



Energy Assessment



**123 Example St, Example Town,
Example
County
AB12 3CD**



Eco Tiffin Ltd are based in Hertfordshire and serve London and the Home-counties. We are WHICH Trusted Trader approved Members in partnership with Hertfordshire Trading Standards. We are also active members of the Federation of Master Builders (FMB). First established in 1695 our years of experience have been passed down through the generations giving us a wealth of knowledge therefore allowing us to best assist our clients.

We cover all consultancy & assessment needs as Retrofit Coordinators, damp surveyors, Thermographers & defect analysis experts



TRUSTMARK
Government Endorsed Quality

Tiffin – Over 300
Years of Family
Preservation History

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■ Inspection Information

Survey Date:	15th March 2024
Reference:	KC
Client Name:	Mr and Mrs Sample
Enquiry:	Energy Assessment
Surveyors Name:	MR SURVEYOR
Weather Condition:	Cold And Dry
External Air Temperature:	2°C
External Relative Humidity Reading:	44%
Internal Air Temperature:	16°C
Internal Relative Humidity Reading:	52%

Introduction

Dear Mr and Mrs Sample,

Thank you for enquiry and instruction to carry out a site visit to the above address on the 15th March 2024.

The purpose of my survey was to carry out an energy assessment of your home and provide recommendations of insulation improvements, whilst considering dampness and ventilation, to the single storey kitchen/dining area to the south west corner of the property as it was particularly cold.

You will appreciate that due to the nature of this investigation we have had to restrict our examination to those parts of the building that were accessible, exposed or uncovered at the time of inspection. Our external inspection was from ground level and internally we have not opened up any concealed surfaces by removing plaster, moving furniture or raising fitted carpets or floor coverings, but have done our best to draw conclusions about the construction and condition of the property from the evidence visible at the time of our inspection.

The report should not be construed as an overall condition of the property and is not an inventory of every single defect. It is also based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after this date. Any designation referred to are viewed from the outside, facing the front of the property and from the ground or finished floor level. My survey was restricted to the boundaries of the property.

The areas I have reported upon are those inspected in accordance with your instructions. If there are any omissions, or if you believe that we have misinterpreted your survey instructions, please let us know at once.

This report has carefully considered most aspects of a building where relevant to your enquiry including retrofitting, ventilation and insulation and help prevent dampness and condensation. Evidence from the BRE (Building Research Establishment), other industry experts and our years of experience carrying out building surveys has taught us just how serious the effects of climate change and moisture in the building fabric are and how serious the consequences can be.

Before specifically referring to the areas of concern and possible improvements I refer you to our "Important Information" document which outlines common problems to domestic buildings around dampness, moisture, ventilation and insulation. It is important information in relation to what happens when improving older properties and in the light of changing weather patterns that is becoming more serious, particularly in recent years.

The best investment, which can be made regarding energy efficiency in buildings is to make all the possible and reasonable improvements to retain heat. This will reduce overall energy demand, which will be advantageous for years to come. As our country moves closer to being carbon neutral by 2050, most houses will have to be significantly thermally improved, though many historic and listed buildings have many limitations. We have assessed each part of your property in turn firstly considering the building fabric.

Important Information

Again we refer you to our Important Information guide which we recommend reading in conjunction with this report to help gain a better understanding of the observations and recommendations set out below.

General Overview



This detached property, originally built circa 1700 is constructed from solid 225mm brickwork.

The floors were both timber suspended and solid concrete with screed.

The property has a combination of fair-faced brickwork to the extended areas and painted rendered brickwork to the original building.

All roofing are timber hand cut with tiles over. The property has single glazed windows which do not incorporate trickle vents.

Observations and Recommendations



Tiffin – Over 300
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Roof Void - Insulation

Notes

To the kitchen roof space the glass fibre insulation was poorly applied and inefficient. It needs to be set aside and the first layer being relayed carefully tucked in between the joists. The second layer should be laid diagonally to a maximum of 270mm thick.

To the boarded areas allowing access to the boiler requires 50mm PIR with 12mm ply over to continue the access platform.

To the vertical half gable wall and return wall including the party wall to the bathroom allow to provide and install 50mm PIR insulation to prevent cold bridging and insulation to the partition wall.

To the lounge roof space the glass fibre insulation was poorly applied and inefficient. It needs to be set aside and the first layer being relayed carefully tucked in between the joists. The second layer should be laid diagonally to a maximum of 270mm thick.

To the boarded areas allowing storage provide 50mm PIR with 12mm ply over to continue the access platform.

To the vertical half gable wall allow to provide and install 50mm PIR insulation to prevent cold bridging.

Roof Hatches 2 No we recommend applying/ fitting insulation quilt (similar to duvet material) at least 100% larger than the hatch to providing an over blanket effect to prevent heat bypass. Also allow to provide draught proof seal to perimeter.

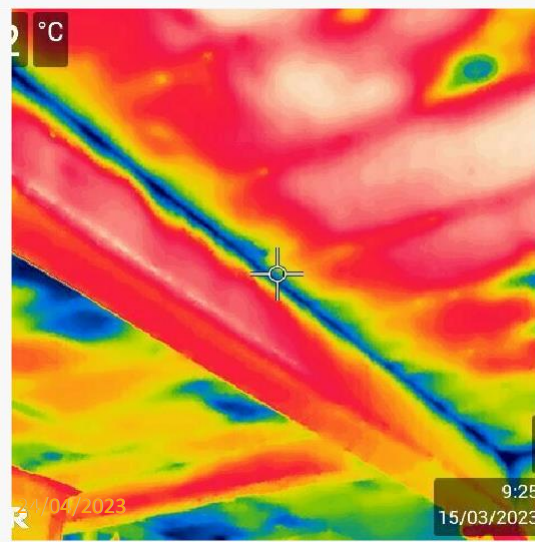
To the centre valley beam that can be accessed via the roof space (see image) there is very little insulation (Vermiculite) this area is contributing to significant draughts through the timber framing (heat bypass). We recommend this area is carefully packed/wedged with Pavatextil P (recycled denim) and vapour open.

Observations and Recommendations (continued)

Roof Void - Insulation (continued)



Photo



Thermogram showing patches of missing insulation to the roof void



Vermiculite insulation to the centre beam



Gable wall

Observations and Recommendations (continued)

Roof Void - Eaves

Notes

The full length of the eaves above the rear stable access door and the short length of eaves to the dining room facing north west. This section between the top of the external wall and the horizontal insulation to the roof is insufficiently insulated. It creates a thermal bypass and cold bridge and is a common area where large amounts of heat loss occurs.

The thermal bypass in this area substantially impacts the amount of energy required when greatly improving insulation. Cold bridge areas become significant as a percentage of the overall heat loss, and for this reason careful attention must be paid to addressing these problems.

These cold bridge areas can greatly contribute to the condensation effect, and create mould and damp within the building envelope, in turn developing an unhealthy living environment.

We recommend further insulating and ventilating in this section to reduce heat loss. Insulating the eaves detail and connecting/ lapping it with the horizontal insulation is what we call the added DUVET EFFECT and improves comfort considerably and has a substantial contribution to the reduction of heat loss and comfort.

See section 7 - Understanding what a cold bridge is in Important information and refer to illustration.

Observations and Recommendations (continued)

Roof Void - Eaves (continued)



Thermogram showing heat loss through eaves Photo detail

Observations and Recommendations (continued)

Roof Void - Eaves (continued)

Creating the Tiffin Duvet Effect

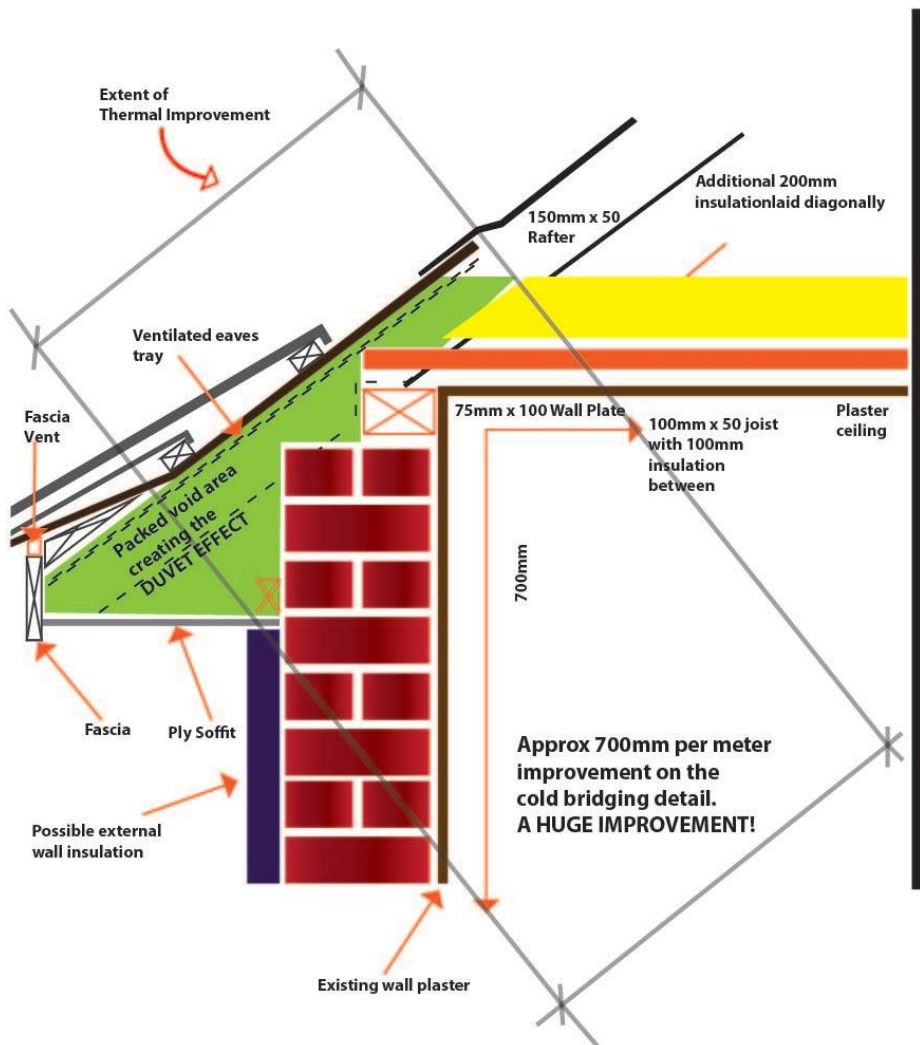


Illustration of Eaves Detail

Observations and Recommendations (continued)

Ventilated Roof Tiles

Notes

Within both loft voids there will be insufficient ventilation with this additional remedial works. We recommend installing a further 6 No ventilated roof tiles close to the ridge line to allow through ventilation.

See section 9 - Ventilation and understanding its importance in important information.



Ventilation required in the roof void



Ventilation required in the roof void

Observations and Recommendations (continued)

Brickwork

Notes

Externally the rear and side elevations to this property are fair faced brick which are exposed to the elements. Wet walls are cold walls, they are thermally inefficient and create a considerable heat loss to the property. Wind driven rain, which has become worse over recent decades due to climate change, can cause damp / decay problems to masonry due to the combined effect of wind pressure and rain which forces rainwater in to porous or defective masonry.

We recommend an application of masonry protective cream to the external fair faced brickwork this will increase the thermal performance by up to 27% (repointing and repairs together should be undertaken prior to the application of moisture protective cream).

Our masonry protective cream is approved by the BBA and the Energy Saving Trust with a 25-year effective manufacturers lifespan.

Evidence from the thermograms shows significant heat loss from the floor slab to the perimeter of the building. Short of excavating the floor slab and installing perimeter installation internally below DPC level. There is no reasonable economic solution.

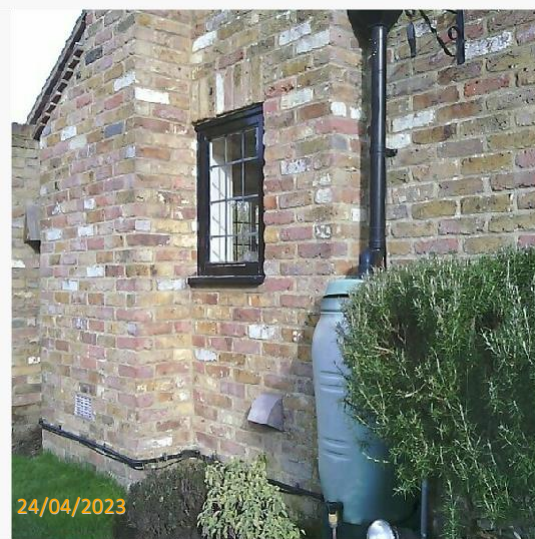
See section 1 in 'Important Information' for more information on understanding dampness.

Observations and Recommendations (continued)

Brickwork (continued)



Thermogram showing heat loss through brickwork



Photo



Thermogram showing heat loss through brickwork



Photo

Observations and Recommendations (continued)

Brickwork (continued)



Heat loss from floor slab and door



Photo



Heat loss from floor slab

Observations and Recommendations (continued)

Brickwork - Repointing

Notes

Mortar joint pointing generally to the left side was noted to be in poor condition.

We recommend raking out the defective mortar joints to form an adequate key and re-point areas of brickwork.

Please note our attached image for the approximate locations of re- pointing.

Newly pointed areas of brickwork will be distinguishable from the remaining weathered areas. This effect can be minimised by the re-pointing of whole elevations, however this would increase the cost.



Repointing required prior to masonry protection application

Observations and Recommendations (continued)

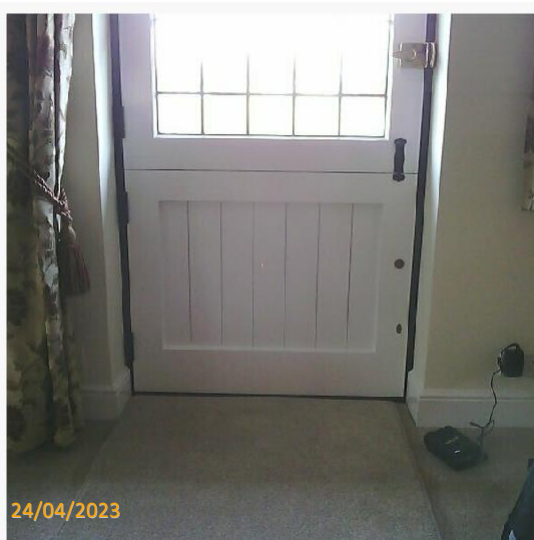
Draughts

Notes

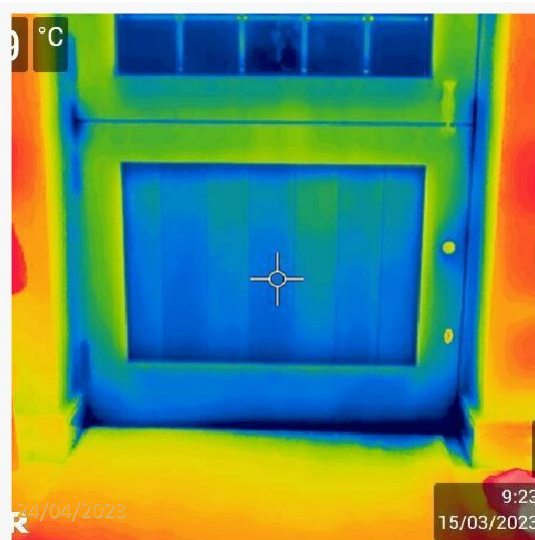
Through out the kitchen/lounge/dining area there was significant draughts to all timber beams at ceiling level. This is a major contribution to the loss of heat. We recommend all vertical and horizontal junctions and abutments are carefully raked out and to apply appropriate mastic seal through out.

To the rear stable door, draughts were noted to the perimeter and excessive heat loss to the lower panel of the stable door.

We recommend removing, easing, adjusting and installing a draught proof seal to perimeter of both upper and lower door. To the lower door provide and fit an insulated panel to the lower rebated/reduced section. Design to be agreed with client.



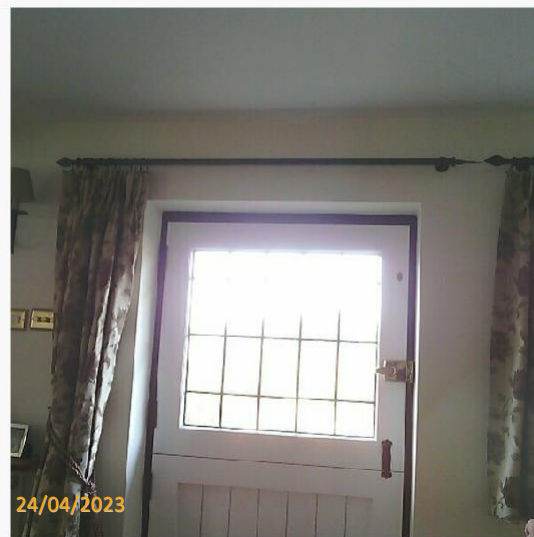
Photo



Thermogram showing draughts and heat loss through rear door

Observations and Recommendations (continued)

Draughts (continued)



Thermogram showing draughts and heat loss through rear door

Photo



Heat loss noted to lower door

Photo

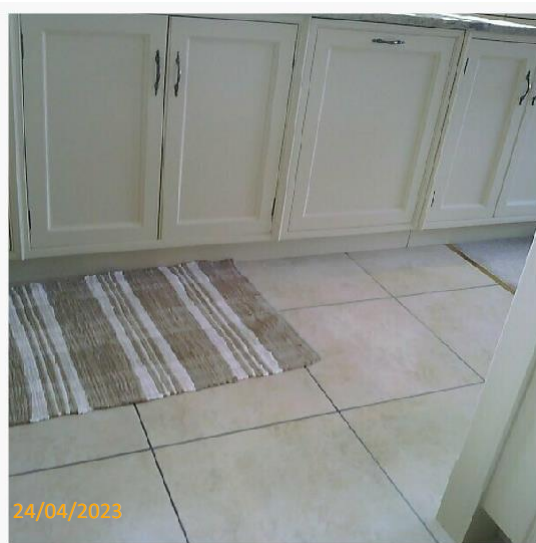
Observations and Recommendations (continued)

Plinth - Kitchen

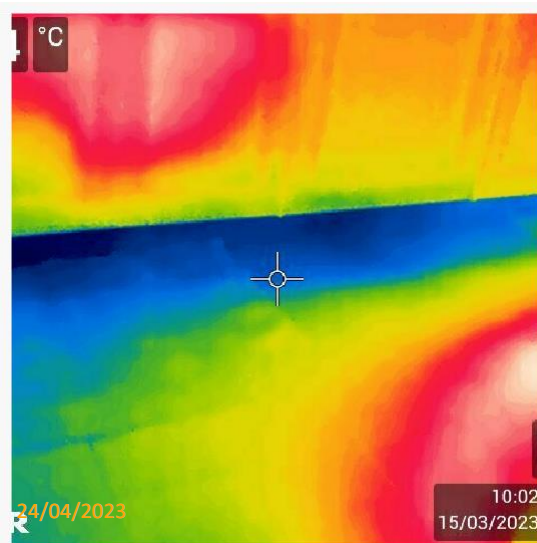
Notes

Our thermograms shows heat loss from the under section of the plinths in the kitchen. This is a common source of draughts and heat loss and is commonly not diagnosed.

We recommend installing mineral wool quilt ensuring a tight fit and re-fitting the plinths. This will make significant comfort improvements.



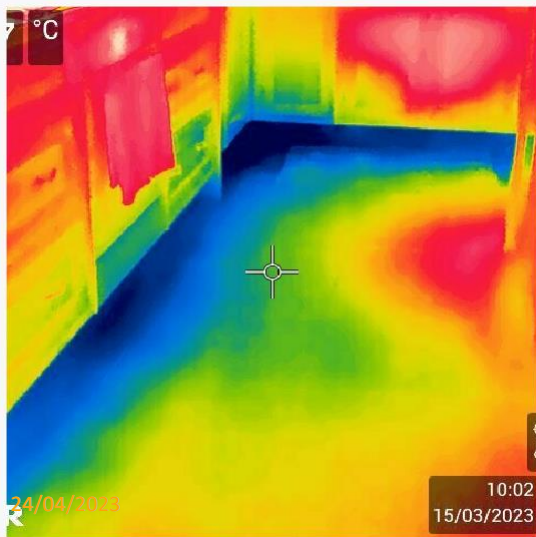
Photo



Thermogram showing heat loss through kitchen plinth

Observations and Recommendations (continued)

Plinth - Kitchen (continued)



Thermogram showing heat loss from the plinths



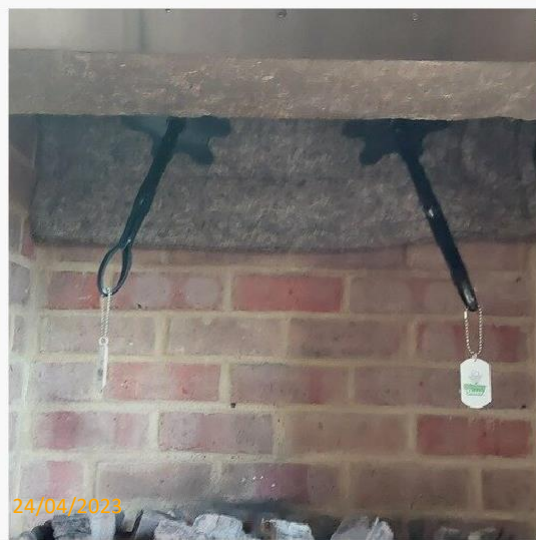
Photo

Observations and Recommendations (continued)

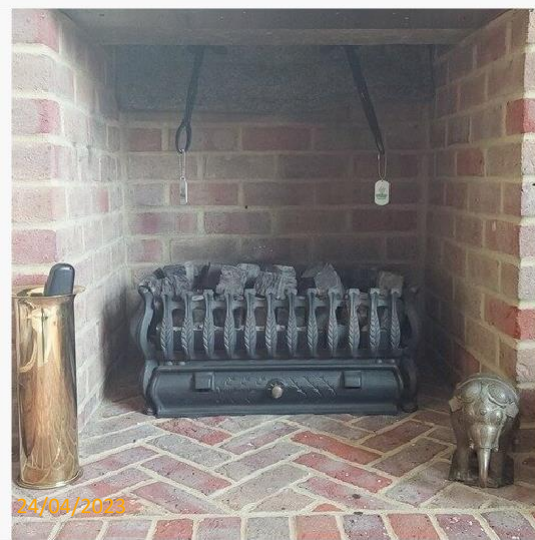
Chimney - Fire Place

Notes

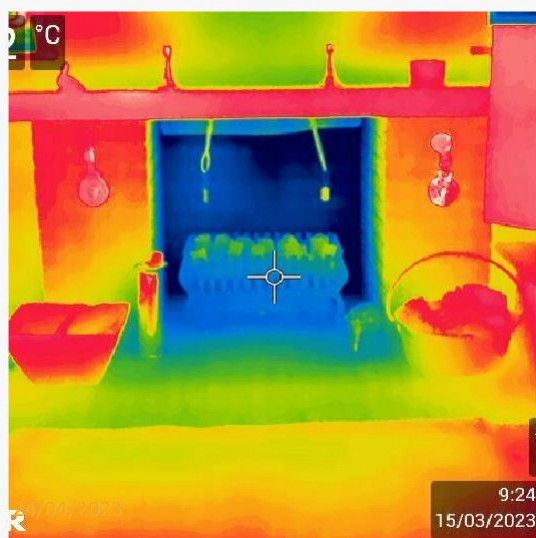
To the chimney opening the thermal camera identified draughts to the perimeter of the sheep balloon. Additional effort needs to be applied to try and reduce the draughts, alternatively you could try and use a old pillow/cushion.



Sheep balloon fitted to the fireplace



Sheep balloon fitted to the fireplace



Thermogram showing heat loss through fireplace



Photo

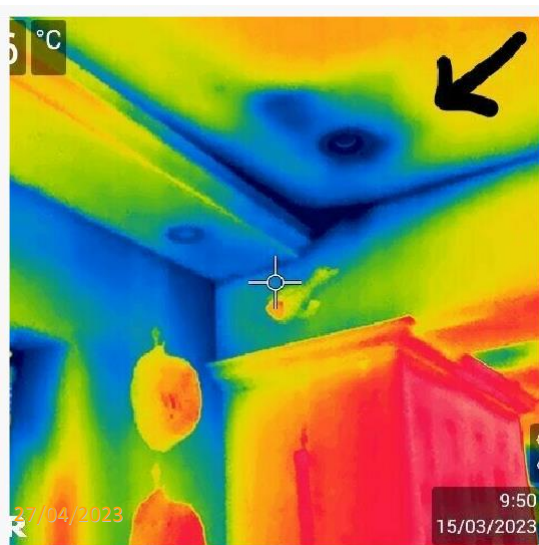
Observations and Recommendations (continued)

Lighting

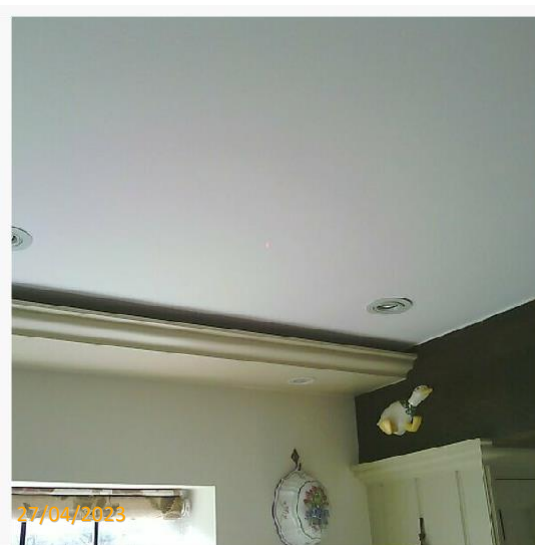
Notes

We understand that all the recessed ceiling lights are LED but these types of light units are not draught free and allow significant energy loss through the fitting.

We recommend that we provide and fit air tight insulated hoods within the roof space to these units. We have allowed a provisional sum within the specification section of the works.



Draughts noted to LED lights



Photo

Observations and Recommendations (continued)

Reveals

Notes

Our Thermograms show cold bridging through the windows and door reveals in the kitchen and lounge area. This is a very common source of heat-loss in properties of this construction.

We recommend removing the plaster and applying marmox insulated board and taping to remove any draughts before plastering to skim finish.

See section 9 in 'Important Information' for more information on cold bridges.



Specification & Tender

Preliminary & Safe Access

TENDER:

For works to: 123 Example St

We estimate the cost of carrying out the work as set out in the below specification, including all necessary labour, materials, equipment, travelling and other expenses, (but excluding works listed under the heading of Tender Ancillary Works Assumptions and Conditions on the attached list) to be:

Notes

Provide for all safety measures required by Health and Safety Executive.

Internally provide for all necessary dust sheets and other coverings to protect carpets, floors, walls, furniture and fittings.

Externally make adequate provision for protection to drive ways, flower beds, gardens and the like as required.

Allow for all transport and parking where applicable.

Allow for provision of skips or bagging up and disposal for the debris caused by the works.

Allow for supervision of the works.

Safe Working Access

Notes

To enable these works to be carried out safely by our technicians and in compliance with Health & Safety Regulations it will be necessary for full access via a tower to be hired and erected for the duration of this contract.

Costs

Scaffolding	£ 0.00	
	Net Total:	£ 0.00
	VAT:	£ 0.00
	Total :	£ 00.00

Specification & Tender (continued)

Roof Void - Insulation

Notes

Areas

Kitchen - Living - Dining

Kitchen: Remove and set aside boarded areas.

To all horizontal surfaces carefully set aside all insulation and relay allowing to tuck in between roof joists. Not exceeding 25m².

To area around boiler, allow firm standing for boiler engineer provide PIR Insulation. Not exceeding 6m². With 18mm ply over.

Allow to lay diagonally a further layer of 200mm thick insulation quilt. Not exceeding 25m².

To vertical surfaces of half gable and return parapet wall and apron of 1st floor bathroom within roof void. Provide and fit 100mm thick PIR insulation. Not exceeding 10m².

To the loft hatch allow to upgrade insulation and draught proofing to the loft hatch.

Living Area: Remove and set aside boarded areas.

To all horizontal surfaces carefully set aside all insulation and relay allowing to tuck in between roof joists.

Allow to install 50mm PIR to the horizontals with chipboard on top to allow for storage. Not exceeding 25m².

To the loft hatch allow to upgrade insulation and draught proofing to the loft hatch.

To the RSJ allow to remove existing old insulation and pack with 200mm insulation.

Specification & Tender (continued)

Roof Void - Insulation (continued)

Costs

Roof Insulation + Boarding	£ 00.00	
Net Total:	£ 0000.00	
VAT:	£ 00.00	
Total :	£ 0000.00	

Roof Void - Eaves

Notes

Allow to remove the lower courses existing roof tiles, battens and membrane to the eaves of the kitchen area. Install an insulated vapour membrane, insulate between rafters and tiles with mineral-wool quilt, add ventilation to the eaves before refitting existing roof tiles and battens. Not exceeding 12m².

Costs

Eaves Insulation	£ 0000.00	
Net Total:	£ 0000.00	
VAT:	£ 0.00	
Total :	£ 0000.00	

Ventilated Roof Tiles

Notes

Allow to remove 6x roof tiles, create a gap through the membrane and install 6x ventilated tiles in the roof void.

Costs

Ventilated Roof Tiles	£ 000.00	Plus VAT
Net Total:	£ 000.00	
VAT:	£ 000.00	
Total :	£ 0000.00	

Specification & Tender (continued)

Brickwork

Notes

Allow to apply 1 liberal coat of Masonry protection to exposed fair-faced brickwork to the property. Safeaccess is required by way of a tower. Not exceeding 74m².

Costs

Masonry Protection	£ 000.00	
Net Total:	£ 000.00	
VAT:	£ 0.00	
Total :	£ 000.00	

Brickwork - Repointing

Notes

Allow to rake out the defective mortar joints to the left elevation of the side door to form an adequate key and re-point areas of brickwork of up to 5m² with lime mortar.

Costs

Repointing	£ 000.00	Plus VAT
Net Total:	£ 000.00	
VAT:	£ 000.00	
Total :	£ 000.00	

Draught Proof Sealing

Notes

Allow to remove, ease, adjust and draught proof 1x rear kitchen door.

To the lower door, allow to provide and fit an insulated panel to the lower rebated/reduced section.

Specification & Tender (continued)

Draught Proof Sealing (continued)

Costs

Draught Proof Door & Provide Insulated Panel	£ 000.00	
Net Total:	£ 000.00	
VAT:	£ 0.00	
Total :	£ 000.00	

Plinth - Kitchen

Notes

Allow to remove kitchen plinth and install 100mm of mineral wool quilt at 500mm deep, ensure a tight fit. Reinststate plinth.

Costs

Plinth Insulation	£ 000.00	
Net Total:	£ 000.00	
VAT:	£ 0.00	
Total :	£ 000.00	

Beams

Notes

Allow to rake out around the beams joining, clean and replace with clear mastic seal. Not exceeding 40 linear m.

Costs

Mastic Seal Beams	£ 000.00	
Net Total:	£ 000.00	
VAT:	£ 0.00	
Total :	£ 000.00	

Specification & Tender (continued)

Reveals

Notes

Allow to remove existing plaster to the external door and window reveals in the kitchen and lounge area , insulate with Compacfoam insulation board and plastering to a skim finish.

Costs

Reveal insulation	£ 0000.00	Plus VAT
Net Total:	£ 0000.00	
VAT:	£ 000.00	
Total :	£ 0000.00	

Lighting

Notes

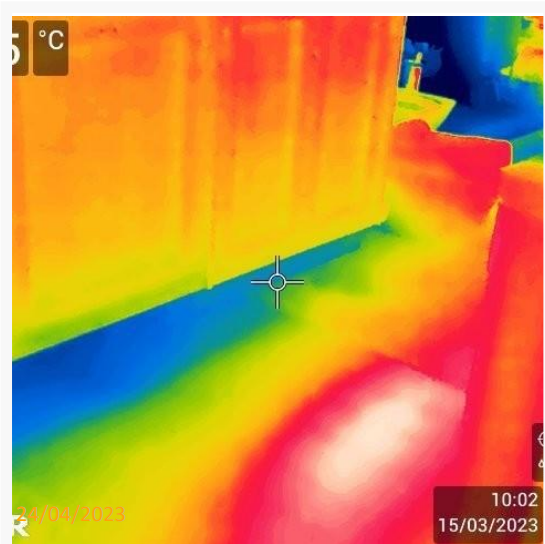
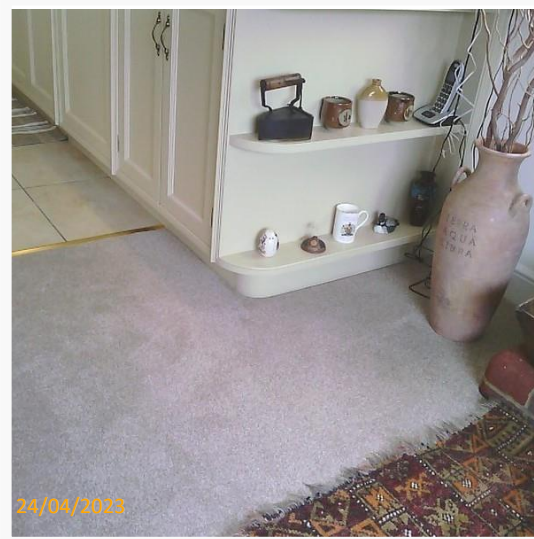
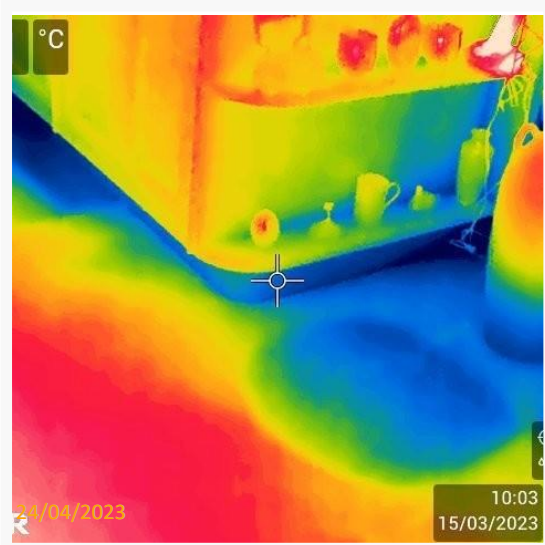
Allow to provide and fit air tight insulated hoods to all LED lights in the kitchen and lounge area within the roof space to these units.

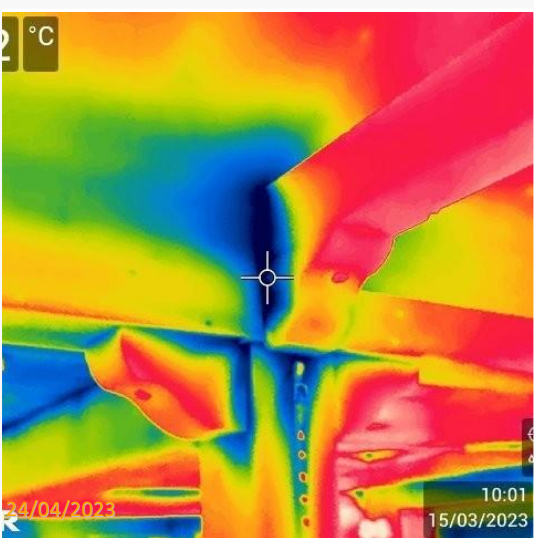
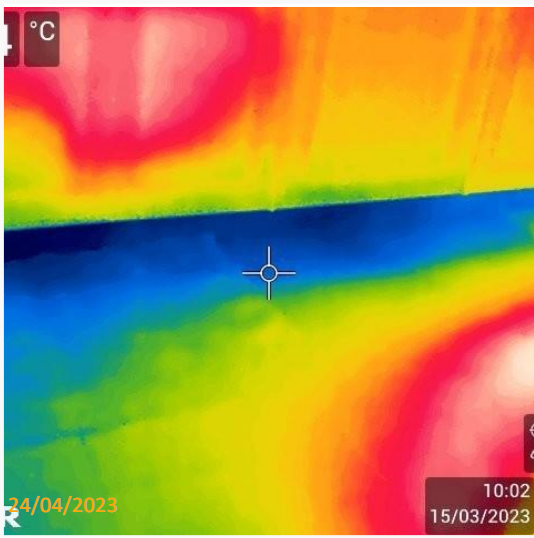
Costs

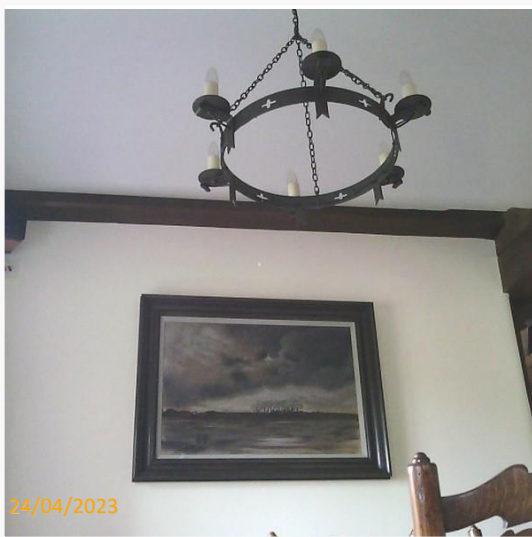
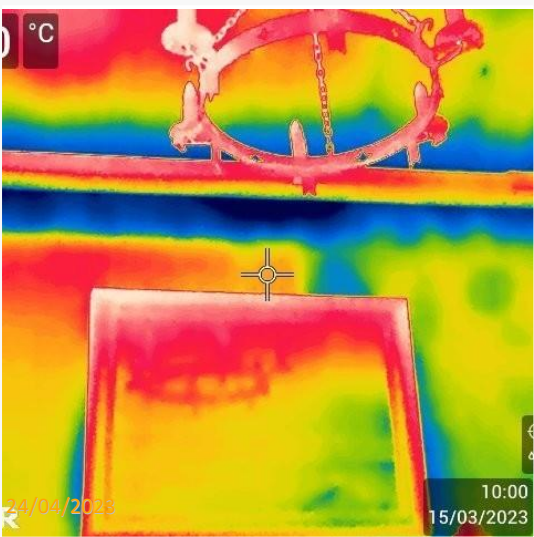
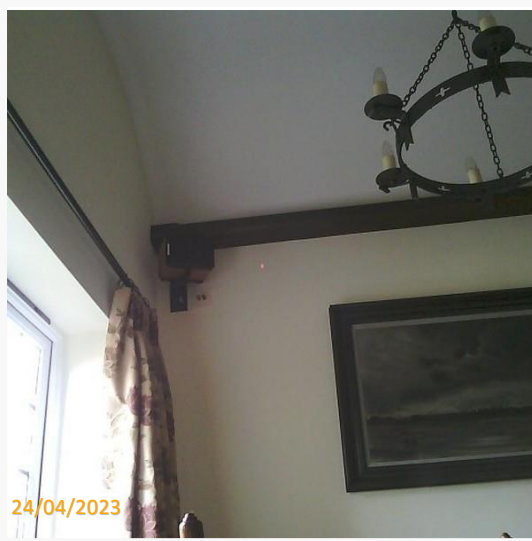
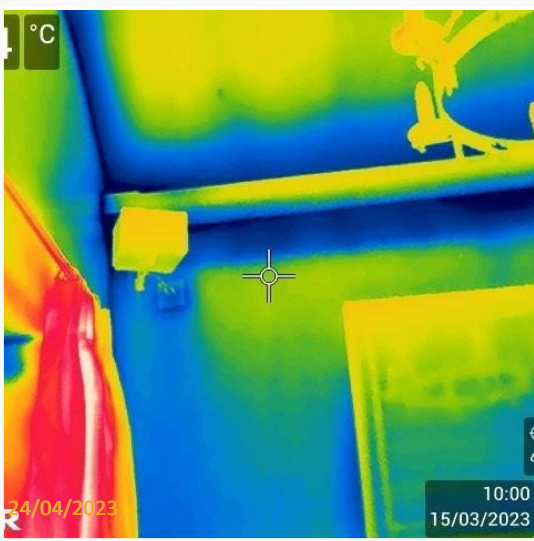
Lighting Works - Provisional Sum	£ 000.00	Plus VAT
Net Total:	£ 000.00	
VAT:	£ 000.00	
Total :	£ 0000.00	

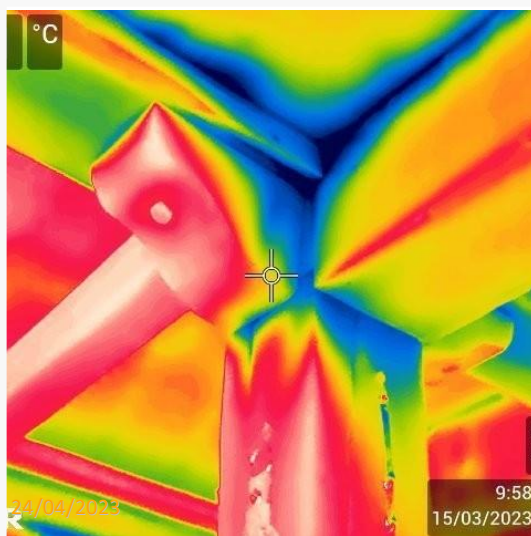
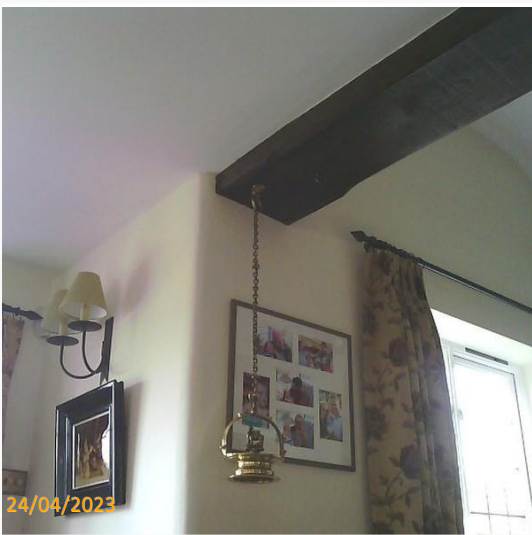
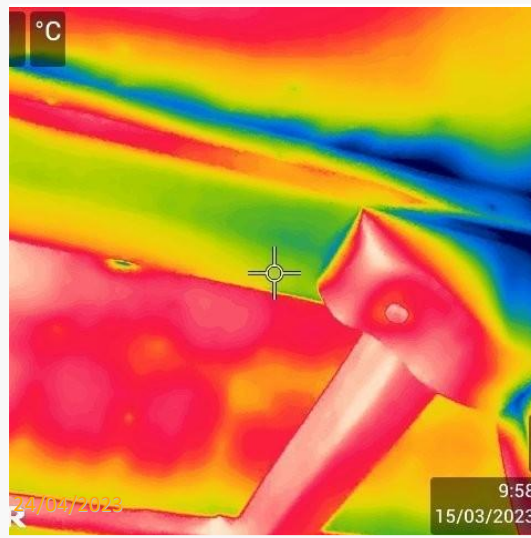
Room	All works this room (net): £ 00000.00
Total	VAT: £ 0000.00

Thermograms

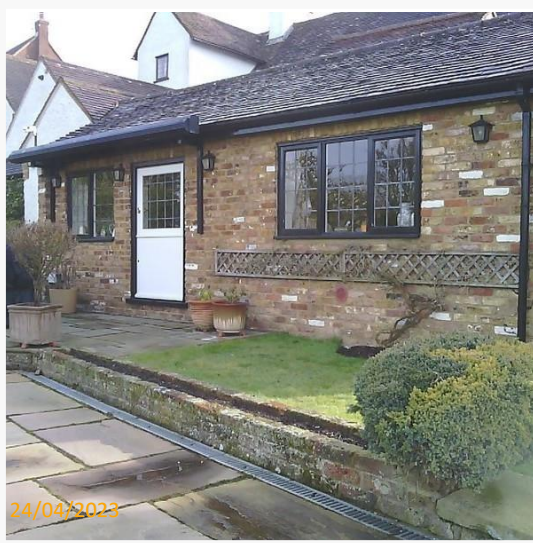


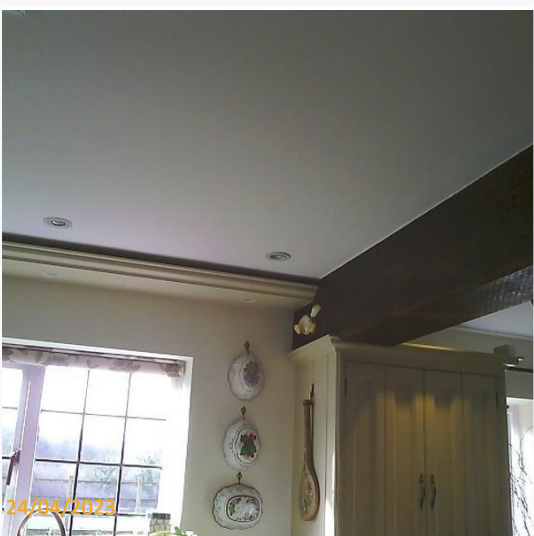


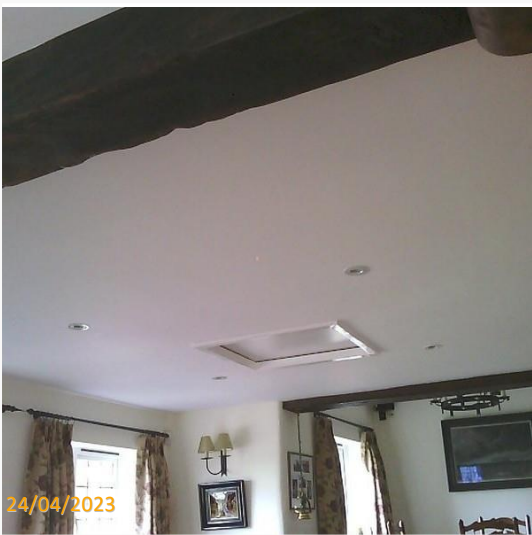
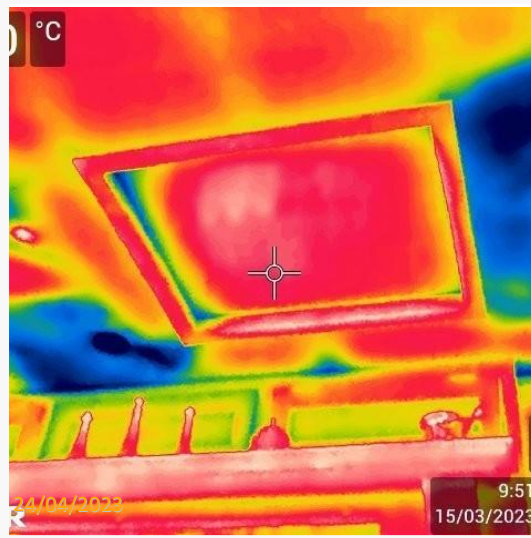














■ Cost Summary

Room	Net cost	VAT	Total
Specification & Tender	£ 0000.00	£ 0000.00	£ 00000.00
Total	£ 00000.00	£ 0000.00	£ 00000.00

■ Surveyor Present



Kash Channa

■ Ancillary Notes & Conditions of Contract

Assumptions and Conditions:

To be carried out by the client and not included in our quotation unless clearly allowed for within the specification detailed.

1. Ensure provision of a minimum 13 amp earthed working supply of electricity within the area of work.
2. Provide free of charge, any necessary gas, electricity and water supply.
3. All personal effects must be removed to a secure and safe location from the site area of work by others and be protected. No responsibility whatsoever will be accepted for their security or damage.
4. If damp proofing is included within our work schedule, then re-plastering in accordance with our specification is an integral and essential part of the process required to produce an effective damp proof system.
5. Carry out all necessary repairs to structure to stop the ingress of moisture caused by lack of maintenance and will void any guarantees.
6. Any defect of snagging that is caused by natural evaporation (natural moisture in buildings) causing hair line cracking or sinkage in not considered as a defect or snagging item and any remedial works are a maintenance responsibility for the client.
7. Any leaks from service pipes whether above or below ground is the responsibility of the client at all times any such leak will void any guarantee responsibilities of Eco Tiffin however caused.
8. Replacing decaying and weak timbers anywhere in the structure or removing debris / rubbish found under or in roof or floor voids has not been assumed or allowed for and will be charged at an additional cost.
9. Remove all shelves, cupboards, sanitary fittings, radiators, power points, cables, pipe work, etc., that are within the scheduled area and their re-fixing.
10. Remove all furniture, goods, floor coverings from scheduled areas.

11. Remove all dirt, debris, and insulation from roof.
12. Please note, if your building is listed or in a conservation area and we have to deviate from the specification, materials, or in quantity (including fees), additional costs will be incurred.
13. We reserve the right to vary the specification of chemicals and or materials to achieve a comparable standard, without notice.
14. Any delay costs, due to inability for our operatives to gain access as agreed prior to starting or during a project or additional costs due to delayed information or instructions issued varying the works will be charged at our standard hourly rate.
15. We will not accept responsibility for any damage to concealed plumbing or wiring during the course of carrying out our works (unless caused by our negligence) and any costs directly or associated to the repair and reinstatement work thereof will be charged at our standard rates in accordance with our terms and conditions.
16. Where our estimate for the injection of a chemical damp proof course only, is accepted as defined in the relevant clauses above, the remaining clauses are deemed to be the client's responsibility and have been included to define the works necessary for the installation of an effective damp proofing system.

Central Heating : Plumbing : Electrical

1. Where a Service Agreement covers this, we suggest that you contact the Service Contractor. Where heating systems have not been serviced regularly, some components may require replacement. Our engineers can service the boiler and re-commission the installation at additional cost.
2. Important: Where any heating or electrical services are altered as part of our works and clearly specified, we HAVE NOT allowed for any further investigation repair or further alteration works due to failure of the systems not functioning correctly, any work required will be charged as an additional cost.

Tiling:

1. Wall tiling – rates are on the basis they are ceramic and between the sizes of 100 x 100 up to 300 x 400. Price does not include adhesive, grout and trim. If tiles are outside of these dimensions or a different material the prices will increase.
2. Floor tiles - rates are on the basis they are ceramic and between the sizes of 200 x 300 up to 500 x 500. Price does not include adhesive, grout and trim. If tiles are outside of these dimensions or a different material the prices will increase.

Carpets:

1. If carpets are not removed, we will take all practical care & protect them but if an incident beyond our control (such as a leak) then this will always be considered as a client risk and accepted as such.
2. We recommend that, wherever possible, these be removed from areas of work. Where plastering or work of a structural nature has been carried out, we cannot guarantee that the profiles of new work will be identical to the old and occasionally it may NOT be possible to re-fit the original carpet exactly.
3. We are happy to arrange for any items above or extra works to be carried out for you and will submit an estimate upon request.

Client Nominated Subcontractors:

1. Any delay or damage caused by the client or their own nominated subcontractor will be the responsibility of the client. All debris, unloading expenses, making good and the like by Eco Tiffin will be chargeable at an additional cost. Any management time, planning and outside invisible costs will also be chargeable.

Variations:

1. Sometimes variations to the contract works outlined in the specification have to be carried out as general work proceeds, and costs can only be provided at our standard rates after execution of the works. Any variation will affect the time and programme of the project however small or large and therefore adequate time must be given to

carry out the works together with associated costs to the site running and preliminary costs of the project. Any variations such as this or variations chosen by the client in addition will be invoiced separately as and when those items have been completed.

Terms and Conditions

1. The client acknowledges that all terms of this Tender and any subsequent contract made as a result thereof between the Client and the Contractor shall be those contained herein and the Client is not relying on any prior representation and accordingly that nothing said or written by or on behalf of the Contractor that is not set out in these terms shall bind the Contractor or give rise to any right or claims of any kind whatsoever, unless specifically agreed to by the Contractor and contained in writing in these conditions. In addition, far as the Conditions of Tender and any subsequent Contract contained herein shall be inconsistent with any other conditions herein shall take precedence and solely apply on relation to this tender and any contract between the contractor and the client.
2. Any drawing, report or specification upon which this Tender or subsequent Contract is based shall remain the property of the Contractor and will be subject to any copyright or patent applicable thereto and is supplied for the Client's information only.
3. The Specification and Tender details allowed for in the preparation of this Tender or subsequent Contract with any variation howsoever arising will be charged for by the Contractor accordingly.
4. This Tender and any subsequent Contract made in consequence hereof is based upon the current rate of labour, materials, plant and any other charges and expenses applicable at the date of this Tender but may be increased prior to the Contract being entered into between the Client and Contractor based upon the Tender, but that all variations in such rates will be subject to acceptance for a period of 28 days from the date of the Tender or notification of such variation.
5. The Contractor will use its best endeavours to commence and complete the Contract

work within the time specified, but no responsibility or liability will be accepted by the Contractor for any delays or variations to the commencement or completion rates specified howsoever arising.

6. Any variations of changes within the works do and will have an effect on the time period allocated for the works to be executed and, therefore, time will become at large and the time will be extended to accommodate these works however long. Any cost and expenses to carry out these works shall be charged for in accordance with these terms. Also any costs or expenses as to loss of time and, or disruption to the work for site on costs, overheads, and loss of profit will also be charged and claimed.
7. All materials specified shall be accepted subject to usual trade conditions imposed by the supplier or manufacturer of such materials, and such conditions will be in addition to and not in substitution of the terms hereof.
8. Any materials supplied by the client whether directly or through the provision of P.C. or provisional sums will not be the contractor's responsibility. Any defects whatsoever however caused (barring negligence on the contractor's behalf) the client will have to pay for any replacement costs for their removal, storage, transport, and reinstatement, and any associated works in full.
9. The property in all materials and goods delivered to the site, including the plan and tools of the Contractor, shall belong to the Contractor and remain with the Contractor until they are paid for by the Client and shall not be removed from the premises without the written permission of either the suppliers or the Contractor.
10. This Tender price and any subsequent Contract price is net and no deductions in respect of trade, cash or other discounts will be allowed unless the contrary is confirmed in writing by the contractor.
11. Payment for the work shall be as follows:

A deposit + VAT required on every project. The amount of this depends on the size of the project and will be agreed + VAT of the contract Sum to be paid on acceptance of the work.

Deposits are not refundable under any circumstances.

The rate of VAT will always be the responsibility of the client and if ever disputed by the HMRC (VAT office) will always be client liability when ever assessed by the VAT office.

Subsequent payment shall become due forthwith upon the submission by the Contractor of an Account. Arrangements will be made for interim and stage payments from commencement of the contract or in accordance with the current Articles of Agreement within a The Contract.

1. Unless otherwise agreed in writing by the contractor interest will be charged at 2% per month compounded on any sum due to the Contractor for a period in excess of 7 days after the issue date of the Contractor's Account. Also the Client will be liable for all costs and expenses in recovering debt.
2. The Contractor may determine the Contract if the Client shall default in any payment immediately after the date it has become due or if the Client shall commit an act of bankruptcy, or has a receiving order made against him, or suffers execution upon his goods, or compounds or makes arrangements with his creditors, or in case a company goes into voluntary or compulsory liquidation, or has received appointed of its property or any part thereof and where the Contractor has cancelled the Contract, the Contractor shall be entitled to any costs incurred and for compensation for any loss suffered including loss of profit.
3. The client must notify their insurance provider of our intentions to working on site as per the agreed specification, prior to our arrival on site.

16 Should the commencement or completion of the work specified herein be delayed by virtue of:

Ancillary or other work not forming part of this Contract.

Lack of provision of suitable supply of electricity or water or other services on the commencement of this work.

By access to the property being denied to the Contractor for any reasons outside the control of the Contractor. That the client shall be responsible for paying all the Contractor's losses, expenses and extra costs which would not have been occurred for the said delay.

1. On any contract which involves the use of any flammable organic solvent material, it

is the responsibility of the client or his Agent, in the interest of safety in respect of hazard to notify all personnel on site that smoking, naked lights and / or the use of any gas, electric, oil or solid fuel appliances are strictly forbidden within the scheduled area during and for 48 hours after the use of such materials.

2. Certificates or Guarantee are issued where applicable, after full payment has been received by the contractor.
3. In the event of the work specified herein subsequently requiring reinstatement or redecoration of the property no such work shall be implemented without the Contractor's written consent and failure to comply with this condition shall render void any guarantee issued by the contractor.
4. Apart from the guarantee specifically issued by the Contractor, all other guarantees, warranties, or conditions expressed or implied statutory or otherwise are hereby expressly excluded insofar as such exclusion is not prohibited by statute.
5. To safeguard flooring or coverings, they should not be re-laid until all base surfaces are perfectly dry after treatment or laying.
6. Where any floor covering or fitting is removed to carry out works it is not guaranteed that any of these items will re-fit perfectly unless specified identified by the client in writing prior to agreement of the contract sum. Any cost incurred e.g., re-fitting / altering carpets, will be the responsibility of the client however used.
7. Labour & Materials rate: Where no sum has been agreed for the works by the client, such works shall be carried out at the following rates and charges:

Skips. £000.00 each (6yd)

Tradesman £00.00

Labourer £00.00 per hour + VAT minimum 4 hours charged

Management / Consultant £000.00 per visit maximum 3hrs

Materials at costs plus 20% + VAT

Plumbers at £000.00

Electricians at £00.00

1. Any time or other indulgence forbearance or concession by the Contractor to the Client shall not in any way constitute a waiver or otherwise prejudice the Contractor's rights under this Tender or subsequent Contractor.
2. The Contractor reserves the right to sub-contract any part of the work. No sub-contractors employed by the client will be allowed on site during the contract works.