

## Rentokil Pest Control

### Site Survey



Over 90 years of experience in providing expert and professional pest control



Rentokil Pest Control  
Chartist Way

Morley  
Leeds

LS27 9EG

31/05/2022

Dear Helen Lamb

Thank you for the opportunity to survey your site.

Following my survey, I am pleased to enclose our detailed Survey Report and Treatment Recommendations. This report has followed our structured survey process to make sure that a full and detailed proposal is available to you. If you have any additional questions please do not hesitate to contact me.

Rentokil Pest Control are the market leaders for pest control in the UK, delivering a consistent, high quality service to our customers. We offer a complete range of pest control solutions, delivered by our highly trained technicians who are able to advise on a wide variety of services and installations.

Rentokil Pest Control's continued success and excellent reputation is based on providing superior standards of customer care, with a range of unique and innovative solutions to control pest activity and provide ongoing protection.

Yours sincerely,

Barbara Fraser  
Surveyor



07525278153



[barbara.fraser@rentokil.com](mailto:barbara.fraser@rentokil.com)



## Premises Surveyed

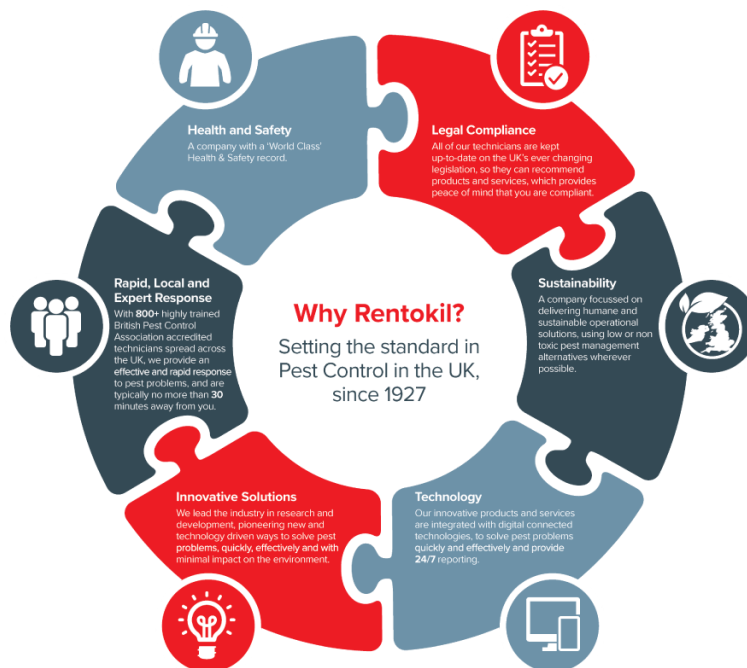
Premise Name	Helen Lamb
Address	Viamed LTD,15 Station Road, Cross Hills,Keighley,WEST YORKSHIRE,BD20 7EH
Contact Name	Helen Lamb
Telephone	01535634542
Email	helen.lamb@viamed.co.uk
Date	31/05/2022
Vantage Prospect Number	2522821
Contract Number	
Account Number	

## Cost Summary

One off charge (exc VAT)	Cost Quarterly (exc VAT)
£1882.88	£402.00



## Survey Findings



Whilst carrying out the survey, pest activities and / or pest risks were found to be present on the premises. These are listed in the next few pages and give you the detail of any infestation or potential risk, the type of evidence that was found, the level and location of the activity or risk and any site specific notes.

## ERDM

Rentokil Pest Control operate using an 'ERDM' framework.





Survey Findings

Premise Name
Helen Lamb

Pest Detail	Evidence	Activity Level	Location
Brown rat	Live rodents		

Rodents
<p>Rats are active in the flower beds to the front of the building.</p> <p>The rats have dug into the soil to create a nest.</p> <p>Next door is a Petrol Station and a Morrisons Local. Rentokil currently manage the Pest Control for the Petrol Station and Morrisons Local.</p> <p>Next door there is another building and substantial overgrown land to the rear which could also be harbouring the Rodent/s.</p> <p>I would recommend that an initial knock down riddance is undertaken and then a Service Agreement is put into place as a planned maintenance schedule.</p> <p>Three visits over a four week period and a burrow baiting program to be undertaken as the reactive job. External bait stations and an 8 annual Service Agreement which allows for free call outs in the event of a rogue ingress. Large air bricks are present and the externals will be installed around these and to the front of the building.</p>



ERDM Recommendations

Premise Name
Helen Lamb

You are at risk from
House mouse

Rodents
<p>Destruction: We recommend placing Rentokil Perimeter Metal Baits stations fitted with Autogate technology around your premises. The Autogate is a smart gate mechanism which only allows rats to access the rodenticide placed inside bait stations. The autogate will only open when activated by a Rat, after 3 activations over a 7 day period, allowing us to strategically bait using second generation anticoagulants i.e. Bromatrol and Fentrol to comply with the Biocidal Regulations, and providing effective rodent control for your premises externally</p>



## Proposals

### Premise Name

Helen Lamb

Product	Service Detail	Visit Frequency	Quantity	Quarterly Cost (Exc VAT)	One off Charge (Exc VAT)
Pests	Mice, Rats,	8	0	£356.25	-
Product Information					

Product	Service Detail	Visit Frequency	Quantity	Quarterly Cost (Exc VAT)	One off Charge (Exc VAT)
MyRentokil Level 2	-	1	1	£0.00	-
Product Information					

Product	Service Detail	Visit Frequency	Quantity	Quarterly Cost (Exc VAT)	One off Charge (Exc VAT)
Autogate Maintenance	-	1	10	£45.75	-
Product Information					

Product	Service Detail	Visit Frequency	Quantity	Quarterly Cost (Exc VAT)	One off Charge (Exc VAT)
10 Metal Bait Safe Inc Autogate (P)	-	1	1	-	£1226.88
Product Information					

Product	Service Detail	Visit Frequency	Quantity	Quarterly Cost (Exc VAT)	One off Charge (Exc VAT)
Pests	Rats,	3	0	-	£656.00
Product Information					



## Invoicing

### Invoice Address

Viamed LTD  
15 Station Road, Cross Hills  
  
Keighley  
WEST YORKSHIRE  
BD20 7EH

### One off charge (exc VAT)

£1882.88

### Cost Quarterly (exc VAT)

£402.00

Payment Type	Invoice (May Exclude VADD Discount)
Payment Terms	Due For Immediate Payment
Invoice Frequency	Quarterly

### Authorisation

Your attention is drawn to the General Terms and Conditions and any Special Terms and Conditions that have been provided to you. In particular you should note: (i) the limitation of Rentokil's liability set out in clause 4 and as supplemented by any Special Terms and Conditions; (ii) your right to cancel this agreement set out in clause 3; statutory cancellation rights as a consumer as set out in the Special Terms: Consumers schedule; and the use that we will make of your information as set out in clause 5.8.

If this paragraph applies to you, then under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 you have a legal right to cancel this agreement at any time within 14 days (the "Cooling off Period") beginning on the day after you signed these terms and conditions in our presence, in your home or entered into a distance contract with us over the phone, via email or over the internet. Unless you give us permission in writing we will not begin to provide you with Services until this Cooling off Period has expired.





## Terms and Conditions

### General Terms

These terms, together with the quote setting out the services and fees (the "**Quote** ") and any annexed schedules or special terms, form this agreement

## 1 OBLIGATIONS

- 1.1 The services are described in the Quote (the "**Services**") and are either a one-off activity (a "**Job**") or services performed regularly at the stated frequency ("**Periodic Services**"). Rentokil Initial UK Limited ("**RI**") shall perform the Services with reasonable skill and care.
- 1.2 Customer shall (a) provide the necessary access and facilities at the Customer premises stated in the Quote (the "**Premises**") to enable RI to perform the Services; (b) inform RI of any hazards that might be encountered in providing the Services at the Premises; and (c) follow any reasonable health and safety advice, and recommendations given by RI (these may be referred to as Customer Obligations).
- 1.3 RI reserves the right to refuse to provide Services in relation to items or areas that are contaminated or affected by dangerous, toxic, adhesive or inflammable substances (other than as has been used by RI in provision of the Services and as identified when the Premises were surveyed by RI).

## 2 PAYMENT

- 2.1 The fees stated in the Quote (the "**Fees**") are stated exclusive of VAT. Customer shall pay the Fees and applicable VAT as follows, unless otherwise stated in the Quote: (a) quarterly in advance for Periodic Services; and (b) upon completion for Jobs. The Fees will be paid in full without set-off or counterclaim.
- 2.2 Following the Minimum Period, RI may only increase the Fees once a calendar year by giving at least 28 days' notice to Customer, except as set out in Clause 2.3.
- 2.3 To account for increases in its operational costs such as (a) increases in the cost of fuel, waste disposal, utilities or equipment, (b) any introduction of or increases to taxes or levies imposed on RI by any government agency or similar body, or (c) any statutory increase in employment costs, RI may increase the Fees at any time on at least 28 days' notice to Customer.
- 2.4 Customer may terminate this agreement by giving notice within 14 days of the price increase notice, effective on the date the increase would otherwise take effect.
- 2.5 Customer shall pay interest on any overdue Fees calculated at 3% above the Bank of England base rate (or 3% if the base rate is below 0%), compounded monthly until payment is received.
- 2.6 Customer shall pay additional fees at RI's standard rate for:
- (a) Periodic Services that need to be performed more frequently because Customer has not complied with this agreement; and/or
  - (b) wasted journeys, cancellations and delays, as a result of the Customer's failure to allow access, or to provide proper instruction.
- 2.7 Customer will be liable for the reasonable administrative and legal fees incurred by RI in the recovery of any unpaid Fees.

### **3 TERM AND TERMINATION**

- 3.1 This agreement commences on the earlier of the date when the Customer accepts the Quote (whether by signature or otherwise) or signs these terms (the "Commencement Date"). Unless terminated earlier in accordance with this agreement, this agreement will continue until the Fees are paid and: (a) for Jobs, until the Services have been completed; or (b) for Periodic Services, for one year (or any longer minimum period stated in the Quote) (the "Minimum Period") and for further consecutive one-year periods (each a "Renewal Period") unless either party gives not less than 90 days' notice before the end of the Minimum Period or relevant Renewal Period.
- 3.2 Either party may immediately terminate this agreement (or any of the Services) by giving notice if the other party commits a material breach of any term of this agreement, which is irremediable or (if the breach is remediable) fails to remedy that breach within seven days after being notified in writing to do so, or is declared bankrupt, cannot pay its debts when due or becomes or is declared insolvent.
- 3.3 If Customer terminates this agreement before the end of the Minimum Period (or before the end of a Renewal Period), Customer shall pay any Fees due for the Services rendered plus (a) for Jobs, any other costs incurred by RI for the remainder of the Minimum Period (e.g. hire costs for access equipment); (b) for Periodic Services, if terminated within the first year: 80% of the Fees that would have been payable for that year plus 30% of the Fees that would have been payable for the rest of the Minimum Period (if longer than a year); or (c) for Periodic Services, if terminated after the first year: 30% of the Fees payable for the rest of the Minimum Period or Renewal Period.

### **4 LIABILITY**

- 4.1 If RI fails to provide Periodic Services at the frequency stated in the Quote and Customer has complied with its obligations, Customer may be entitled to receive a service credit.
- 4.2 Neither party excludes or limits its liability for personal injury or death caused by negligence, fraud or fraudulent misrepresentation, or otherwise to the extent it cannot be excluded or limited by law.
- 4.3 Subject to clause 4.2, RI shall only be liable for: (a) physical damage to property because of RI's negligence or fault in the performance of the Services; or (b) failure to provide the Services in accordance with this agreement.
- 4.4 Subject to clause 4.2, any and all warranties, guarantees and conditions are excluded and RI's total liability to Customer in relation to this agreement is limited to £20,000 in aggregate, whether arising in contract, tort (including negligence), breach of statutory duty or otherwise. RI shall not in any circumstances be liable for any (a) loss, damage or cost arising in relation to any pest; (b) loss of profits, economic or financial loss, loss of sale or business, loss of use or business interruption, loss of goodwill; or (c) indirect or consequential loss.
- 4.5 Customer shall notify RI of any complaint within 30 days of the relevant part of the Services being provided to allow RI to investigate. Any claim made by Customer must be submitted in writing to RI at the address for notices within 30 days of Customer first becoming aware of the circumstances giving rise to the claim. Subject to clause 4.2, RI will not be liable for any claim submitted outside of the 30-day period.
- 4.6 Subject to clauses 4.1 to 4.5, RI excludes all liabilities to the maximum extent permitted by law. Additional limitations on RI's liability and indemnities may apply to specific services set out in the schedules.

## 5 GENERAL

- If a party discloses any confidential information to the other party in relation to this agreement, the other party shall keep the information confidential and only use it in relation to this agreement; unless the information becomes public knowledge other than in breach of this clause, was already known by the recipient, is separately provided to the recipient without an obligation of confidentiality, is independently developed by the recipient, or is required to be disclosed by law, a regulatory body or a stock market.
- 5.1
- 5.2 This agreement does not create any rights enforceable by a third party.
- 5.3 Neither party may assign or transfer this agreement without the other party's written consent (not to be unreasonably withheld or delayed), except that RI may assign or otherwise transfer its rights and/or obligations to any of its affiliates.
- 5.4 Other than amendments in accordance with clause 2.2, RI may amend this agreement on 90 days' notice to Customer. If the amendment is detrimental to Customer, Customer may terminate this agreement by giving notice within 30 days of RI's notice, effective on the date the amendment would otherwise take effect. Otherwise, this agreement may only be amended by written agreement of the parties.
- 5.5 Any notice to be given under this agreement will be in writing and delivered by email either to (a) Customer at the email address set out in the Quote; or (b) RI at [info-uk@rentokil-initial.com](mailto:info-uk@rentokil-initial.com)
- 5.6 If any term is held illegal or unenforceable, it will be deemed not to form part of this agreement and the remainder of this agreement will not be affected.
- 5.7 This agreement contains the whole agreement between the parties and supersedes any prior agreement between them relating to the Services, and any terms submitted by Customer. The parties confirm that they have not entered into this agreement based on any representations not expressly included or referred to in this agreement.
- 5.8 RI shall process personal data in relation to this agreement in accordance with its privacy notice located at: <https://www.rentokil-initial.com/site-services/cookie-and-privacy-policy/privacy-policy.aspx>. If Customer does not wish to receive marketing information from RI, it can opt out by sending a request to [rpc-opt-out-uk@rentokil.com](mailto:rpc-opt-out-uk@rentokil.com), but RI may continue to send communications necessary to perform this agreement.
- 5.9 All existing or future intellectual property rights, whether registered or not, shall remain the exclusive property of RI and shall not be transferred by RI in the provision of the Services.
- 5.10 The parties shall comply with laws relating to this agreement and the Services. Each party shall promptly report to the other party any request or demand for any undue financial or other advantage in connection with this agreement.
- 5.11 Other than payment of the Fees, neither party shall be liable for any failure or delay which is caused by circumstances beyond its reasonable control. If the circumstances continue for more than 30 days, either party may terminate this agreement by giving notice.
- 5.12 This agreement and any dispute or claim arising in connection with it shall be governed by and interpreted in accordance with the law of England. The parties submit to the exclusive jurisdiction of the English courts.

## Special Terms: Goods And Rental Equipment

### 1. GOODS

- 1.1 Customer shall pay the Fees for products sold by RI to Customer ("Goods") as a Job or as part of a Periodic Service as set out in the Quote.
- 1.2 For Goods provided as a Job, the limitation of liability amount set out in Clause 4.4 shall be amended to be the amount paid by Customer for Goods under this agreement.
- 1.3 RI shall deliver and install (where installation is included) the Goods as set out in the Quote.
- 1.4 Risk of damage to or loss of any products sold by RI to Customer ("Goods") shall pass to Customer upon delivery to or installation (where installation is included) at the Premises.
- 1.5 Customer will not own any Goods until RI has received payment in full for the Goods in cleared funds.
- 1.6 Until Customer has taken ownership of Goods, Customer will:
  - a) keep the Goods separate from any other items so that they can be readily identified as belonging to RI;
  - b) properly store, protect and insure the Goods;
  - c) return the Goods to RI on RI's request; and
  - b) permit RI to enter the Premises and remove any Goods not returned upon request.

### 2. RENTAL EQUIPMENT

- 2.1 Customer shall pay the Fees for products owned by RI and provided to Customer on a rental basis ("Rental Equipment") as set out in the Quote.
- 2.2 As part of the Services, RI shall repair Rental Equipment so that it is kept in good working order, provided Customer has complied with its obligations under the agreement.
- 2.3 Customer shall pay RI at the then current standard hourly rate for any maintenance of, or repair to, the Rental Equipment to the extent due to acts or omissions not attributable to RI, including but not limited to: (a) wilful or careless damage, negligence, mishandling, tampering or any unauthorised repairs by Customer or on Customer's behalf; or (b) vandalism.
- 2.4 RI shall be entitled to replace any Rental Equipment at any time when RI believes it is appropriate to do so. Any replacement Rental Equipment shall be of at least an equivalent standard to that which RI has removed.
- 2.5 Customer shall:
  - a) be responsible for any damage to or loss of any Rental Equipment, except for damage that RI is obliged to repair as set out in clause 2.2;
  - b) not sell or give the Rental Equipment to anybody else;
  - c) insure the Rental Equipment for its replacement value against all risk of loss or damage (other than damage occurring during its normal operation and/or use);
  - d) insure against injury (including death) to any persons or for loss of or damage to property as a result of the any misuse of the Rental Equipment or for Customer's negligence;
  - e) immediately notify anyone claiming possession of the Rental Equipment that it belongs to RI;
  - f) comply with all statutory and safety requirements relating to the use of the Rental Equipment;
  - g) notify RI immediately if the Rental Equipment is damaged or lost;
  - h) not remove any labels or signs indicating that the Rental Equipment belongs to RI;
  - i) not permit anybody other than RI to remove, repair or maintain the Rental Equipment; and
  - j) permit RI to enter the Premises:
    - i. at any reasonable time, to inspect the Rental Equipment;
    - ii. to remove the Rental Equipment on termination of this agreement for any reason. RI shall exercise reasonable care when removing the Rental Equipment from the Premises but shall not be responsible for restoring the Premises (including any services such as electrical supply) to its original state.
- 2.6 If upon termination of this agreement, RI is unable to recover the Rental Equipment (unless due to RI's fault) Customer shall pay RI the replacement value of such Rental Equipment upon receipt of an invoice.

## Special Terms: Consumers

If you are a consumer, these Special Terms also apply to you as the Customer.

- a) Customer may contact RI using the Customer Service Centre details:

Tel: 020 3535 9395

Email: [info-uk@rentokil-initial.com](mailto:info-uk@rentokil-initial.com)

Mail Rentokil Pest Control, Bromford Central, Bromford Lane, Bromford, B8 2SE

- b) In addition to Customer's termination rights set out at Clause 6 of the General Terms and Conditions, Customer may also terminate the Agreement on written notice for any of the following reasons:
- (i) There is a risk that the Services will be significantly delayed due to events beyond RI's control;
- (ii) RI has informed Customer of an error in the Fees or the Services description provided;
- (iii) RI has been unable to perform the Services within the critical timescales that Customer provided to RI in writing before RI commenced the Services, provided any delay is not due to anything that Customer has done or failed to do.
- (iv) If Customer entered into the Agreement over the phone, by email or online or by signing the Agreement other than on RI's premises, Customer may cancel the Agreement at any time during the "Cooling Off Period" (a period of 14 days, beginning on the day after Customer entered into the Agreement) by submitting the Model Cancellation Form, below.
- (v) If Customer requested RI to begin the Services during the Cooling Off Period, Customer may still cancel the Services as per paragraph (iv) above, but Customer must pay for any Services performed up to the cancellation date. Customer does not have the right to cancel once the Cooling Off Period has ended, but can terminate the Agreement in accordance with Clause 6 of the General Terms and Conditions.

## MODEL CANCELLATION FORM

Complete and return this form, using the Customer Service Centre details above at paragraph a), if you wish to withdraw from the Agreement for RI to perform the Services within the Cooling Off Period.

I hereby give notice that I wish to cancel the Agreement for the supply of Services by RI:

Date on which services ordered:	
Customer Name:	
Customer Address:	
Date	
Customer Signature (if paper form is sent).	

As Customer, you are signing to acknowledge that you understand and agree to the General Terms and any Special Terms and Conditions that have been provided to you. In particular you note: (i) the limitation of Rentokil's liability set out in clause 4 and in any Special Terms and Conditions that have been provided to you; (ii) your right to cancel this agreement set out in Clause 3 and in the Special Terms: Consumers schedule; and (iii) the use that we will make of your information as set out in Clause 5.8.

## Part of Rentokil Initial

Rentokil Specialist Hygiene  
Rentokil Property Care  
Initial Hygiene  
Initial Medical  
Ambius  
Peter Cox



We offer a range of products and services including:



### PestConnect: Intelligent Pest Control that Doesn't Cost the Earth

Our 24/7 rodent monitoring and control PestConnect system provides maximum protection with minimum disruption.

[Click here to find out more](#)



### Lumnia

Rentokil's innovative Lumnia Fly Control units use LED technology to effectively and efficiently eliminate flies from your business.

[Click here to find out more](#)



### Bird Control

Our local and experienced bird specialists offer effective treatments that provide comprehensive bird deterrent solutions, such as hawking, nest removal and bird netting.

[Click here to find out more](#)

Please contact us for more information:

t 0808 274 5483

w [rentokil.co.uk](http://rentokil.co.uk)



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