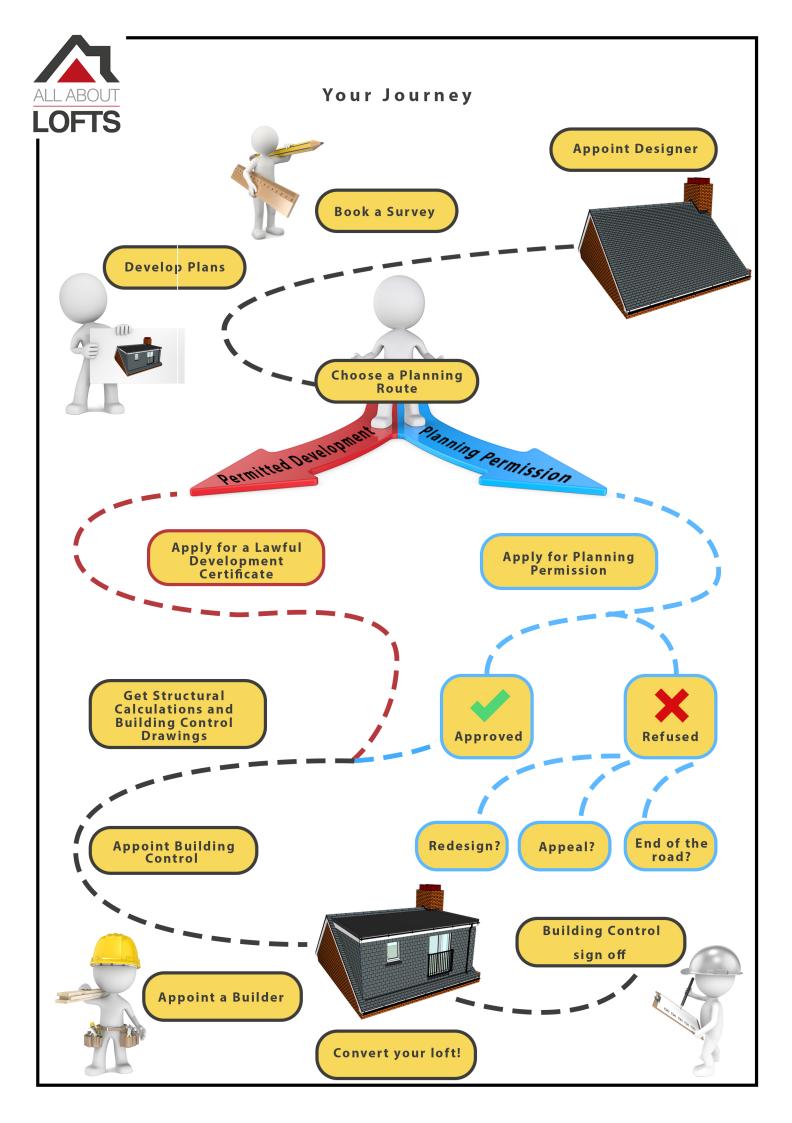


Price List

Effective from 1st January 2021

26 Kings Hill Avenue Kings Hill ME19 4AE





Your Journey Explained

Introduction

Most of the time preparing to convert an empty loft into habitable space is a straightforward process with a predictable outcome. There are however situations where this is not the case. Some loft conversion projects are more complex in nature and may be subject to external constraints which affect the design or may even prohibit the development from taking place at all. Therefore our approach is to offer our services in a way which is adaptable and so is capable of dealing with the various issues you may face along the way. The illustration on the next page is intended to help you to understand the nature of the journey you are about to embark on and how we will fit within it. The text below explains this journey in more detail and the pricing pages further on in this document tell you how much we are likely to charge for our services. Please bear in mind that the figures given are subject to final confirmation once we have reviewed the project. The figures quoted are nearly always what we charge. However, given the huge variance that exists between houses we cannot guarantee that these prices can be upheld if your project is unusually large or complex. With that said, here is more about your journey:



Appointing Us

At the outset of the project there is a choice for you to make about the terms on which you would like to deal with us. Our dealings with homeowners tend to operate in one of two ways – directly and indirectly. Sometimes we are employed directly by the homeowner and therefore take our instructions from them or from a third party speaking on their behalf (a relative or a project manager for instance). This is frequently the case where the homeowner wants to develop the design of the project before they ask builders to quote for the construction of it. Other times we are employed by builders who themselves have been appointed by the homeowner on a design and build basis. In this situation we act as sub-contractors to the builders and do not have a direct relationship with the homeowner. Still, even though we may be employed by the builders we are happy to act as the homeowners agents in their dealings with the planning authorities and building control.However, it should be understood that in general we take instructions from the party who is paying us.

Survey

Once you have decided how you want to work with us the next step is to arrange an appointment so that one of our surveyors can visit the property. The purpose of the visit is to allow us to carry out a non-intrusive measured survey and take photographs. The appointment can be made online at www.allaboutlofts.com or you can call our office on 01732792027.

Developing Plans

Having completed a survey our designers will then start work on an initial set of drawings showing the building as it exists now and as it is proposed to be after the building works are complete. We refer to these initial drawings as "Planning Issue Drawings". Our designers will consult with you about the design and make as many changes to these drawings as are necessary until you are happy to approve them for onward use.

Choosing a Planning Route

It is very important to make sure that some form of planning consent is in place to cover the proposed changes to your property. For the purposes of converting the loft of a house (although not a flat) there are two types of planning consent which are generally used. The most common is to use existing rights known as Permitted Development Rights. The alternative is to apply for Planning Permission. The difference between these two types of planning consent and the decision as to which is most appropriate for your particular project is explained in more detail on our website. There's quite a lot to consider but please do not be daunted, our design team will discuss the options with you during the design process and they will tailor the design of the project in any way which is appropriate. Once a planning route is decided and a set of Planning Issue Drawings have been approved by you the next step will then be to either:

Option 1 - Permitted Development

If it seems that the most appropriate planning consent for the project is to use Permitted Development Rights then, even though those rights may already exist, it's a very good idea to get the local planning authority to issue a document ahead of the proposed works called a "Lawful Development Certificate". This document states that the local planning authority considers the proposed development to be lawful. The application process usually takes 8 weeks and there is a fee that you will have to pay the planning authority for it. This fee is currently £128.

Option 2 - Planning Permission

The alternative planning consent which might be sought is to make an application for Planning Permission. These applications are often straightforward but they can be complicated sometimes and the outcomes are never certain. Even if Planning Permission is granted there are very often conditions attached and the application could



Your Journey Explained

be refused even if other similar developments have already been built close by. The local authority will consider the application on its own merits and then decide. It's worth mentioning that in certain circumstances the planning authority might request that specialist reports/assessments are provided to assist them with their decision. For example, if bats are known to be present in the area a biological or ecological assessments might be asked for. Where these items are requested you may have to employ specialists in those fields to produce them.

Finishing the Design

As you get closer to starting construction the "Planning Issue Drawings" will no longer be sufficient. The design will need to be developed further to include structural elements and other details for construction. The structural design is something that we sub-contract out to a structural engineer. He/she puts together a document we refer to as "Structural Calculations". This document includes the engineers structural design along with calculations to prove the structural worthiness of the items specified. Though we do not produce this document ourselves we commission it on your behalf and supply it to you as part of our package. Once we have this document we issue it to you alongside an updated set of drawings we call "Building Control Drawings". These are the drawings that will be submitted to Building Control later on and from which your builders will be able to produce accurate costings

Appointing Building Control

Before the physical building work starts on site you are obliged to appoint a Building Control Body to assess the proposed works for compliance with the Building Regulations and to inspect the work on site as it progresses. There are various providers you could choose to provide this service and the levels of service they offer varies. It can be confusing as to which to appoint so, if you are unsure, our advice is that you should appoint the Building Control Department of your local authority and ask them to provide the service commonly known as "Full Plans". Whichever Building Control Body you choose they will charge you a fee to provide their service and generally these organisations publish those fees on their websites.

Appointing a Builder and Starting Work

If you have employed us direct now is the time to put the project out to tender (which means to get quotes in from builders). If you like we can put you in touch with some of the builders we regularly work with or you can find a builder in any other way you prefer.



Choosing the service to suit your project

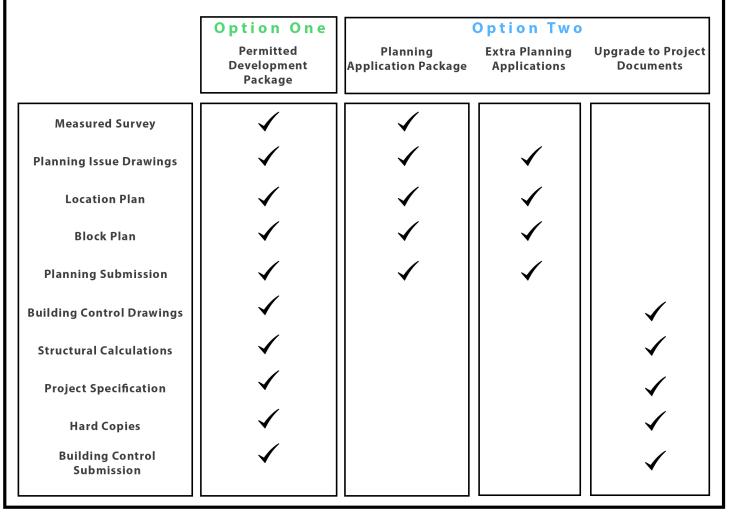
Loft conversions are either permitted development or they require planning permission and your first step in planning the project is to establish which of these planning routes suits your project best. You can read up on the subject here or you can speak to one of our consultants by calling us on 01732 792 027. Either way we have a service to suit you:

Option 1 - For projects using Permitted Development Rights

Most loft conversions are carried out using Permitted Development Rights (commonly known as PD Rights). These rights are a type of "blanket" planning consent which are particularly useful for designing loft conversions - especially where the project is a "typical" loft conversion being carried out on a "typical" house (although not flats). If that sounds like your project then PD Rights will probably be sufficient to let you carry out the loft conversion without having to gain planning permission from the local planning authority. However, it is very important to be sure that Permitted Development Rights are available to use and to understand the conditions attached to them before undertaking any works. There are many instances where PD Rights are restricted, or removed entirely, in regard to certain buildings or even whole areas so they are not always the solution. Please speak to us about your particular circumstances, we will be happy to help.

Option 2 - For projects which require an application for Planning Permission

If you need to apply for planning permission for your proposed loft conversion you should be aware that there is a certain amount of inherent risk involved in doing this. Although we are highly experienced in this area, and have a good rate of success, the simple truth is that the outcome of any application for Planning Permission can never be guaranteed, as that would simply defy the nature of the process. Refusals are possible and the likelihood of that outcome occurring significantly increases if you are unwilling or unable to work within the planning authority's published design guidance. If your project requires Planning Permission we will deliver our service in a phased way which helps to limit unnecessary costs being incurred before Planning Permission has been secured.

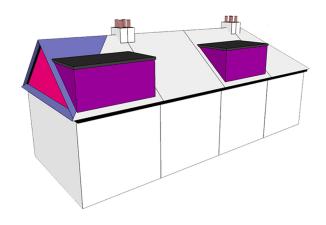




Rear Dormer Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,674.00
3	£1,794.00
4	£2,154.00
5	£2,364.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
2	£1,014.00	£360.000	£660.00
3	£1,074.00	£360.00	£720.00
4	£1,194.00	£420.00	£960.00
5	£1,284.00	£450.00	£1,080.00

Explanation

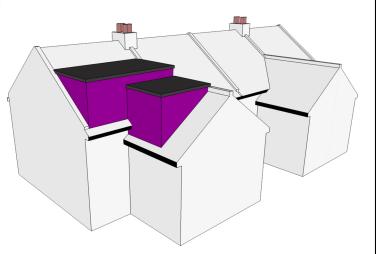
For the purposes of this price list Rear Dormer Loft Conversions are loft conversions where either a single dormer or multiple small dormers, of any shape or size other than L-shapes, are added to the roof at the rear of the house. Just to be clear a dormer is a box or shed shaped structure which protrudes from the sloping part of the roof. Dormers can be formed into several shapes and vary in size. The example shown in the image at the top of this page would be best described as a "Flat Roof Rear Dormer" as this is the most common type. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



L Shaped Rear Dormer Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,794.00
3	£1,914.00
4	£2,274.00
5	£2,484.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
2	£1,134.00	£360.00	£660.00
3	£1,194.00	£360.00	£720.00
4	£1,314.00	£420.00	£960.00
5	£1,404.00	£450.00	£1,080.00

Explanation

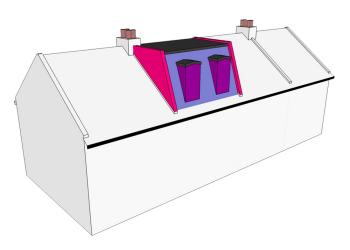
For the purposes of this price list L-Shaped Rear Dormer Loft Conversions are loft conversions where either a single flat roof dormer is formed in an L-shape or two separate dormers are built in a similar L-shaped arrangement. These types of loft conversion are common to terraced houses which have "back additions" (also known as "outriggers"). Just to be clear a dormer is a box or shed shaped structure which protrudes from the sloping part of the roof. Dormers can be formed into several shapes and vary greatly in size. The example shown in the image at the top of this page is the most common type of arrangement. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



Rear Mansard Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,794.00
3	£1,914.00
4	£2,274.00
5	£2,484.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,134.00	£360.00	£660.00
3	£1,194.00	£360.00	£720.00
4	£1,314.00	£420.00	£960.00
5	£1,404.00	£450.00	£1,080.00

Explanation

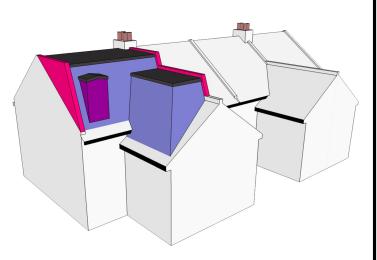
This price list considers Rear Mansard Loft Conversions to terraced houses only (including end of terrace houses). This part of the price list excludes L-shaped mansards (where the new mansard is to be extended out over a "back addition" or "outrigger" of the existing building). Those projects are priced on a separate page. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



L Shaped Mansard Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,914.00
3	£2,034.00
4	£2,394.00
5	£2,604.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,254.00	£360.00	£660.00
3	£1,314.00	£360.00	£720.00
4	£1,434.00	£420.00	£960.00
5	£1,524.00	£450.00	£1,080.00

Explanation

This price list considers L-Shaped Rear Mansard Loft Conversions to terraced houses only (including end of terrace houses). This part of the price list is specific to L-shaped mansards where the new mansard is to be extended out over a "back addition" or "outrigger" of the existing building.

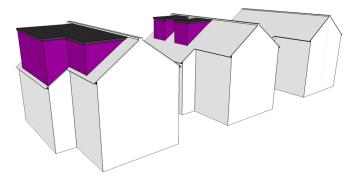
Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



Side Dormer Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,674.00
3	£1,794.00
4	£2,154.00
5	£2,364.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Package	Extra Planning Applications	Upgrade to Project Documents
2	£1,014.00	£360.00	£660.00
3	£1,074.00	£360.00	£720.00
4	£1,194.00	£420.00	£960.00
5	£1,284.00	£450.00	£1,080.00

Explanation

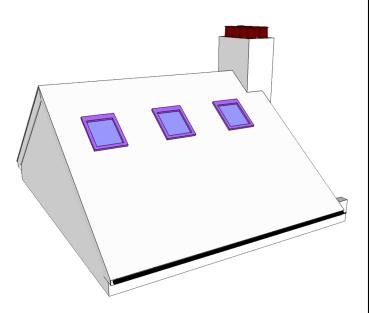
For the purposes of this price list Side Dormer Loft Conversions are loft conversions where either a single dormer or multiple small dormers, of any shape or size other than L-shapes, are added to a side facing roof of a house. Just to be clear a dormer is a box or shed shaped structure which protrudes from the sloping part of the roof. Dormers can be formed into several shapes and vary greatly in size. The example shown in the images at the top of this page would be best described as a "Flat Roof Rear Dormers" as this is the most common type. Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



Velux Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,674.00
3	£1,794.00
4	£2,154.00
5	£2,364.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,014.00	£360.00	£660.00
3	£1,074.00	£360.00	£720.00
4	£1,194.00	£420.00	£960.00
5	£1,284.00	£450.00	£1,080.00

Explanation

For the purposes of this price list Velux Loft Conversions are loft conversions where the new habitable space is formed within the existing roof shape. As such the only externally visible changes to the building are the installation of Velux roof windows.

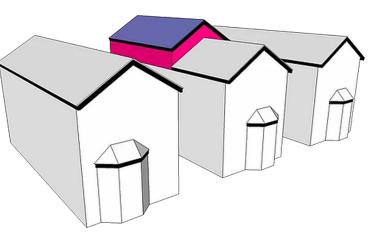
Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply



Piggy Back Dormer Loft Conversions

Option 1 - Permitted Development

Number of Existing Bedrooms	PD Package
2	£1,914.00
3	£2,034.00
4	£2,394.00
5	£2,604.00



Option 2 - Planning Application

Number of Existing Bedrooms	Planning Application Packages	Extra Planning Applications	Upgrade to Project Documents
2	£1,254.00	£360.00	£660.00
3	£1,314.00	£360.00	£720.00
4	£1,434.00	£420.00	£960.00
5	£1,524.00	£450.00	£1,080.00

Explanation

For the purposes of this price list Piggy Back Loft Conversions are loft conversions of detached houses where either an additional storey is added to part of the original structure by extending upwards the existing external walls and re-constructing the relevant part of the roof at a higher level.

Prices stated do not allow for the removal or modification of chimneys. Additional charges may apply if such works are required. Where party wall surveyors request changes to documents produced, or additional detailing then additional charges may also apply.



The Services we Supply

Surveys

Surveys are conducted by one or two people. Depending on the size of the house they typical take between 4-6 hours to complete. Our surveyors will measure and photograph every room in the house, including the loft as well as the outside of the building.

Planning Issue Drawings

These are drawings we produce to meet the requirements of the local Planning Authority (usually the local council). As a set they include; floor plans, elevations and section drawings showing the building as it exists now and as it is proposed to be after the building work is complete. These Planning Issue Drawings are supplied as electronic PDF's.

Location & Block Plans

Location and Block Plans are drawings we produce to support applications made to both Planning Authorities and Building Control Bodies. Location and Block Plans are produced from extracts of Ordnance Survey Maps and are supplied in electronic PDF format only.

Building Control Drawings

These are drawings produced to meet the requirements of the Building Control Body appointed to assess the proposed works and so they include construction details. These drawings are derived from the Planning Issue Drawings we produce so unfortunately if you have purchased planning drawings elsewhere we will not be able to supply you with Building Control Drawings. Building Control Drawings are supplied to you as both electronic PDF's and as hard copies - two sets per project.

Structural Calculations

This is a document we purchase on your behalf from an independent Structural Engineer. It comes in PDF format only and includes a structural design for the project and a series of calculations to prove the structural worthiness of any items specified. The prices we quote in this price list for Structural Calculations are based on the design of a loft conversion only and the figures quoted do not allow for the removal or alteration of existing chimneys. If chimneys are to be removed or altered, or if you need additional structural details/ calculations are other alterations you are making to the property then additional charges will apply. Structural Calculations are offered on the basis that the existing structure is structurally sound and able to accept increased loading from the proposed loft conversion. They do not include a structural assessment of the existing structure or its foundations.

Planning Submissions

Planning submissions include applications for planning permission (or amendments to existing planning consents), applications for lawful development certificates (to prove compliance with permitted development rights) and applications for prior approval. Each project usually requires that at least one application/ submission is made to the local planning authority. Submissions require the completion of application forms which we will complete and submit on your behalf acting as your agents. Planning Authorities charge for the processing of applications and you are required to pay those fees directly. These fees are not included within our fees. The typical cost of an application for a lawful development certificate is £128 and an application for planning permission is typically £231.

Project Specification

A project specification is a written document (which may be included within the Building Control Drawings) which gives additional specification and guidance beyond that which is provided with the drawings. The Project Specification is provided as both hard copy and electronic PDF.

Building Control Submissions

Building control submissions may be Building Notices or Full Plans Applications. Acting as your agents we will submit whichever you choose. Both Building Notices and Full Plans Applications serve the purpose of appointing a Building Control Body to inspect the building works so that they can ensure compliance with the building regulations. The primary difference between a Building Notice and a Full Plans Application is that a Full Plans Application must usually be submitted at least five weeks ahead of the start of the building work



whereas a Building Notice allows building work to begin within just a few days. The extra time afforded to a Full Plans Application is crucial because it allows the Building Control Body time to check the documents submitted to it ahead of the works starting on site whereas no such checks are made if you opt to submit a Building Notice. Therefore the problem with submitting a Building Notice is that if the Building Control Body has concerns over what is proposed then they are unlikely to have any opportunity to express those concerns before the building work has actually taken place. This can lead to significant costs being incurred if changes are required. For this reason we do not advise the use of Building Notices and recommend that all customers submit only Full Plans Applications. Where customers opt to submit Building Notices they do so at their own risk. We will not accept liability for any costs which may be incurred where a Building Notice has been used instead of Full Plans Application. Building Control Body's charge for their services and you are required to pay those fees directly, these fees are not included within our fees.

Other Services you Might Need

Reports, Searches or Statements

Sometimes in very particular circumstances planning authorities or building control bodies request that specialist reports, searches or statements are provided to them to support the applications we have made. These may be things like flood risk assessments (if the property is located in a flood zone), heritage statements (if the property is listed or in a conservation area), ecological appraisals (if protected species, like bats, may be affected by the proposed works), or various other items which are best produced by specialists in those fields. If such items are requested by the planning authorities then you will either have to provide them yourself or employ a specialist third party to provide them.

Party Wall Agreements

If the proposed work is subject to the Party Wall Act you will have to serve notice to the adjoining owner(s) and possibly instruct a party wall surveyor(s). As the homeowner this is your responsibility and All About Lofts, already having a role in the process, will not act as a party wall surveyor. It is not appropriate that we should do so. We will happily talk you through the process or you can read most of what you need to know at https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet

Structural Assessment of the Existing Building (including the foundations)

Most houses have walls and foundations which are perfectly adequate for supporting the additional loads which will be placed on them when the loft is converted. However, this is not always the case. Houses are constructed in different ways, using many different materials. Furthermore many houses have been altered beyond their originally condition. It is important to make clear that neither we, nor the Structural Engineer we will employ on your behalf, will make any structural assessment of the existing building nor its foundations. For the delivery of our service we will assume that the existing walls, foundations and general structure is stable, solid and able to take the additional loading of the proposed loft conversion. Where a structural assessment is necessary then you should seek the advice of an independent structural engineer. This is particularly important where original load bearing walls have been removed (typically as part of previous extensions), or where there are indications of subsidence (cracking, out of plumb walls/floors etc) or where any external/party walls are thought to be of timber framed construction. In situations where good records have been kept of previous building works and the details of any beams, columns, connections etc are known then, at an additional cost, we can ask the Structural Engineer we employ on your behalf to re-calculate the loading on those items to see if they will still be adequate given the increased loading after the loft conversion is complete.

Interpretation

In these conditions the following words have the following meanings:

1.1 In these conditions the following words have the following meanings: "Bluyer" means the person(s), firm or company who purchases and/or requires the Goads or the Services from the Company; "Building Work" means the erection or extension of a building, the material alteration of a building or the underpinning of a building; "Building Control Body" means an authoritative body which is responsible for checking Indt Building Work has met the standards required by the Building Regulations. Typically a Building Control Body is either the Local Authority or an Approved Inspector from the private sector. "Company" means All About Lofts Ltd (Company Registration Number 10201192) whose registered office is at 26 Kings Hill Avenue, Kings Hill, ME19 AE:

Incontract images registered blice is of 26 kings hill Avenues, hicknown and an purchase of the Goods or the Services, incorporating these Conditions; "Goods" means any goods agreed in a Contract to be supplied to the Buyer by the Company (including any part or parts of them); "Parties" means the Buyer and the Company together; "Project Monager" means any person(s), tim or company appointed by the Buyer to represent the Buyer in its dealings with the Company. "Guodation" means any person so the Coords as agreed in writing between the Buyer and the Company; "Services' means any services agreed in a Contract to be supplied to the Buyer by the Company. 1.2 In these conditions references to any statute or statutory provision shall, unless the context otherwise requires, be construed as a reference to that

1.2 in these contains hereinces to diff statute of statutory provision shar, unless the context otherwise requires, be construed as a reference to that statute or statutory provision as from time to time amended, consolidated, modified, extended, re-enacted or replaced. J. In these conditions references to the masculine include the feminine and

the neuter and to the singular include the plural and vice versa as the context admits or requires

context admits or requires. 1.4 In these conditions the headings are included for convenience only and shall not affect the interpretation of these conditions. 1.5 In these conditions including shall mean including but not limited to.

1.5 In these conditions including shall mean including but not limited to.
2. Application of Terms
2.1 Subject to any variation under condition 2.3 any Contract will be on these conditions to the exclusion of all other terms and conditions (including any terms or conditions of order, specification or other document).
2.1 No terms or conditions of order, specification or other document being prachase order, continuation of order, specification or other document being referred to in the relevant Contract.
2.3 These conditions endorsed upon, delivered with or contained in the Buyer's purchase order, continuation of order, specification or other document being referred to in the relevant Contract.
2.3 These conditions apply to all the Company's sales of Goods and/or Services and any variation to these conditions and any representations about the Goods and/or the Services shall have no effect unles expressly agreed in writing and signed by a director of the Company.
2.4 Each order for Goods and/or the Services shall have no effect unles expressly agreed in writing and signed by a director of the Company.
2.4 Each order for Goods and/or the Services shall have no effect unless expressly agreed in writing and signed by a director of the Company.
2.4 Each order for Goods and/or services by the Buyer from the Company shall be deemed to be an offer by the Buyer for the Company shall be deemed to be accepted by the Company or, if earlier, the Company or a receipt, is issued by the Company or, if earlier, the Company conducts the Services shall have no effect unless expressly agreed purcher for Goods and/or provides the Services to the Buyer.
2.6 An the Goods and/or provides the Services to the Buyer.
2.6 The Buyer must ensure that the terms of is order and any applicable specification are complete and accurate.
2.7 All the Company's request the Buyer may be required to provide the termet and and approve the termet and the terme of the provides

specification are complete and accurate. 2.7 At the Company's request the Buyer may be required to provide the Company with a deposit of 50% of the total Contract value prior to the supply of the Goods or the Services. Any such deposit shall not be refundable unless the Company fails to supply the Goods or the Services. 2.8 Any Quotation is given on the basis that no contract will come into existence until the Company has accepted the Buyer's order based on the Quotation. Any Quotation is valid for a period of 30 days only from its date, provided that the Company has not previously withdrawn it by giving written notice to the Buyer.

Guotation. Any Quotation is valid for a period of 30 days only from its date. provided that the Company has not previously withdrawn it by giving written notice to the Buyer. 2.9 Once the Company has accepted the Buyer's order a binding legal contract will exist. **3. Description 3.1** The description of the Goods and/or the Services shall be as set out in the Company's price list or as described in a Quotation. **3.2** All drawings, images, descriptive mather and specifications published by the Company on its website and in any advertising are issued or published by the Company on its website and in any advertising are issued or published for the sole purpose of giving an approximate idea of the Goods and/or Services described in them. They will not form part of this Contract. **4.1** Unlies otherwise agreed in writing by the Company any physical delivery of the Goods shall take place at the address given by the Buyer when placing the order and any electronic delivers shall take place using the email address provided by the Buyer when placing the order. **4.2** If delivery cannot be made to the address the Buyer has requested in its order, the Company will inform the Buyer as soon as possible, in which Buyer for any sum that has been paid by the Buyer which has been paid for the purpose of delivery. **4.4** Any dates specified by the Company for delivery of the Goods and/or the performance of the Services are intended to be an estimated and/or the performance of the Services are intended to performance shall not be of the essence unless previously agreed by the Company in writing. **4.5** The Buyer is referred to its fingt to cancel a contract under clause 9 of these conditions. Where the Company is to provide the Services 9 of these conditions. Where the Company is to provide the Services 9 of these conditions. Where the Company is to provide the Services 9 of these conditions. Where the Company is to provide the Services under a Contract the Company will not commence performance of the Services 10 and 11 (Jourteen) ag 4.5 The Buyer is referred to its right to cancel a Contract under clause 9 of these conditions. Where the Company is to provide the Services under a Contract the Company will not commence performance of the Services under a Contract the Company will not commence performance of the Services under a Contract the Company and Buyer to do so. If it is agreed between the Company and Buyer to do so. If it is agreed between the Company and Buyer that the Company will perform the Services prior to expiry of 14 days from the formation of a Contract. the Buyer's right to cancel under clause 8.2 shall not apply. 4.6 subject to the other provisions of these conditions the Company will not be liable for any loss (including loss of profil), casts, damages, charges or expenses caused directly or indirectly by any reasonable or unavoidable delay in the delivery of the Goods or the supply of the Services. 4.7 If for any reason the Buyer will not accept delivery of the Goods when they are ready for delivery or collection, or the Company is unable to deliver instructions, documents, licences or authorisations the Goods will be deemed to have been delivered.
5. Risk, Tille & Intellectual Property Rights
5.1 The Goods and the risk of the Buyer and risk shall pass to the Buyer at the time of delivery collection.
5.2 Ownership in the Goods shall not pass to the Buyer and risk shall pass to the Buyer at the time of delivery and/or collection.
5.3 Demestrip in the Goods until ownership has passed.
5.3 In Intellectual Property Rights, including Logowight and Design Rights, on dimensional company and be to deliver at the inte of delivery radio collection.

the right to recover the Goods until ownership has passed. 5.3 The Intellectual Property Rights, including Copyright and Design Rights, to all material, documents, designs etc. produced by the Company or employees of the Company are owned exclusively by the Company and those rights are not transferred to the Buyer as part of any Contract. 5.4 The Buyer is specifically restricted in its use of any material or documents produced by the Company, be it material or documents produced as part of the Goods or the Services sold by the Company or not, in that they may not copy, rent, Ioan, or publicly display any such material. 5.5 Where the Company gares to "ghost write" material for a Buyer and includes the Buyers logo in the published work then the Buyer agrees that the Company is licensed to use the Buyers log for this specific purpose and that the Buyer has no claim whatsoever against the Intellectual Property Rights of the full published work the ownership of which is belongs to the Company.

Company. 6. Price 6. Unless otherwise agreed by the Company in writing the price for the Goods and/or the Services shall be the price set out in the Company's

published price list on the date of collection, delivery or deemed delivery or

Terms & Conditions

published price is on the date of collection, delivery of deemed delivery of the price given in any Quotation issued by the Company. 6.2 Every effort is made to ensure that prices shown in the Company's price ist are accurate at the time when the Buyer places its order. If an error is found, the Company will inform the Buyer as soon as possible and offer the Buyer the option of reconfirming the order at the correct price or cancelling the order. If the Buyer cancels, the Company will refund arrected it the Buyer for any sum that has been paid by the Buyer for the Goods and/or Services.

for any sum that has been paid by the Buyer for the Goods and/or Services. 7. Payment 7.1 Payment for the Goods and the Services shall become due at the time the Company issues its invoice and shall be payable in accordance with the terms and method specified in its invoice. 7.2 If the Buyer fails to pay the Company any sum due pursuant to a Contract the Buyer will be liable to pay interest to the Company on such sum from the due date for payment at the annual rate of 3% above the base lending rate of Barciays Bank bic, accruing on a daily basis until payment is made, whether before or after any judgment. The Company reserves the right to claim interest under the Lafe Payment of Commercial Debts (Interest) Act 1998. 7.3 The Company reserves the right to suspend the Services or stop the delivery of the Goods and to withdraw or restrict credit facilities if any be unwilling or unable to pay for the Goods and/or the Services. 8. The Buyer sight of cancellation 8.1 This clause 8 applies to any Contract concluded under The Consumer Contracts Regulations 2013. Further details are available on request. 8.2 The Buyer has the right to cancel the Contract for a period of 14 days after the Contract was formed unless the Buyer has requested in writing that the Company commence performance of the Services or provides the

after the Contract was formed unless the Buyer has requested in writing that the Company commence performance of the Services or provides the Goods before the 14 days has expired. 8.3 Due to the bespoke nature of the Goods and the Services produced or provided by the Company no right to cancel or return shall exist beyond 14 days after the date of the Contract.

8.4 To exercise the right of cancellation, the Buyer must give written notice to the Company by hand or post or email, at the address or e-mail address

to the Company by hond or post of email, at the dadress of e-mail dadress shown below, giving details of the Goods and/or Services. 8.5 If the Buyer exercises the right of cancellation after the Goods have been delivered to the Buyer, the Buyer will be responsible for returning the Goods to the Company at the Buyer's own cost. 8.6 Once the Buyer has notified the Company that it is cancelling a Contract in accordance will halves 8.2 the Company will refund or recredit the Buyer within 30 days for any sum that has been paid by the Buyer for the Goods and/or Services.

Ba Once the Buyer has notities 2.1 the Company will refund or recredit the Buyer within 30 days for any sum that has been paid by the Buyer for the Goods and/or Services.
P. Planning Permission
J. All extensions to properties require planning permission, including additions to roots. Planning permission can either be obtained by making a planning Application or it may already exist in the form of Permitted Development Rights. The sole responsibility for obtaining any necessary Planning Permission, or for ensuing compliance with Permitted Development Rights rests with the Buyer. The Company shall not have any liability lowards the Buyer for any design or proposal to obtain Planning Application or comply with Permitted Development Rights.
9.2 Any advice given by the Company as to the likelihood of any particular proposal obtaining planning permission is given as opinion using the Company has no liability whatever for the success or failure of any subsequent planning permission should be obtained by making an application the Hacming Permission should be obtained by making an application to the Local Authority on the Buyers the Company is a being the associated fee levide by the Local Authority on the Buyers behalf. In this situation the Buyer authorizes the Company to a to sits agent and agrees to either pay the associated fee levide by the Local Authority or reimburge the Company will submit the Buyers behalf.
9.4 If the Buyer intends that Planning Permission should be provided by Permitted Development Rights then the Buyers behalf.
9.4 If the Buyer intends that Planning Permission should be provided by Permitted Development Rights then the Buyers behalf.
9.4 If the Buyer and the associated fee levide by the Local Authority on the Buyers behalf.
9.4 If the Buyer intends that Planning Permission should be provided by Permitted Development Rights then the Buyer should be provided by Permitted Development Planning Permission should be provided b

which are relevant. 10.4 The Company is not obliged to comply with requests made by Party Wall Surveyors. At the Companies sole discretion Additional Services may be provided as required by Party Wall Surveyors. The Company reserves the right to charge the Buyer a fee or hourty rate for any Additional Services requested by a Party Wall Surveyor. 11. Special Requirements and Constraints

This decision is the sole responsibility of the Buyer to identify all restrictions or constraints relating to the property where any proposed works are to take place and to obtain all necessary consents. Restrictions on the property could include Heritage Asset Status (most commonly that of a listed building or a building in a conservation area), tree preservation orders, restrictive covenants, easements, rights of way or other legal burdens upon the land

or building. 11.2 Where specialist services are required which are beyond the usual scope of work affered by the Company the Buyer shall be responsible for the employment of persons required to carry out those specialist services.

12. Building Regulations 12.1 The Buyer is referred to the Building Regulations in force at the date of

12.1 The Buyer is referred to the Building Regulations in force at the date of the Contract.
12.2 The Buyer is solely responsible for ensuring that any Building Work is carried out in accordance with the Building Regulations and for appointing an appropriate Building Control Body to approve any such Building Work.
12.3 Any document supplied by the Company to the Buyer which has been balver in advance of any Building Works toking place. Should the Buyer leader when a building Control Body to a "full plans" approval or equivalent in advance of any Building Works toking place. Should the Buyer choose to proceed with Building Works toking place. Should the Buyer choose to proceed with Building Works toking place. Should the Buyer choose to proceed with Building Works toking place. Should the Buyer's request, the Company will submit an application for Buyer's not the Buyer's not in the Suyer's choose to proceed to the Buyer authories the Company to act as its agent and agrees to either pay the associated fee levied by the Buyer's ball.

13. Surveys and Drawings

13.1 Where the Company undertakes a survey of a property as part of the Services provided to the Buyer the Service is limited strictly to a non-intrusive

visual survey. 13.2 Any area identified on any drawing produced by the Company as This is the set of the

13.3 Any underground drainage shown on any drawing produced by the Company shall be considered only as indicative as to the likely presence of underground drainage. The Buyer shall have the sole responsibility of establishing the full extent, layout, direction of flow, depth and suitability of

the existing drainage network prior to the commencement of any Building Work. The Buyer may need to carny out intrusive works to expose these areas and any such works shall be undertaken at the Buyers sole expense. 13.4 Any dimension on any drawing supplied by the Company as part of the Goods or the Services are intended for design and calculation purposes only and are not intended to be used for setting out. The Buyer shall confirm all dimensions on site and report any discrepancies to the Company. **14 Right for emergy**

and are not intended to be seen at dimensions on site and report any discrepancies to the Company. 14. Bight to remedy 14.1 In the event that the Buyer becomes aware of any breach by the Company of the terms of a Contract the Buyer shall notify the Company as soon as reasonably practicable following it becoming aware of such breach and (if remediate) afford the Company not less than 30 days following such notification, the opportunity for the Company to remedy such breach. 15.1 All waranties, conditions and other terms that would otherwise be implied by statute or common law relating to the Goods and/or Services and their performance, are hereby excluded to the fullest extent permitted by law (this shall not affect a consumer's statutory rights). 16. Data protection

by law (this shall not affect a consumer's statutory rights). 16. Data protection 16. The Company will take all reasonable precautions to keep the details of the Buyer's order and payment secure, but unless the Company is negligent. The Company will not be liable for unauthorised access to information supplied by the Buyer. 16.2 The Company would like to notify the Buyer of products and offers that may be of interest to the Buyer from time to time. If the Buyer would not like to be notified of these them they should inform the Company in writing. The Buyer can correct any information about itself, or ask for information about it to be defed by avier and the product to the Company in writing. to be deleted, by giving written notice to the Company. 17. Entire Agreemen

17.1 The Parties acknowledge that the contents of these conditions and a relevant Contract, contains the entire understanding and agreement between the Parties in relation to the matters referred to therein and supersedes any prior agreement between the Parties whether oral or

written. 17.2 Each of the Parties acknowledges that it has not relied upon or been induced to enter into a relevant Contract by any representation other than a representation expressly set out in such Contract and neither Party shall be liable to the other in equity, contract, fort, under the Misrepresentation Act 1967 or in any other way for any representation not expressly set out in such Contract, provided that nothing in these conditions shall affect a Party's liability in respect of any fraudulent misrepresentation.

Party's liability in respect of any frauauterin misreprocession. 18. Assignment 18.1 The Buyer shall not be entitled to assign any Contract or any part of such Contract without the prior written consent of the Company. 18.2 The Company may assign the Contract or any part of it to any person, firm or company.

18.2 The Company may assign the Contract or any part of it to any person, firm or company.
19. Force Majeure
19. The Company reserves the right to defer the date of delivery and/or the performance of the Services or to cancel the Contract (without liability to the Buyer) if it is prevented from or delayed in the carrying on of its business due to circumstances beyond the reasonable control of the Company including, without limitation, acts of God, governmental actions, war or national emergency, riol, terrorism, civil commotion, the explosion, flood, epidemic, lock-outs, stikes or other tabour disputes (whether or not relating to either party's workforce), or restraints or delays affecting carriers or inability or delay in obtaining supplies of adequate or suitable materials Provided that, if the event in question continues for a continuous period in excess of 90 days, the Buyer shall be entitled to give nolice in writing to the Company to terminate the Contract.

20. General

20. General 20.1 Each right or remedy of the Company under a Contract is without prejudice to any other right or remedy of the Company whether under the Contract e path

prejudice to any other right or remedy of the Company whether under the Contract or not. 20.2 If any provision of a Contract is found by any court, tribunal or administrative body of competent jurkicificiton to be wholly or partly illegal, invalid, void, voidable, unenforceable or unreasonable it shall to the extent of such illegality, invalidity, voidness, voidability, unenforceability or unreasonableness be deemed severable and the remaining provisions of such Contract and the remainder of such provision shall continue in full force and effect. 20.3 Failure or delay by the Company in enforcing or partially enforcing any provision of a Contract will not be construed as a waiver of any of its rights under such Contract. 20.4 Any waiver by the Company of any breach of, or any default under, any provision of a Contract by the Buyer will not be deemed a waiver of such Contract. 20.5 Either the Buyer nor the Company intend that any term of such a Contract will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to it. 20.6 The formation, existence, construction, performance, validity and all aspects of any Contract shall be governed by English law and the parties submit to the exclusive pixedisction of the English courts. **21. All communications** between the parties relating to a Contract must be **21. All communications** between the parties relating to a Contract must be

21.1 All communications between the parties relating to a Contract must be in writing and delivered by hand or sent by pre-paid first class post to: 21.1.1 (in case of communications to the Company) to its registered office

or such changed address as shall be notified to the Buyer by the Company;

or 21.1.2 (in the case of the communications to the Buyer) to the registered office of the addressee (if it is a company) or (in any other case) to any address of the Buyer set out in any document which forms part of a Contract or such other address as shall be notified to the Company by the Buyer. 21.2 Communications shall be deemed to have been received: 21.2.1 if sent by pre-paid first class post, 5 Working Days after posting

21.2 Communications shall be deemed to have been received:
21.2.1 if its ent by pre-paid first class post. 5 Working Days after posting (exclusive of the day of posting):
21.2.2 if delivered by hand, on the day of delivery:
21.3.4 Any instruction, direction, decision, agreement, comment, notification or communication made by any Project Manager representing the Buyer's to be taken by the Company as coming from the Buyer.
22.1 butject to clause 15, the following provisions set out the entire financial idability of the Company (including any Hability of the acts or omission so its employees, agents and sub-contractors) to the Buyer in respect of:
22.1.1 any breach of these conflictors and
22.1.2 any representations, statement or fortious act or omission including negligence arising under or in connection with the Contract.
22.3 All womaties. conditions and other terms implied by statute or contract.
22.3 Nothing in these conditions excludes or limits the liability of the Company 'incert permitted by low excluded from the Company's negligence or frauduent misrepresentation.
22.4 Subject to conditions 22.2 and varias excludes or limits the Contract.
23.2 Nothing in these conditions excludes or limits the Company's negligence or frauduent misrepresentation.
24.4 Subject to conditions 22.2 and varias
24.4 by Company's total liability in contract tot (including negligence or frauduent the performance or ontherwise arising in connection with the performance or contemplated performance of the contract.
24.4 by Company shall not be liable to the Super for any indirect or conservention for any indirect or conservention.

Lontract shall be limited to £200.00; and 22.4.2 the Company shall not be liable to the Buyer for any indirect or consequential loss or damage, costs, expenses or other claims for consequential compensation whatsoever (howsoever caused) which arise out of or in connection with the Contract. All About Lofts Ltd.

ALL ABOUT

LOFTS

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