



**Chelmsford Property**  
Repairs and Renovations LTD

# Fixed Price Property Renovations

Chelmsford Property Repairs and Renovations Ltd

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## Who we are

Covering Chelmsford and the surrounding areas **Chelmsford Property Repairs and Renovations Ltd** offer a **turnkey solution** for all of your property repair and renovation requirements. With over 15 years of experience in property renovations and property development we pride ourselves on our **honesty and professionalism**.

By only using **qualified** and **experienced** tradesmen we are able to guarantee all of our work for 12 months, giving you the confidence and peace of mind that all work will be completed to the highest standards.

Because we cover all trades, we are able to offer a service tailored and bespoke to every client. Our services include:



**Gas & Heating Services**



**Bathrooms**



**Property Renovations**



**Other Services**

- Wood burning stoves
- Extensions
- Garden buildings
- Loft conversions
- Velux windows
- Roof dormers
- Timber framed buildings



**Kitchens**

**City & Guilds**



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# Fixed Price Property Renovations

Chelmsford Property Repairs and Renovations LTD fixed price property renovations are specifically designed for **landlords** and **property developers** to maximise their investment potential. Our **upfront, honest, low-cost and hassle-free** property renovations offer an alternative to standard property renovations.

With our fixed price property renovations, we provide upfront costs so you can easily calculate and manage your budget, with our honest approach we clearly detail what is included and what isn't included, with our lost-cost pricing we are confident you'll save money and with our turnkey solution we remove the hassle from renovating your property.

## The Process

**Step 1-** Get in touch by phone, email or the contact us page via our website.

**Step 2-** We'll ask some basic questions over the phone and arrange a suitable time to carry a site survey.

(We are happy to pick up keys from estate or managing agents)

**Step 3-** We will assess the property and clearly detail what is included in the fixed price and quote for any additional work that maybe recommended but covered in the fixed price. We can also make alterations for any rooms that do not require any work.

**Step 4-** We then arrange a suitable start date and take a 25% deposit.

**Step 5-** We will then pick up the keys, complete the work within the time frame specified and then hand the keys back with all the work completed and the property fully cleaned and ready for tenants or resale.

# What is included

## Exterior- Front and back doors (if wooden)

1. Re-paint doors with weather proof gloss.
2. Replace front door letterbox, knocker and night latch lock with choice of brass or chrome.

## Hallway and landing

1. Ceilings prepared and repainted with two coats of white emulsion.
2. Walls prepared (stripped of wall paper and filled as required) and painted with two coats of emulsion in a choice of magnolia or white.
3. Skirting boards, architrave and internal doors repainted with two coats of white satin wood.
4. Laminate wood flooring or a choice grey or beige carpet throughout.
5. Replacement light fitting
6. Replacement white or chrome electrical face plates.

## Lounge & Bedrooms

1. Ceilings prepared and repainted with two coats of white emulsion.
2. Walls prepared (stripped of wall paper and filled as required) and painted with two coats of emulsion in a choice of magnolia or white.
3. Skirting boards, architrave and internal doors repainted with two coats of white satin wood.
4. Laminate wood flooring or a choice of grey or beige carpet throughout.
5. Replacement light fitting
6. Replacement white or chrome electrical face plates.

## Bathroom

1. Replace bath, sink and toilet with brand new white suite.
2. Replace all tap fittings with new chrome fittings, including shower hose and shower head holder (dependent on water pressure)
3. Tile around sink and bath areas with white ceramic tiles with a choice of colored border up to 6m<sup>2</sup>
4. Install mirror above sink.
5. Walls prepared (stripped of existing tiles and filled as required) painted with two coats of emulsion, Magnolia or White.
6. Skirting boards, architrave and internal doors repainted with two coats of white satin wood.
7. Floors prepared with 9mm ply (if required), screed and tiled in choice of colored tiles.
8. Replacement light fitting
9. Replacement white or chrome electrical face plates.

## Kitchen

1. Remove all existing kitchen wall and base units
2. Replace complete kitchen with brand new wall & base units up to 3 wall units and 4 base units.
3. Remove & Replace worktop up to 6m linear.
4. Replace backsplash tiling with white or choice of colored tiles up to 4m<sup>2</sup>.
5. New supplied and installed gas or electric hob and oven
6. Walls prepared (stripped of existing tiles and filled as required) painted with two coats of emulsion, Magnolia or White.
7. Skirting boards, architrave and internal doors repainted with two coats of white satin wood.
8. Floors prepared with 9mm ply (if required), screed and tiled in choice of colored tiles.
9. Replacement light fitting
10. Replacement white or chrome electrical face plates.

## Cleaning

1. Full property clean prior to handover

# What is not included

We want to be open and honest about what is and what isn't included so that there are no nasty surprises throughout the job.

**Gardens-** No work to the garden areas is included due to the variety of options. However, we are always happy to advise and quote for garden or landscaping work.

**Front door-** If required we can look to fit a Five-lever mortice deadlock conforming to BS 3621. This deadlock can in some instances reduce your property insurance premium.

**Rendering/Plastering-** We will assess the condition of the walls and ceilings on initial visit and advise and quote for any re-plastering if required.

**Additional tiling-** For all rooms we clearly detail what tiling is included. Any additional tiling required will be quoted for before any work is carried out.

**Additional kitchen units-** Should additional kitchen units be required we will again quote for these prior to any work being completed.

**Additional bathrooms, cloakrooms or ensuites -** Should you require an additional bathroom, cloakroom or ensuite we can also provide an additional price for these.

**Double glazing windows and doors-** No window repairs or replacements are included in the fixed property renovation prices but again these can be additionally quoted for.

**Electrical work-** All electrical face plates are included as well as small alterations however, should the existing electrical circuits be deemed unsuitable or unsafe we are happy to advise and quote on remedial works.

**Structural damage or rising damp-** No structural or rising damp repairs are included but can be quoted for.

# Price list

Due to our ‘all trades’ capability and our skilled project management we’re confident that our price’s will beat any individual quotes from separate trades.

| Property Type | Duration* | Price*  |
|---------------|-----------|---------|
| 1 bed flat    | 4 weeks   | £12,500 |
| 2 bed flat    | 4 weeks   | £13,500 |
| 3 bed flat    | 5 weeks   | £14,500 |
| 1 bed house   | 4 weeks   | £13,500 |
| 2 bed house   | 5 weeks   | £14,500 |
| 3 bed house   | 6 weeks   | £15,500 |
| 4 bed house   | 6 weeks   | £16,500 |

\*Duration and price based on vacant property.

# Terms & Conditions

1. Our quotations are produced with as much detail as possible to avoid any misunderstandings. If something is missing that you would like included, please let us know and we will revise the quotation accordingly. Any additional works found necessary will be agreed with the client and a separate revised or extra contract quotation provided.

2. Working Arrangements: All prices quoted are calculated on the basis of free access and unimpeded working during our normal working hours (8 am – 6 pm Mon – Fri, 8 am – 1 pm on applicable sat), unless otherwise agreed.

3. Both Contractor and client to agree practical arrangements on working methods that provide minimum disruption to the client and allow work to be carried out efficiently by the contractor.

4. Free access is required for delivery of building materials, plant, machinery and skips etc.

5. All building and other materials provided by the main contractor or their sub-contractors remain the property of Chelmsford Property Repairs and Renovations LTD until full and final payment is received via Bank Transfer, cleared cheque, cash or Paypal.

6. Access to and collection of used or unused building materials, equipment and plant etc remains in place until full and cleared final payment is received.

7. Accepting a quotation, either verbally or in writing, and agreeing to the commencement of works will allow these terms and conditions to come into effect. Either (or any) party may withdraw from the quotation offer prior to commencement of works without sanction or penalty.

8. The main contractor being 'Chelmsford Property Repairs and Renovations LTD' may employ both direct and sub-contract labour to work on site. Each individual contractor takes full responsibility for their own third party liability. The main contractor will oversee all works to completion and takes full general and operational responsibility in the running of any contract agreed with the client.

9. A 'contract' with Chelmsford Property Repairs and Renovations LTD is an agreement by the client to have work undertaken based on a written quotation headed 'Quotation' submitted directly to the client and is a clear and straightforward undertaking between the two parties (Chelmsford Property Repairs and Renovations LTD and the client) to form a contract. An informal verbal estimate, verbal or written price guide received by the client (or any other document other than an official 'quotation' from Chelmsford Property Repairs and Renovations LTD) in this context does not amount to the formation of a contract and should be used for guidance only.

10. Payment is to be paid within 7 days of receiving an invoice on completion of the work. Payment can be made via Bank Transfer, by cheque, by cash or by PayPal and a receipt for payment will be given. Please make all payments by cheque payable to 'Chelmsford Property Repairs and Renovations LTD'. Bank Transfer are at the bottom of every invoice. Payment in full is due within 7 days upon completion of the contract and presentation of the associated invoice. Part payments, interim payments and deposits may be agreed prior to commencement of works or during the contract duration. A down payment is usually only required for fixed price renovations of for the acquisition of bespoke or high value materials. Any overdue invoices will incur interest at 8% above the Bank of England base rate.

11. Insurance - Public Liability and Employer's Liability: Public Liability Insurance is provided up to the sum of £2,000,000 and Employer's Liability up to the sum of £10,000,000 by AXA Builder's Insurance –All usual general building practices are covered within our insurance policy.

12. All client information is retained in accordance with the Data Protection Act 1988 and all personal and other client details will remain confidential.

13. In the event of unforeseen difficulties arising, or any other circumstantial changes, the quotation price or estimated cost may be revised to reflect the situation at hand before or after commencement of work.

14. Guarantees: All customers will benefit from a full guarantee on our workmanship for a period of 12 months. Guarantees on materials run in accordance with manufacturer's warranty periods where applicable. Our guarantee covers all new work and new materials used in construction or repairs, but does not guarantee the integrity of any existing structures, materials or decorations. New build structures only (roofs, flashings to new roofs and new vertical brickwork joints to existing masonry) are covered by our guarantee against water ingress, ingress of water through existing structures are not covered by this guarantee. Subsidence issues (sinkage below slabs, subsidence below new or existing foundations or movement of foundations or floors etc) are not covered within our guarantee agreement. In the event of a failure beyond the guarantee period we will be happy to investigate the cause and negotiate a solution to the problem without delay and carry out any agreed repairs as soon as possible. Charges may apply for remedial work carried out beyond guarantee dates or to items not covered by our guarantee. Decorations are signed off on completion and not covered by guarantee.



# Terms & Conditions

15. No responsibility is taken by ourselves for the presence of perished or rotten timber (or any other perished or rotten materials) in existing structures such as doors, windows and frames whether detected or undetected at the time of contract.

16. Extras will only be undertaken further to both full discussion with the client, and, verbal or written agreement, and charged at the agreed rate.

17. Protection of existing surfaces (floors, carpets, curtains, doors and furniture etc). Whilst we endeavor to protect existing surfaces with the use of dust sheets and loose plastic sheeting etc along with care in our working practice, responsibility for protection from damage of any existing

surface or fabrics etc is the responsibility of the client. Arrangement can be made to put in place protection of existing surfaces, over and above our basic cover, at a negotiated additional cost.

18. Discounts and retentions: Prices are based on the understanding that no retentions are held unless previously arranged and authorised. No Main Contractor or Sub Contractor discounts are given unless agreed and confirmed in writing.

19. We will endeavor to employ a helpful attitude at all times and will always attempt to bring the building works to a satisfactory conclusion as soon as possible taking into account weather conditions and availability of specialist materials and unforeseen circumstances etc

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