



TERMS AND CONDITIONS

SKC Property Maintenance Ltd

Company Registration Number: 14078173

VAT Number: 412235541

Registered Office: 19 St Christopher's Way, Pride Park, Derby DE24 8JY

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1. Definitions and Interpretation

- **"Company"** refers to SKC Property Maintenance Ltd.
- **"Customer"** refers to the person, firm, or corporate body purchasing Services from the Company.
- **"Services"** refers to the property maintenance, repair, or renovation works to be provided by the Company as detailed in the Quote.
- **"Quote"** refers to the written estimate or price proposal provided by the Company to the Customer.

2. Quotes and Booking

- All Quotes are valid for thirty (30) days from the date of issue.
- A contract is formed once the Customer accepts the Quote in writing (via email, text, or xero) and the Company confirms the booking.
- The Company reserves the right to amend the Quote if material costs change significantly or if unforeseen structural issues are discovered upon starting work.

3. Customer Obligations

- The Customer must provide clear, safe access to the property at the agreed dates and times.
- The Customer must ensure a supply of mains electricity and running water is available for the duration of the works at no cost to the Company.
- The Customer must obtain all necessary permissions, permits, or licenses required for the work before the Company arrives.

4. Fees, Deposits, and Payment Schedule

- Payments must be made via bank transfer to the account specified on the invoice.
- **Standard Terms:** All invoices are due for payment within seven (7) days of the invoice date, unless extended terms are expressly agreed upon in writing before work begins.
- **Large Projects Schedule:** For jobs where the total quoted value exceeds £3,000, the following milestone payment structure applies:
 - **25% Deposit:** Due and payable at the start of the job before works commence.

- **50% Interim Payment:** Due and payable at the midpoint of the projected project duration or milestone.
 - **25% Final Balance:** Due and payable within seven (7) days of project completion.
- **Late Payments:** Late payments will incur a late payment fee of 1% calculated daily from the due date until payment is made in full.

5. Cancellations, Rescheduling, and Forfeiture

- The Customer may cancel or reschedule a booking by providing written notice to the Company.
- **Jobs Over £3,000:** If a cancellation notice is received less than one (1) calendar month before the scheduled start date, the 25% deposit will be strictly non-refundable and forfeited to cover lost labour and scheduling slots.
- **Jobs Under £3,000:** Cancellations made with less than 48 hours' notice prior to the scheduled start time will be payable in full.
- **Material Cost Liability:** Regardless of project size or notice period, if materials have already been specially ordered, custom-fabricated, or purchased for the project, the Customer remains fully liable for the total cost of those materials.

6. Materials and Ownership

- All materials supplied by the Company remain the sole property of SKC Property Maintenance Ltd until all outstanding invoices for the project are paid in full.
- If the Customer supplies their own materials, the Company accepts no liability for any defects, wrong measurements, or failures relating to those materials.

7. Liability and Guarantees

- **Workmanship Guarantee:** The Company guarantees its workmanship for a period of twelve (12) months from the date of completion. This guarantee does not cover normal wear and tear, accidental damage, structural movement, or issues arising from Customer misuse, neglect, or lack of standard maintenance.
- Manufacturer warranties for appliances, fixtures, or materials used will be passed directly to the Customer.
- **Insurance:** The Company maintains valid Public Liability Insurance up to the value of £10,000,000 (Ten Million Pounds).
- The Company is not liable for any indirect or consequential loss, damage, or delay caused by circumstances beyond its reasonable control (Force Majeure), including extreme weather, strikes, or supplier shortages.

8. Governing Law

- These Terms and Conditions are governed by and construed in accordance with the laws of England and Wales. Any disputes will be subject to the exclusive jurisdiction of the courts of England and Wales.