

Summary of Maintenance & Services (SMS) for 2018

Throughout the year and each year, we tender and agree set rates with contractors whether that be per hour or fixed repair cost for labour/service provided. This is reviewed annually and we review in October & November each year.

Within this document we summarise the most common costs and repairs/ maintenance services that we use. The preference is always to use the company with the best value prices and services, however this is not always possible depending on the contractor/ service workload and holidays etc. As per our company ethos we pass on these costs straight to you with no hidden commission as per our normal practice and no additional arrangement fees to do so. Please note for larger jobs e.g. refurbishments, we have set Project Management costs depending on the size of work involved.

Invoices

We settle invoices on behalf of landlords and pass on the cost to landlords on copy of invoice provided. We pay contractors on set days of the year to help the smaller companies plan and as a company can help fund larger costs up to 2 months net rental from instruction of job if required.

Insurance

As part of our Contractor Information Sheet (CIS) with contractors we ask them to confirm relevant insurance is in place.

Summary of costs

The following pages give an overview of the costs we have secured for you and we have included a sample of their pricelists as an example of some of the most commonly used companies for your information and are available to view [here](#).

Domestic Cleaning and Upholstery Cleaning

Description	Core Prices for 2018
Bella Clean	£13.95 p/h inc VAT (£25 Oven clean)
Quality Cleaning	£15 p/h inc VAT (£45 Oven clean)
Cleaning 3D	£20 inc VAT first hour (£15 thereafter)
Interior care Services	£35 inc VAT per Carpet
A.T Mobile Valeting	£30 inc VAT per Carpet

Electrician / Shower Repair

Description	Core Prices for 2018
Brightsparks	£37p/h first hour (£25 thereafter)
Morningside Shower Services	£60 inc VAT callout (quote if cannot be repaired in first hour)
AEW Electrical	£75 callout Storage heater repairs (quote if cannot be repaired in first hour)
EICR	£95 inc VAT
Package A- 1 Smoke Detector, 1 Heat Detector + EICR Certificate	£210 inc VAT
Package B- 2 Smoke Detector, 1 Heat Detector + EICR Certificate	£260 inc VAT
Mains Wired heat Detector	£90 inc VAT
Mains Wired Smoke Detector	£75 inc VAT

Waste Disposal

Description	Core prices or 2018
Bare Bins	Starting from £14.25 inc VAT
ABC Services	Min charge £50 inc VAT

Landlord Safety Certificates

Description	Core Prices for 2018
Gas Safety	£39 inc VAT - Coolflame
Pat Test	£39 inc VAT- Coolflame
Gas Safety, annual boiler service and PAT test	£114 inc VAT- Coolflame
Legionella Risk Assessment	£48 inc VAT- Coolflame
Energy Performance Certificate	£48 inc VAT- Coolflame
Boiler Service and Gas Safety Cert	£78 inc VAT Recommended (Contractor Owen Gibb and Sons)

Glazier

Description	Core Prices for 2018
Restore Repair	£30 inc VAT p/h
Alba Glass	£90 inc VAT (First hour) £50 inc VAT thereafter
DM Windows	£30 inc VAT p/h

Southside Glazing and joinery	Quote
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Joinery

Description	Core Prices for 2018
CTD Joinery	£36 p/h inc VAT
PTN Joinery	£35 p/h inc VAT
Nicholson Property Maintenance	£40 p/h inc VAT
Maintenanceworx	£36 p/h inc VAT
Athena Contracts	Quoted

General Maintenance

Description	Core Prices for 2018
City Maintenance	£29 inc VAT (first hour) £24p/h inc VAT thereafter
Property Changeover and Repairs	£22 p/h inc VAT + fixed costs
First for Property	£60 inc VAT p/h

Pest Control

Description	Core Prices for 2018
Total Pest Solutions	Prices start from £45 dependent on breed of pest.

Window Cleaning

Description	Fixed negotiated price for 2018
Pro Window Cleaning	£17.50 1-3 bed inc VAT £22.50 4+ bed inc VAT
Any Level Window Cleaning	£17.50 1-3 bed inc VAT £22.50 4+ bed inc VAT

Plumber

Description	Price for 2018
Owen Gibb & Sons	£44.40 p/h inc VAT
JB Bell	£48 p/h inc VAT min charge (£39.60 inc VAT thereafter)
Aurora Heating	£50 inc VAT p/h
CGP Solutions	£35 inc VAT p/h

Inventories

Description	Price for 2018
Edinburgh Inventory Services (EIS)	Varied on size of property (prices start from £79 inc VAT)
Pinstripe	Varied on size of property (prices start from £120 inc VAT)
Nisbett Dunn	Varied on size of property (prices start from £100 inc VAT)

Internet

Description	Price for 2018
2CIRCLES WiFi 13MB	£36.00 per month inc VAT
Sort My PC 13MB	£39.00 per month inc VAT
Talk Talk 17mb speeds on ADSL 338mb for fibre	£26.34 per month inc VAT
BT 17mbps (Fibre 48.7mbps-77.8mbps)	£25.08 per month inc VAT
Virgin Media Wifi 50MB	£32.25 per month inc VAT
Virgin Media WiFi + Freeview TV and TiVo box	£45 inc VAT
Tv License when paid for annually in advance	£145.50 inc VAT

Furniture

Description	Price for 2018
Bentincks – agreed rates	Catalogue available here
Get Fully Furnished – negotiated 15% discount included in catalogue price	Catalogue available here
Description	Price for 2018
Contract metal bed frame	£120.00 - £132.00
Orthopaedic mattress	£102.00
Super-orthopaedic mattress (recommended)	£132.00
Super-orthopaedic mattress + Contract metal bed frame	£264 inc VAT
Combi wardrobe with mirror	£224.40
3 drawer locker	£72.00
Corner sofa (chenille)	£636.00

Kitchen Packs:	
4 place set	£180.00
6 place set	£228.00
Coxmoor table and 4 chairs set	£312.00

Roofing

Description	Price for 2018
Apex Roofing Contracts	Quoted
Moncrieff Roofing	Quoted
Active Roofing	Quoted
First For Property	Quoted
Altitude Height Specialists	Quoted
Edinburgh Stonemasons	Quoted

Appliance Specialist and Replacement Goods

Description	Price for 2018
Leith Domestics	£36 inc VAT p/h
Edinburgh Components	Quoted
Argos	4% Discount on products
Amazon Business Prime	Prime Member for faster delivery direct to tenants

Decoration

Description	Price for 2018
Capital Decor	Quote
Lothian Decoration and Finishing	£23.50 p/h inc VAT
MBF	Quote
KP Trades	Quote
Newtown Décor	Quote

Damp Specialist and Property Preservation

Description	Price for 2018
Aegis Property Services	Quoted
MacFadyen Preservation	Quoted

Flooring

Description	Price for 2018
Flooring Genius	£13.50 per sqm inc VAT for stocked carpet. Quotes can be provided for additional ranges.
Ideal Flooring Solutions	Quoted

Alarms/Door Entry Specialist

Description	Price for 2018
IMMS	Fixed pricing for Alarms/Sounders
Eden Group	£41.40 inc VAT p/h

Architecture/ Structural Engineers

Description	Price for 2018
ABC Architecture	Fixed pricing for Building Warrant drawings £195 inc VAT
i33A	£60 inc VAT Floorplan for HMO submission
SDC Structural Design Consultants	Quoted
McColls	Quoted

Lothian Decoration and Finishing Rates per Room Size

Bathroom up to 7sqm, 2 coats of neutral colour emulsion paint on walls	150.00
Hall up to 7sqm, 3 coats of neutral colour emulsion paint on walls	180.00
Ceiling up to 7sqm, 1 coat of emulsion paint	40.00
Gloss rooms up to 7sqm skirtings and facings	95.00
Living Room up to 12sqm, 2 coats of neutral colour emulsion paint on walls	180.00
Kitchen up to 12sqm, 3 coats of neutral colour emulsion paint on walls	220.00
Ceiling up to 12sqm, 1 coat of emulsion paint	45.00
Gloss rooms up to 12sqm skirting and facings	125.00
Bedroom up to 17sqm, 2 coats of neutral colour emulsion paint on walls	240.00
Bedroom up to 17sqm, 3 coats of neutral colour emulsion paint on walls	280.00
Ceiling up to 17sqm, 1 coat of emulsion paint	65.00
Gloss rooms up to 17sqm skirtings and facings	165.00
Bedroom up to 22sqm, 2 coats of neutral colour emulsion paint on walls	290.00
Living Room up to 22sqm, 3 coats of neutral colour emulsion paint on walls	330.00
Ceiling up to 22sqm, 1 coat of emulsion paint	80.00
Gloss rooms up to 22sqm skirtings and facings	185.00
Gloss/Varnish previously coated internal door	55.00

[For a full list of our negotiated and fixed rates for 2018 please click here](#)