of neutral colour emulsion paint.		£168.00
Bathroom up to 7sqm, 3 coats of neutral colour emulsion paint.		£216.00
Hall up to 12sqm, 2 coats of neutral colour emulsion paint.		£216.00
Hall up to 12sqm, 3 coats of neutral colour emulsion paint.		£264.00
Kitchen up to 17sqm, 2 coats of neutral colour emulsion paint.		£288.00
Kitchen up to 17sqm, 3 coats of neutral colour emulsion paint.		£336.00
Living Room up to 22sqm, 2 coats of neutral colour emulsion paint.		£348.00
Living Room up to 22sqm, 3 coats of neutral colour emulsion paint.		£396.00
Ceiling up to 7sqm, 1 coat of emulsion paint.		£42.00
Ceiling up to 12sqm, 1 coat of emulsion paint.		£48.00
Ceiling up to 17sqm, 1 coat of emulsion paint.		£72.00
Ceiling up to 22sqm, 1 coat of emulsion paint.		£84.00
Gloss rooms up to 7sqm skirting and facings.		£108.00
Gloss rooms up to 12sqm skirting and facings.		£144.00
Gloss rooms up to 17sqm skirting and facings.		£192.00
Gloss rooms up to 22sqm skirting and facings.		£216.00
Gloss painting of new door with appropriate number of coats and includes sanding as required.		£72.00
Varnishing of new door with appropriate number of coats and includes sanding as required		£54.00
Gloss painting of existing door within room noted above.		£72.00
Varnish previously coated internal door.		£48.00
Gloss/varnish existing front door of property. For gloss doors cost includes changing external face to SPM recommended Black finish.		£96.00
Sash and case window painting. Cost includes sanding of window frame and sill. Supply and application of undercoat/primer as required and white gloss paint. This cost does not include replacement of any woodwork such as sills but will be noted elsewhere if required. Cost includes installation of new exterior mastic if required.		£168.00
Sash and case window sill replacement. Cost includes removal of existing sill and replacement with pre-primed whitewood sill. Cost does not include any decoration of new sill which will be noted elsewhere.		£66.00
Silicone replacement in Bathroom around bath/shower perimeter. Cost includes removal of existing silicone and replacement with new silicone. This will not only help the appearance but ensure continued protection for water ingress.		£45.00
Silicone replacement in Kitchen. Cost includes removal of existing silicone along worktop edge and replacement with new silicone. This will not only help the appearance but ensure continued protection from water ingress.		£45.00
Grout replacement within Bathroom over bath/shower. Cost includes removal of existing grout which is in poor condition and replacement with new waterproof grout. This will not only help with the appearance but ensure continued protection from water ingress.		£108.00
Grout replacement within Kitchen over worktop area. Cost includes removal of existing grout that is in poor condition and replacement with new water proof grout.		£108.00
Discounted rate for application of bath/shower silicone and re-grouting as detailed above when carried out during the same visit.		£138.00

UPDATED SEPT 2015

## Negotiated Service, Maintenance & Safety Certificates 2015

Further to recent negotiations with trade and service companies, we are pleased to announce the following rates.

There is a mix of price decreases due to our purchasing power and some increased rates due to the work involved.

DESCRIPTION	COMMENTS	PRICE FOR 2015
Landlord Gas Safety Certificate, PAT test and check of fire blanket and smoke detector	Same price as 2014	£69.00 incl. VAT
Landlord Gas Safety Certificate PAT test and check of fire blanket and smoke detector with added boiler service	Same price as 2014	£99.00 incl. VAT
HMO required annual safety certificate package includes: Gas, PAT, smoke alarm, emergency lighting, and extinguisher/fire blanket.	Same price as 2014 The following prices which include VAT can also be applied if carried out at the time: £30 boiler service, £36 smoke alarm if expiring as 10 years life expectancy, £45 extinguisher	£150.00 incl. VAT
<b>ELECTRICS</b>		
CO Detector Mains Wired	Same price as 2014	£85.00 incl. VAT
Installation of brand new mains smoke alarm incl. electrics	Same price as 2014	£75.00 incl. VAT
Replacement smoke alarm	Same price as 2014 Expires after 10 years	£45.00 incl. VAT
Installation of Modern Fuse Board	Same price as 2014	£210.00 incl VAT
Installation of mains wired smoke alarm for lounge, hallway and heat detector in kitchen for 1 storey flat/house.	New legislation from 2014	£195.00 incl. VAT
Installation of additional smoke alarm for lounge and heat detector in kitchen.	New legislation from 2014 (plus original Mains Smoke Alarm)	£165.00 incl. VAT
Installation of mains wired smoke alarm for lounge, 2x hallway and heat detector in kitchen for 2 storey flat/house.		£265.00 incl VAT
EICR, 1 x smoke alarm and 1 x heat detector	New legislation from 2014	£195 incl. VAT
EIRC, 2 x smoke alarms and 1 x heat detector	New legislation from 2014	£250 incl. VAT
EIRC, 3 x smoke alarms and 1 x heat detector	New legislation from 2014	£295 incl. VAT
Installation of Modern Fuse Board, smoke alarm in hallway, lounge, heat alarm in kitchen and EICR for flat.		£385.00 incl VAT
Installation of Modern Fuse Board, 2x smoke alarm in hallway, 1x in lounge, heat alarm in kitchen and EICR for house.		£435.00 incl VAT
Portable Appliances Test (PAT)	Same price as 2014	£39.00 incl. VAT
Emergency Light	Same price as 2014	£80.00 incl. VAT
Fan replacement in bathroom / kitchen (30L per second)	Same price as 2014	£65.00 incl. VAT
Fan replacement in bathroom / kitchen (60L per second)	Same price as 2014	£75.00 incl. VAT
TV aerial supply and installation	Same price as 2014	£140 incl. VAT
Additional double sockets	Same price as 2014	£45.00 incl. VAT (£35 for additional sockets thereafter)
EICR (Electrical Installation Condition Report)	Same price as 2014	£80.00 incl. VAT
Hob replacement (not supply) including disposing of old.		£45.00 incl VAT
Oven replacement (not supply) including disposing of old.		£50.00 incl VAT
Replacement budget panel heater.		£50.00 incl VAT
Earth bond gas meter.		£30-50.00 incl VAT
Replacement parts for storage heaters		£50-£90.00 incl VAT
Replacement IP lights for bathrooms		£30.00 incl VAT
Electrician	Same price as 2014	£24.00 per hour incl. VAT
Electrician call out charge	Same price as 2014	£35.00 – this includes 1hr labour
<b>GAS / PLUMBING</b>		
Initial Legionella Risk Assessment	New legislation 2015	£48 or £36 if done with other certificate
Legionella Risk Assessment Review	New legislation 2015	£39 or £27 if done with other certificate
Landlords Gas Safety Certificate	Same price as 2014	£39.00 incl. VAT
Landlord Gas Certificate and Boiler Service	Same price as 2014	£69.00 incl. VAT
Boiler Repairs from Gas Engineer	Same price as 2014	£27-£45 per hour incl. VAT
General Plumbing	Depending on availability and urgency	£25.00-£45.00 per hour incl. VAT (min. charge between £30.00-£48.00 incl. VAT)
<b>GENERAL HANDYMAN / JOINER / APPLIANCES</b>		
Fire Blanket Installation	Same price as 2014	£19.50 incl. VAT
CO Detector Battery Operated	Same price as 2014	£39.00 incl. VAT
Remove & replace silicone sealant in bathrooms		£45.00 incl. VAT
General Maintenance and Repairs	Minimum charge £25 for first hour	£22-£27.50 incl. VAT (per hour)
Appliance repair labour cost	Cost of parts are in addition to labour cost	£36.00 incl. VAT
If appliance is unrepairable and beyond use	Call out inspection charge applies	£18.00 incl. VAT
Mileage cost outside Edinburgh bypass		£0.45 per mile
Joiner		£22-27 per hour