

Introduction to Property and Garden Clearance / Pre-Clean costs at Tenancy Termination



At Plymouth Community Homes, we're committed to ensuring that your property transition is not only smooth but cost-effective with no hidden charges.

We understand that the process can be daunting, which is why we've created this comprehensive price guide to help you prepare your property for a seamless move while minimising charges and removal costs.

By taking proactive steps to clear out, clean, declutter, and prepare your property for handover, you can significantly reduce the chance of receiving removal and clearance fees.

Below is a breakdown of pricing and charges for various levels of property and garden clearance (including VAT) so you can clearly understand how costs are calculated and what to expect.

Property Pre-clean Charges	Pre-clean	Deep Clean	Needle Sweep
If your property is in an unsuitable state and requires a pre-clean before we can commence any repairs.	£168	£336	£67.20
Property Clearance Level	1 – 2 Bed	3 – 4 Bed	5+ Bed
Overcluttered Clearance For properties with significant accumulation of items. Cost will be assessed after viewing the property.	Cost assessed after viewing property	Cost assessed after viewing property	Cost assessed after viewing property
Level 1: Complete Home Clearance Remove all items including large furniture, full cupboards and lofts, major appliances, and all flooring.	£1,548.00 Up to 30 hrs labour and 2.5 tons waste	£2,160.00 Up to 45 hrs labour and 3 tons waste	£2,772.00 Up to 60 hrs labour and 3.5 tons waste
Level 2: Partial Home Clearance Clear half-full spaces: rubbish and bulky items, multiple cupboard contents, large furniture and appliances, carpets, and perform needle sweeps.	£828.00 Up to 15 hrs labour and 1.5 tons waste	£1,137.60 Up to 21 hrs labour and 2 tons waste	£1,548.00 Up to 30 hrs labour and 2.5 tons waste
Level 3: Light Clearance Remove carpets and linoleum, a small number of large items, some cupboard contents, and small loft items.	£552.00 Up to 10 hrs labour and 1 tons waste	£673.20 Up to 12 hrs labour and 1.25 tons waste	£794.40 Up to 14 hrs labour and 1.5 tons waste
Level 4: Minimal Clearance Remove carpets and linoleum, and up to 3 large items or appliances.	£116.40 Up to 2.5 hrs labour and 150kg waste	£127.20 Up to 2.5 hrs labour and 200kg waste	£187.20 Up to 3 hrs labour and 400kg waste
Level 5: Small Item Removal Either nothing to remove or a single item in which case the single item charge applies.	No charge or single item charge of £55.20	No charge or single item charge of £55.20	No charge or single item charge of £55.20



Cost of Repairs and Renewals

Version 4.0 - July '26

Repair/Renewal	Cost
Renewal of internal door - unpainted	£191
Renewal of internal fire door - unpainted	£387
Renewal or worktop per Linear Meter (LM)	£56
Renewal of unit door	£100
Renewal of kitchen unit	£240
Renewal double base unit	£344

Repair/Renewal	Cost
Renewal double wall unit	£231
Renew bath panel and frame	£82
Paint room	£345
Wall paper room	£590
Repair internal door	£24
Remove DIY Fixtures (hooks, screws etc.)	£22

Note: Prices include labour, parts, and VAT. Final Repair Costs may vary based upon the job.

Garden Clearance Level	Small Size Garden Up to 150sq mtr	Medium Size Garden Between 151-400sq mtr	Large Size Garden Larger than 400sq mtr
Overcluttered Clearance For gardens with significant accumulation of items. Cost will be assessed after viewing the property.	Cost assessed after viewing property	Cost assessed after viewing property	Cost assessed after viewing property
Level 1: Extensive Garden Clearance Includes grass cutting, bush trimming, removing large items, releveling/removing patios, emptying large sheds, removing possible tree stumps, large decking, and removal of matured bramble patches.	£1,656.00 Up to 30 hrs labour and 3 tons mixed waste	£2,376.00 Up to 45 hrs labour and 4 tons mixed waste	£3,312.00 Up to 60 hrs labour and 6 tons mixed waste
Level 2: Moderate Garden Clearance Includes grass cutting, bush trimming, removing many bulk items, removal of extensive bramble or ivy patches, releveling/removing patios, emptying a small shed, and clearing large overgrowth.	£1,063.20 Up to 22 hrs labour and 1.5 tons mixed waste	£1,440.00 Up to 30 hrs labour and 2 tons mixed waste	£2,160.00 Up to 45 hrs labour and 3 tons mixed waste
Level 3: Light Garden Clearance Includes grass cutting, bush trimming, removing a few bulk items, minimal weeding, small bramble or ivy overgrowth, and emptying a less than half-full shed.	£720.00 Up to 15 hrs labour and 1 ton mixed waste	£1,272.00 Up to 25 hrs labour and 2 tons mixed waste	£1,548.00 Up to 30 hrs labour and 2.5 tons mixed waste
Level 4: Minimal Garden Maintenance Includes grass cutting, small bush trimming, minor weeding, and removing fewer than 10 garden pots. Excludes brambles and releveling.	£144.00 Up to 3 hrs labour and 200kg green waste	£489.60 Up to 12 hrs labour and 400kg green waste	£667.20 Up to 16 hrs labour and 600kg green waste
Level 5: No action needed Nothing to clear.	No charge	No charge	No charge

Note: Trees exceeding 15cm diameter may incur a Remedial Tree Work charge. Cost assessed after inspection.

