

The Barn Partnership Ltd – Terms and conditions

1. Quotations & Specification

- 1.1 All quotations are valid for a period of 30 days from the date indicated.
- 1.2 All quotations are based on the specification schedule supplied.
- 1.3 Variations to the specification will be priced accordingly for agreement prior to implementation.
- 1.4 All quotations to be agreed in writing.
- 1.5 All stated figures are subject to VAT at the prevailing rate.
- 1.6 Any quotations which subsequently fall under a formal contract will be subject to a 10% increase to cover main contractor discounts, payment schedule arrears, retentions and administrative overheads.

2. Order confirmation

- 2.1 An order is confirmed by signing the quotation schedule and drawing then returning it with the agreed deposit.
- 2.2 All frames and buildings are made to order so materials are specifically ordered to suit each project. Once an order has been placed we are unable to reverse the process so deposits are non-refundable.

3. Design & planning

- 3.1 Design and planning is undertaken by The Barn Partnership Professional Services Ltd - refer to separate Terms and Conditions
- 3.2 Oak frame design drawings, in most cases, need to be prepared for construction purposes, structural justification and quotations. Translation of architectural plans to Structural Frame Drawings is undertaken at a rate of £75+VAT per hour excluding disbursements.
- 3.3 Drawings prepared for manufacturing purposes are exclusive to The Barn Partnership Ltd and are not available for general release.

4. Deposit & stage payments

- 4.0 All projects are bespoke and payment terms will be established on each quotation
- 4.1 Payments are normally broken down into 4 sections
 - 25% Deposit to confirm order
 - 25% Interim payment – manufacturing onset
 - 35% Interim payment – delivery of materials to site.
 - 15% Final payment upon completion
- 4.2 Invoices will be issued in advance of each stage for payment prior to commencement of the advised action. Non-payment could result in a delay of the next stage of the project.

5. Frame manufacture

- 5.0 One set of detailed construction drawings are produced for use on site. If the client provides the base we will not check the brickwork dimensions unless requested to do so which is subject to an additional call out charge. If the base differs to the drawing and the frame drawings need to be modified we will charge our standard rate of £65/hour to make the necessary changes.
- 5.1 The frame will be manufactured to the dimensions given on the approved drawing and any modifications to suit site conditions will be charged accordingly.
- 5.2 All main frame timbers are machined to a semi-smooth planed finish. Once the frame leaves the workshop we cannot guarantee weather protection.

6. Delivery and storage

- 6.0 Site access will be assessed during the initial visit. Any special arrangements for delivery (crane hire etc) will be identified on the quotation schedule and included as a delivery cost.
- 6.1 Delivery and site erection usually happen uninterrupted. Should the frame be delivered and erection is delayed as a result of site conditions the client is responsible for covered storage and site security.
- 6.2 Any failed delivery due to changes on site from initial survey will be charged as an additional item.
- 6.3 Insurance and security for the frame once on site is the responsibility of the client

7. Site assembly (if applicable)

- 7.0 Upon delivery of the main frame and associated softwood components assembly will normally commence immediately unless site conditions inhibit progress. To facilitate the process we assume free access to water and electricity for the duration.
- 7.1 Brickwork and concrete slab should have had 5 days drying time prior to assembly.
- 7.2 Construction marks will be removed upon completion but water stain marks (see 8.2) may still remain.
- 7.3 All loose materials on site (including off-cuts) remain the property of The Barn Partnership Ltd.
- 7.4 Unless specifically detailed no allowance is included within any quotations for decoration of the main frame, featheredge boarding or joinery items (windows & doors etc) Softwood items are pre-treated with Protim Solignum.

8. Oak characteristics

- 8.0 The Barn Partnership Ltd use seasoned European oak which is more stable than green oak but less stable than Air Dried. Seasoned oak will still shrink, twist and shake but not as much as green oak.
- 8.1 Regardless of shrinkage and splits the structural integrity of the beam will remain intact.
- 8.2 Oak contains a high level of tannin which does wash out if made wet. The result can be dark brown stains and tide marks on the beams. Both can be removed or left to weather naturally if outside. Internally the beams can be cleaned with oxalic acid or sand blasted neither of which we undertake. We do not accept any liability for tannin stains as a result of weather conditions.
- 8.3 Oak is a natural material and whilst we do our best to source premium quality beams we do encounter occasional patches of wood worm – especially in Air Dried beams. We thoroughly inspect and reject any beams with evidence of wood worm; however, it is impossible to guarantee all beams are worm free. We therefore do not accept any liability for remedial action in the event wood worm is subsequently discovered.

9. Aftercare

- 9.0 The main structural oak frame is naturally weather resistant and will not require any additional treatment. If left untreated it will fade to a silver grey colour. It is possible to slow the ageing process with the application of linseed or Danish oils.
- 9.1 Joinery products are supplied with a base coat of wood stain ready for top coat decoration by others. Failure to adequately decorate joinery products in accordance with manufacturers recommendations can result in warping and swelling. Any defect due to moisture ingress and a lack of decoration is not the responsibility of The Barn Partnership Ltd.

10. Liability

- 10.0 The Barn Partnership Ltd is responsible for its own activities as stated on the quotation schedule and where required the activities of our own sub-contractors for ground works and roofing.
- 10.1 The Barn Partnership Ltd is not responsible for any works carried out for which we are not directly contracted or paid. Any introduction we may make of any sub contractor for direct employment does not constitute a recommendation or our acceptance of any liability of his actions.
- 10.2 We provide a 12 month limited warranty from completion of works for issues arising from product defects.
- 10.4 Any site visit to remedy joinery defects will be charged at £75+VAT call out and £30+VAT per hour per man thereafter. Any site visit to remedy non structural defects after the 12 month building liability period will also be charged at the same rate.

I have read and understood the foregoing terms and conditions

Name.....Signed.....Date.....