

PROPERTY	ITEM DESCRIPTION	WORKS REQUIRED	COST	VAT	2017	2018	2019	2020	2021	2022
STATUTORY WORKS										
	GAS BOILER SERVICE	Drain system, remove radiators for redecoration,remove and replace boiler,install condensate drain, refit radiators after redecoration, refill system, test and certificate.	£2,160.00	£432.00	£2,592.00	£100.00	£110.00	£114.00	£118.00	£122.00
	GAS SYSTEM CHECK	Pressure test gas system, remove 2 no redundant gas fires, service Magiglo custom 16 fire, service neff hob, purge gas line and Test on completion.	£165.00	£33.00	£198.00	INCL	INCL	INCL	INCL	INCL
	ELECTRICAL SYSTEM CHECK	Inspect and test supply, change consumer unit, install co and smoke detectors, refurb garage electrics	£1,320.00	£264.00	£1,584.00	£0.00	£0.00	£0.00	£0.00	£300.00
	GUTTER CLEANING	RESCHEDULE GUTTER CLEAN FOR DEC 2017	£135.00	£27.00	£162.00	£200.00	£206.00	£213.00	£220.00	£226.00
	ALARM SERVICE	SERVICE ALARM SYSTEM JULY 2017	£242.00	£48.40	£290.40	£297.00	£306.00	£315.00	£325.00	£334.00
	TELEPHONE LINE CHANGE	NEW TELEPHONE LINE INSTALLED 25/3/17	£50.00	£10.00	£60.00					
	FIRE EXT CHECK					£50.00	£51.00	£53.00	£55.00	£56.00
	FIRE ALARMS AND CO SENSOR CHECKS					£75.00	£77.00	£80.00	£82.00	£85.00
VACANCY WORKS										
INSTALL BROADBAND AND TV										
						£100.00				
BOUNDRY WALLS										
		NONE			£0.00					
	DRIVEWAY	CUT OUT AND RESURFACE SECTIONS OF FRONT PORTION OF TARMACCADAMED DRIVEWAY, SCARIFY AND REMOVE MOSS TO REMAINDER AND TOP DRESS.	£3,849.40	£769.88	£4,619.28					
	GARDENS	MAINTAINED UNDER ANNUAL SERVICE CONTRACT MARCH TO NOVEMBER	£360.00	£0.00	£50.00	£1,100.00	£1,133.00	£1,167.00	£1,202.01	£1,238.00
	LAWNS	ARRANGE MAINTENANCE VISIT TO REMOVE MOSS AND TOP DRESS LAWN, REGULAR CUTTING REQUIRED.	£770.00	£0.00	£470.00	INCL	INCL	INCL	INCL	INCL
	GRASS CUTTING	CUT EVERY FORTNIGHT APRIL TO OCTOBER				INCL	INCL	INCL	INCL	INCL
	HEDGE, SHRUBS AND FRUIT TREES	PRUNE SHRUBS AND FRUIT TREES	£80.00	£0.00	£90.00	INCL	INCL	INCL	INCL	INCL
EXTERIOR										
ROOF										
	SLATING	REPLACE APPROX. 45 SLATES ACROSS ROOF QUOTE REF P1671	£475.00	£95.00	£570.00					
	FLASHINGS	RESEAL EXISTING FLASHINGS	£390.00	£78.00	£468.00					
	CHIMNEY POT VENTS	SUPPLY AND FIT 8 NO VENTS	£295.00	£59.00	£354.00					
	ACCESS EQUIPMENT HIRE		£450.00	£90.00	£540.00					
	GUTTERS	NONE			£0.00					
RAINWATER GOODS										
	EAST RAINWATER HEAD	CLEAR NEST AND INSTALL BIRD PREVENTERS								
DRAINAGE										
	DOWNPIPES	NONE			£0.00					
	GULLIES	NONE			£0.00					
WALLS / MASONRY										
	FRONT WALLS	NONE			£0.00					
	REAR WALLS	NONE			£0.00					
	WEST WALLS	NONE			£0.00					
	EAST WALLS	RAKE OUT AND REPOINT 5M2 INCLUDING MAKING GOOD POINTING TO COPING STONE	£0.00	£0.00	£0.00					
	CHIMNEY STACKS	INCL			INCL					
	SKEWS	MAKE GOOD POINTING TO SKEWS AND COPES TO ALL GABLES	£675.00	£135.00	£810.00					
WINDOWS										
	SASH AND CASE WINDOWS - ALL ELEVATIONS	EASE FRAMES TO ENSURE THAT 18 WINDOWS OPEN FREELY, INSTALL BRUSH DRAUGHT EXCLUDERS. REDECORATE AS PER DECORATION SCHEDULE	£9,734.00	£0.00	£6,401.00	£4,464.00				
	SASH AND CASE WINDOWS - ALL ELEVATIONS	PRIME REFURBISHED WINDOWS WITH 2 COATS PRIMER	£2,375.00	£0.00	INCL	£900.00				
	WEST	EMERGENCY REPAIR - REPLACE SASH AND CASE WINDOW TO WEST BEDROOM, EASE FRAMES TO ENSURE THAT WINDOWS OPEN FREELY, REDECORATE AS PER DECORATION SCHEDULE	£495.00	£0.00	£495.00					
	ALL WINDOWS	INITIAL CLEAN INSIDE AND OUT THEREAFTER CLEAN EVERY 6 WEEKS				£200.00	£240.00	£240.00	£240.00	£240.00
DOORS										
	FRONT	NONE			£0.00	£0.00		£200.00		
	REAR	NONE			£0.00	£0.00		INCL		
INTERIOR										
REDECORATION										
	VESTIBULE	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE	£0.00	£0.00	£0.00	£1,505.00				
	VESTIBULE CUPBOARD	REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	GROUND FLOOR HALLWAY	MAKE GOOD PAPER JOINTS, CUTOUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE.			£0.00					
	CORRIDOR, INCLUDING CUPBOARDS	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	STAIRCASE	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	UPPER HALLWAY	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	LOUNGE	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE	£2,145.00	£0.00	£0.00	£2,145.00				
	DINING ROOM	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	PLASTER REPAIRS - FIREPLACE	Build up fireplaces , replaster, vent flue, flush off wall	£137.50	£27.50	£165.00					
	LIVING ROOM	REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	PLASTER REPAIRS - FIREPLACE	Build up fireplaces , replaster, vent flue, flush off wall	£137.50	£27.50	£165.00					
	KITCHEN	REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	STORE CUPBOARD	REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	REAR VESTIBULE	REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	TOILET	PLUG HOLES TO CEILING AND REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	WEST FRONT BEDROOM	INVESTIGATE STAINING AND REPAIR, REDECORATE AS PER DECORATION SCHEDULE	£2,715.00	£0.00	£0.00	£2,715.00				
	EAST FRONT BEDROOM	CUT OUT CRACKS, REPLASTER AND REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	WEST MIDDLE BEDROOM	REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	EAST REAR BEDROOM	INVESTIGATE STAINING AND REPAIR, REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	STUDY	INVESTIGATE WRINKLING TO PAPER AND STAINING TO COMBS, REPAIR, REDECORATE AS PER DECORATION SCHEDULE			£0.00					
	BATHROOM	CUT OUT AND REGROUT TILES, REDECORATE AS PER DECORATION SCHEDULE	£100.00	£0.00	£100.00					
	EXTERNAL WINDOWS	REPAINT AFTER REFURBISHMENT	£1,185.00	£0.00	£500.00	£685.00				

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