



Moving out?

Advice on how to avoid
rechargeable repair costs
to your house



MOVING OUT?

Here's some advice on how to avoid repair costs to your house

Rechargeable repairs may be incurred when your house is inspected after you leave. To avoid any further charges, for which you will be responsible, the following guide list (which is not exhaustive) may be of help.

DOORS

- Must fit/close shut
- Any glass in door must be safety glass – proof required.
- No locks in door
- No holes (minor holes can be filled/sanded to department's acceptable standard)
- Cat flap—if you have installed any form of cat flap you will be recharged for the cost of a replacement panel (where possible) or complete door. If in doubt, check with Housing Options team

WALLS

- Holes must be filled/sanded to departments' acceptable standard
- Graffiti/marks – must be removed
- Textured surfaces (artex etc.) may need to be made good – check with Housing Maintenance team

ELECTRICAL

- Own light fitment must be removed and pendant light fitment replaced
- Shower – tenant's own shower must be removed and walls/tiling etc. made good. If NICEIC certified installation please contact Housing Maintenance Team
- Broken light fitments - must be replaced
- Light switches/sockets which tenant has fitted must be replaced with original
- Broken/cracked sockets and switches must be replaced
- Smoke alarm must be in good working order – not missing/damaged

CLEANLINESS-

- You must leave the property clean and tidy for the next tenant to move into
- You must remove all rubbish and arrange for the disposal of all unwanted items from the property (incl. loft), garden and shed – a bulk uplift can be booked. There may be a charge for this collection

METERS - Gas/electric supplies—tenant to ensure meter is clear of any debt

KITCHEN

- Worktops must be in good order – no chips/scores
- Kitchen unit doors/drawer fronts must be in working order with none broken, hanging loose/off or missing
- Washing machine should be disconnected and sealed off/not leaking
- Kickboards should be in place with no damage
- Damaged or uneven vinyl or ceramic floor tiles need to be taken up or made good

STAIRS - Handrails/spindles must be in position/secure.

BATHROOM - All fittings should be clean with no damage.
- Shower—please see ELECTRICAL section

FLOORING

- Floor covering fitted by tenant will be removed if it does not comply with Health & Safety regulations and the cost recharged
- Carpets can be left – must be in good condition with no marks. If in doubt, check with Housing Options team

UNAUTHORISED ALTERATIONS/DIY

If you have carried out alterations to the property without prior written permission, you may have to return the property back to its original condition. Please check with Housing Maintenance team.

Useful Numbers:

Cleansing/Bulky uplift 01229 876543 or book a special collection for bulky waste online at www.barrowbc.go.uk

Housing Lettings Team 01229 876550 or 876345

Housing Maintenance Team 01229 876365

SAMPLE LIST OF RECHARGEABLE COSTS

Item	Detail	Cost
Lock change	Front or back door	£50
Repair glass	Single-glazed	£126
	Double-glazed	£136
Doors	Fit new internal door (incl. furniture & paint)	£147
	Fit new external Manse door (incl. furniture & paint)	£230
Electrical	Smoke alarm damaged by tenant	£82
	Replace electrical fittings (switches, sockets & light fittings)	£33
Plumbing	Renew wc pan or cistern	£99
	Inspection cost following leak caused by tenant/s appliances	£38
Kitchen	Renew broken kitchen/worktops other than through normal use/age	£168
	Refit kitchen unit/worktops other than through normal use or age	£32
Clear main property	One-off fee or by item as below:	£120
	Small items	£12
	Large items (sofa/white goods/other furniture)	£48
	Maximum charge for house clearance	£360
Clear outbuilding/garden	One-off fee or by item as below:	£60
	Small items	£12
	Large items (sofa/white goods/other furniture)	£48
	Maximum charge for outbuilding/garden clearance	£240
Cut and tidy garden/s	Minimum/maximum dependent on size and condition	£120

Prices correct at time of publication



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OFFICE OPENING TIMES: Monday to Friday: 9am - 4pm

Telephone enquiries : Monday to Thursday: 8:30am to 5pm* (*4:30pm Friday)

If you require this leaflet in large print/audio or another language please contact the Housing Service and we will arrange for this to be carried out tel. (01229) 876578