

Contact

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Address

1 Windmill Hill Lane,
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monkeyvsowl.com

Maintenance Costs 2024

SERVICE	MONDAY-SUNDAY	
Call Out Inspection (making safe)	7am - 6pm: £85.00 6pm - 12am: £110.00	12am - 7am: £250.00
Plumbing	7am - 6pm: £85.00 6pm - 12am: £110.00	12am - 7am: £250.00
Heating & Gas	7am - 6pm: £85.00 6pm - 12am: £110.00	12am - 7am: £250.00
Electrics	7am - 6pm: £85.00 6pm - 12am: £110.00	12am - 7am: £250.00
Air Conditioning	7am - 6pm: £70.00 6pm - 12am: £95.00	12am - 7am: £250.00
Appliances	7am - 6pm: £75.00 6pm - 12am: £95.00	12am - 7am: £250.00
Carpentry & Locksmiths	7am - 6pm: £65.00 6pm - 12am: £80.00	12am - 7am: £215.00
Building & Plastering	7am - 6pm: £60.00 6pm - 12am: £70.00	12am - 7am: £250.00
Drains, Jetting & CCTV	7am - 6pm: £100.00 6pm - 12am: £125.00	12am - 7am: £300.00

Roofing	7am - 6pm: £60.00 6pm - 12am: £70.00	12am - 7am: £250.00
Pest Control**	8:30am - 5pm: £80.00**	-
Boiler Service or Gas Safety Certificate ++	7am - 6pm: £80.00* 6pm - 12am: £105.00*	-
Combined Boiler Service & Gas Safety Certificate ++	7am - 6pm: £180.00* 6pm - 12am: £135.00*	-
Appliance Disposal (per item)	7am - 6pm: £40.00* 6pm - 12am: £50.00*	-

Our Pest Control service is available Monday to Friday, from 8:30 am to 5:00 pm. For weekend availability, please get in touch with us. Our hourly rate is £100, and we typically recommend two treatments, depending on the nature of the issue.

* Fixed price

** Pest control only available Monday to Friday 8.30am - 5pm

- 1 hour minimum charge on hourly rate work, then in 15 minute units Payment must be made in full upon receipt of the invoice by credit/debit card (our chip & pin machines provide a secure method)
- Estimates are generally non-chargeable, but some may incur a charge depending on the nature of the work, time, and location
- Fixed prices (*) are subject to VAT and can be provided either verbally or in writing upon request before work commences
- Materials supplied by us (not exceeding the trade purchase price of materials + handling charge).
- Material collection for non-stock items is kept to a minimum and will not exceed 45 minutes of the current hourly rate for that trade
- Invoices are digital (hard copies are available upon request) and show a full description of works including times and a full breakdown of labour and materials
- All Prices are exclusive of VAT

Additional Fees

Instruction of either a gas safety record or electrical certificates	Contractor invoice plus £30.00** arrangement
EPC (Energy Performance Certificate)	£100.00
Desktop MEEES (Minimum Energy Efficiency Standards) Report	£48.00
Green Deal Assessment	£150.00
Service of a legal notice	£72.00
Change Of Tenant/Sharer Fee (Agent Instructed on Managed or Rent Collection Service)	£150.00
Change Of Tenant/Sharer Fee (Agent Instructed on Introduction Only Service)	£420.00

Amending a Tenancy Agreement at a Landlord's request to include endorsements	£60.00
Rent Review for a Periodic Tenancy	£90.00
Deposit Dispute Submission Fee	£120.00
Key cutting	Invoice value plus £12.00
Shopping fee	Invoice value plus £42.00
Project manage on behalf of the Landlord any major Works exceeding £500.00 + VAT	12% of the contractor's invoice
Property Inspections and Visits	
Additional visits made by the Agent to the property at the specific request of the Landlord	£42.00 per property visit