

1. Definitions, etc

(i) The "Installation" means that security or alarm system and items of associated equipment described in the system design specification and which is the subject

of this Contract.

(ii) The "Installer" means the person, partnership or company which is undertaking to install, maintain, and/or monitor the Installation which is the subject of this

Contract

(iii) 'Preventive Maintenance' means inspection, testing and adjustment of the Installation to confirm satisfactory operation or to identify any faulty items or

processes to the Customer.

(iv) "Corrective Maintenance" means the diagnosis and repair of faults and defects including defects discovered during Preventative Maintenance work or as a

result of emergency call-out.

(v) The 'Quotation Price' is that price accepted by the Customer in the Contract and is not subject to revision except by agreement in writing of both parties.

(vi) The "Maintenance Contract Price" is that price payable by the Customer in the Contract, and may be subject to reasonable increase (based on the Retail Price

Index or other suitable measure) on an annual basis, during the Maintenance Contract Period, to cover increases in wages, rates, traveling costs, and any other

relevant prevailing factors since the date of the Contract.

(vii) The 'Maintenance Contract Period' is that period quoted in the Contract and accepted by the Customer and commences initially on the date of issue by the

Installer of a Certificate of Compliance for the installation or may commence on any anniversary of that date thereafter.

(viii) The "Customer" means any company, firm or individual or agent thereof to whom the Installers Quotation or Contract is addressed.

(ix) "Applicable Standards" means those adopted by any approvals or regulatory organization by which the Installer is for the time being Recognized or any

modification or replacement thereof, current at the date of this Contract.

2. General

Acceptance of the Quotation includes acceptance of the following terms and conditions as well as any which may have been added in the system design

specification, which may specifically override these Terms and Conditions of trading and will take precedence if necessary for purposes of interpretation.

However, nothing that is stated or implied in these Terms and Conditions shall detract from the private consumers statutory rights. Any alteration to any of the

conditions can only be valid if made in writing and agreed by both parties. Unless specifically accepted by the Installer in writing, all other terms and

conditions not contained in or implied by the Contract are excluded.

3. Basis of Quotation for Installation

(i) Installing work is to be done during normal working hours, i.e. Monday to Friday 8.00 am to 4.30 pm (statutory holidays excepted) Any extension of such

hours or period directly or indirectly caused by the Customer shall entitle the Installer to charge any reasonable extra costs resulting.

(ii) Variations or additional work ordered by the Customer shall be charged on the basis of reasonable time and materials at rates and costs current at the time of

such work (unless separately agreed in writing prior to the variations/additional work starting).

(iii) Unless otherwise specifically agreed, the Quotation Price does not include any extraneous work, making good, redecoration, carpet laying, building or

carpentry work etc. and is contingent on engineers having unhindered access to doors, windows, cable runs and all other areas where work has to be carried out.

4. Terms of payment

4.1 Unless otherwise agreed, the specified deposit shall be due and payable by the Customer on acceptance of the Quotation.

4.2 The outstanding balance of the Quotation Price shall be due on completion of the Installation ("the final date for payment) and prior to handover of the keys or

keypad combination code to the Customer.

4.3 The Installation shall remain the property of the Installer until all sums due and payable by virtue of this paragraph have been received by the Installer, but the

Customer shall nevertheless at all times be responsible for loss of and damage to the installation.

4.4 This paragraph only applies to contracts which are subject to the Housing Grants, Construction and Regeneration Act 1996.

Payment as required above may not be withheld by the Customer after the final date for payment unless effective notice to withhold payment has been given

specifying

(i) The amount of the payment made or proposed to be made and the basis upon which that amount was calculated and

(ii) The ground or grounds for withholding payment and if more than one, the amount attributable to each ground.

5. Completion

The Installer will use its best endeavours to effect completion of the Installation by the agreed completion date but it cannot be held liable for any loss or

damage resulting from delay or non-delivery due to causes beyond its control

7. Guarantees

For one year from the date of handover the Installer shall carry out replacement or repair of parts and rectification of faults free of charge (including call out)

and to the Applicable Standards except for any such things made necessary by willful or negligent act of any person (other than the Installer and its employees),

or by some other cause or peril beyond the Installer's control.

9. Installer's Obligations

(i) In consideration of the Quotation Price, specified and paid or to be paid by the Customer, the Installer undertakes to install the Installation in accordance with

the Applicable Standards adopted by the approvals or regulatory organisation by which the Installer is for the time being Recognised, to the best of its ability

and that such equipment used in the Installation shall be fit for the purpose intended.

(ii) In consideration of the Maintenance Contract Price specified and paid or to be paid by the Customer within 21 days of the date due and annually thereafter in

advance on the anniversary of that date to the Installer, the Installer will, for the duration of the Maintenance Contract Period specified, carry out maintenance

inspections of the Customer's installation together with other services where applicable as specified in para. 9(iv) below.

(iii) This Combined Quotation/Sale and Maintenance Contract document relates only to the Installation described in the system design specification which is the

subject of that document, and the maintenance provisions shall only apply if agreed between Customer and Installer.

(iv) When the Contract document provides for maintenance service, the Installer agrees, subject to reasonable access to the site and installation being available,

periodically to inspect, test and adjust the Installation and to carry out all necessary maintenance thereto on the number of visits set out in the Maintenance

Contract document in accordance with the Applicable Standards during normal weekday working hours (except where otherwise stated), viz Monday to Friday

8.00 am to 4.30 pm, upon giving reasonable notice to the Customer of any visit for this purpose. Additional services such as various monitoring services and

keyholding shall also be supplied on a 24 hour basis if included within the Maintenance Contract Price and accepted by the Customer.

10. Customer Obligations

(i) The Customer agrees to pay in addition to the Quotation Price and the Maintenance Contract Price (if any) for the cost of any works from time to time required

to upgrade the Installation to a state which complies with the relevant Applicable Standards.

(ii) To pay for all necessary repairs and replacements to the Installation unless these are covered by guarantees or extended guarantees of the Maintenance

Contract.

(iii) Where the Installation has been installed so as to be linked with any Authority or monitoring service and where it has operated so as to register with such

Authority or monitoring service then the Customer or his agent shall immediately after being aware of the event notify the Installer so that the Installer may

reset the Installation.

(iv) Not to permit anyone (including the Customer himself) other than the Installer to test, adjust or reset or interfere with the Installation or any part thereof. In the

event of a breach of this provision the Installer shall be entitled to terminate the Maintenance Contract forthwith upon its discovery.

(v) To permit the Installer's staff and agents (and inspectors representing any approvals or regulatory organisation by which the Installer is for the time being

Recognised) from time to time to have access to the Customer's premises at all reasonable times.

(vi) Not to charge, pledge or otherwise deal with any of the Installer's equipment or installation which has not already been sold to the Customer nor part with

possession of the same or remove or permit it to be removed from the Customer's premises.

(vii) To notify the Installer of any proposed structural alteration to the premises or any other modification which may affect the existing Installation or system to

which it may be linked. Any extension to or alteration of the Installation

which may thereby become necessary shall be carried out by the Installer at the additional expense of the Customer.

(viii) To notify the Installer immediately following the appearance of any defect in the Installation and permit the Installer to take such steps as it thinks fit to remedy

such defect.

(ix) To ensure that the external alarm bell does not cause a nuisance as defined by current Noise Pollution legislation from time to time. Arrangements must include

an automatic device, limiting bell noise to 20 minutes and for two keyholders to be available within this time [current legislation includes London Local

Authorities Act 1991, Environmental Protection Act 1990, Control of Pollution Act 1974 Scotland, Noise and Statutory Nuisance Act 1993].

(x) The Customer is to obtain and pay for the telephone line or other telephone company apparatus required for monitoring or remote signalling (if any) as well as

other necessary facilities, consents, permits, licenses, wayleaves or approvals required for installing the system. However the Installer will assist by putting the

telephone company in touch with the Customer for provision of the requisite type of service.

11. Termination of Maintenance Contract

Either party may terminate the Maintenance Contract (if applicable) by not less than one months notice in writing to that effect to expire upon the day before

any anniversary of such Maintenance Contract. In the event of such termination the Customer shall forthwith return to the Installer any part of the Installation

and any other equipment which is rented by the Customer from the Installer, The Customer shall thereafter be responsible for making his, her or its own

arrangements in regard to any monitoring or other continuing services which may be required, it being a condition that monitoring services will only be

provided by the Installer or his agent when a current Maintenance Contract exists between the Installer and the Customer.

Even though the Contract may be terminated the Installer and his, her or its agents shall have the right upon reasonable notice to enter the Customer's premises

to remove any equipment belonging to the Installer and subject to reasonable disturbance only shall not be liable for any loss or damage occasioned thereby.

12. Force Majeure

Any failure by the Installer to perform any of its obligations by reason of any cause beyond the control of the Installer shall be deemed not to be a breach of this

Contract

13. Right to Refer Disputes to Adjudication in Contracts which are subject to the Housing Grants, Construction and Regeneration Act 1996

If this contract is a contract to which the Housing Grants, Construction and Regeneration Act 1996 applies then: -

13.1 If any dispute or difference arises out of or in connection with this contract, any party ("the referring party") may by notice given to every other party to the

agreement at any time refer the said dispute or difference to adjudication to be conducted in accordance with the Adjudication Provisions of the Scheme for

Construction Contracts prescribed under the Housing Grants, Construction and Regeneration Act 1996.

13.2 The said adjudication shall be conducted by an adjudicator appointed by agreement between the parties or in default of agreement, the referring party shall

request the Centre for Dispute Resolution being a nominating body under Clause 2.1 (b) of the said Scheme for these purposes to select a person to act as

adjudicator.

14. Mediation

Subject always to the right of any party at any time in a contract to which the Housing Grants, Construction and Regeneration Act 1996 applies, to refer a

dispute or difference arising out of or in connection with this agreement to adjudication as above, either party may request by notice in writing, with record of

posting, that the dispute be referred to mediation by a person agreed between the parties. Should the parties agree to mediation but fail to agree upon the person

to mediate within seven days of such a request being made, then either party may apply to NACOSS for the appointment of a Mediator and such mediation will

be conducted in accordance with guidelines for mediation published by the Academy of Experts.

(Note: Mediation does not result in a resolution being imposed or enforceable upon any party. It aims to assist the parties in reaching a mutually agreed

resolution of their dispute or differences)

15. Applicable Law and Category of Jurisdiction

This contract is subject to the Laws of England and Wales and the parties shall submit to the jurisdiction of the courts thereof.