



Contractor Pack

One contractor. Multiple trades. Straightforward pricing.

Norfolk Property Works is a one-call multi-trade contractor serving landlords, letting agents, property managers and homeowners across Norfolk. This pack sets out our services, standard rates and how to instruct us.

We are not VAT registered — the prices quoted are the full amount you pay, with no VAT added.

Services covered

Plumbing	Leaks, taps, toilets, radiators, bathrooms
Painting	Interior and exterior decorating
Carpentry	Woodwork, joinery, bespoke repairs
General repairs	Day-to-day maintenance and odd jobs
Locks	Changes, repairs and upgrades
Doors & windows	Installation, repairs, security
Flooring	Carpet, laminate, vinyl and wood
Refurbishment	Partial and full property updates
Clearance	House, flat, garden, loft, garage
Waste collection	Bulky waste and rubbish removal
Gardening	Lawn care, hedges, tidying, weeding
HMO & fire prep	Compliance works and adaptations
Glass & boarding	Emergency boarding and glazing
Trades coordination	One schedule, multiple trades

Standard rates

Item	Rate
Attendance / call-out	£100
Labour per additional hour	£50
Materials	Cost price + 10% handling
Waste disposal	From £60 per load (depending on volume)

Book & pay — Maintenance visit + first hour

Schedule a maintenance visit with the first hour of labour included. Distance measured from NR8 5DB. Additional hours charged at the standard labour rate.

Distance from NR8 5DB	Price
0 – 15 miles	£100



15 – 25 miles	£125
25 – 35 miles	£150
Over 35 miles	Please call for a quote

How to instruct us

Send work requests by email or phone. For each job, please include the property address, tenant or access details, a description of the issue, and any photos. We will confirm attendance, carry out the work, and invoice on completion.

Email: info@norfolkpropertyworks.co.uk

Phone: 01603 298865

Terms

- All rates are fixed and inclusive — we are not VAT registered, so no VAT will be added.
- A call-out covers attendance and the first hour of labour; further labour is charged at £50 per hour.
- Materials are charged at cost plus 10% handling.
- Large or specialist materials may require a deposit or payment in advance.
- Cancellation within 24 hours of a scheduled visit may incur the call-out charge.
- Waste disposal is quoted based on volume and type.
- Payment is due within 7 days of invoice by bank transfer.

Authorization

By instructing Norfolk Property Works you confirm you are authorized to order works at the property and agree to our terms above. We will not undertake structural, gas or electrical work outside our scope; such items will be referred to a suitably qualified specialist.

Contact

Norfolk Property Works

Phone: 01603 298865

Email: info@norfolkpropertyworks.co.uk

Web: www.norfolkpropertyworks.co.uk

Serving Norfolk and surrounding areas from NR8 5DB