

Two Moors Electrical & Property Services Ltd

Domestic and Light Commercial

Terms and Conditions

Contractor Edition – Version 2026.4

1. Definitions

Contractor means Two Moors Electrical & Property Services Ltd.

Client means the individual, company or organisation instructing the works.

Works means the electrical installation, alteration, repair or associated services described in the accepted quotation.

Contract means the accepted quotation together with these Terms and Conditions.

2. Quotations and Acceptance

Quotations remain valid for 30 days unless otherwise stated.

Written acceptance confirms agreement to these Terms and Conditions.

No works will be scheduled until acceptance and any required deposit have been received.

The quotation defines the agreed scope of works. Any additional works constitute a variation.

3. Scope of Works

Works will comply with BS 7671 and applicable Building Regulations in force at the time of installation.

4. Access and Site Conditions

The client shall provide safe, clear and continuous access during agreed working hours.

Reasonable access to electricity, water and sanitary facilities must be provided.

Dust, noise and disturbance are unavoidable during electrical installation works.

4.1 Existing Installation Limitations

Where works involve modification or extension of existing installations, the contractor's responsibility is limited solely to the works carried out.

The contractor accepts no responsibility for the condition or safety of pre-existing wiring or equipment outside the defined scope of works.

4.2 Hidden or Unforeseen Conditions

Electrical installations may involve concealed wiring or structures that cannot be fully inspected prior to commencement.

Where hidden defects or unforeseen conditions are discovered, additional works may be required and may constitute a variation.

4.3 Inspection and Testing May Reveal Defects

Electrical installations may contain faults, deterioration or non-compliances that cannot be identified until inspection and testing has been carried out.

Where defects are identified during testing, additional remedial works may be required in order to safely energise the installation or issue certification.

Any such remedial works are not included within the original quotation and will be treated as a variation to the contract.

4.4 Compliance Following Inspection

Any works required to bring the installation into compliance with current regulations following inspection or testing are excluded from the original quotation and will be treated as a variation to the contract.

4.5 Decorations and Making Good

Electrical installation works may require cutting or drilling of building finishes. The contractor is not responsible for redecoration, plastering, painting, tiling or cosmetic finishes unless expressly included within the quotation.

4.6 Access Equipment

Where works require specialist access equipment such as scaffold towers or lifting equipment, the cost may be chargeable unless included within the quotation.

5. Deposits and Payment Structure

A booking deposit is required for all projects unless agreed otherwise in writing. The booking deposit secures scheduling and materials procurement and is non-refundable once booking is confirmed. Stage payments are defined within the quotation. All invoices are due on receipt. Certification and compliance documentation will only be issued once the final balance has been paid in full.

6. Suspension for Non Payment

The contractor may suspend works immediately if payment is not made when due. Suspension does not constitute breach of contract. Programme extensions and remobilisation costs may apply.

7. Variations

Works outside the agreed scope constitute a variation. Variations will be priced and confirmed in writing prior to commencement and may affect cost and programme.

8. Client Cancellation and Termination

If the client cancels prior to commencement the booking deposit is non-refundable and materials committed are payable. If the client terminates works after commencement the client shall pay the value of works completed, materials committed, demobilisation costs and 25 percent of the remaining contract value representing loss of profit and overhead allocation.

9. Basis of Pricing

Pricing is based on delivery of the defined scope of works and reflects experience, compliance, overhead and warranty obligations.

Itemised labour or material breakdowns are not provided unless agreed in writing.

10. Ten Year Workmanship Guarantee

A ten year workmanship guarantee applies to installation works carried out by the contractor.

It covers defects attributable to installation workmanship only and excludes product failure, misuse, alterations by others or pre-existing defects.

11. Manufacturer Warranties and Product Failures

Products supplied remain subject to manufacturer warranties.

Where a product failure occurs within twelve months of installation it will normally be replaced without labour charge.

After twelve months replacement labour may be chargeable.

12. LED Lighting and Electronic Equipment

Many lighting products utilise integrated LED drivers and electronic components which may fail independently of installation workmanship.

Replacement products may be supplied under manufacturer warranty however labour may be chargeable.

13. Client Supplied Equipment

The contractor accepts no responsibility for the performance or warranty of equipment supplied by the client.

Labour to diagnose or replace such equipment will be chargeable.

14. Consumer Cancellation Rights

Domestic clients may cancel within fourteen days of acceptance in accordance with statutory rights.

15. Commercial Clients and Late Payment

Commercial clients may incur statutory interest and recovery costs on overdue payments.

16. Limitation of Liability

The contractor's liability is limited to the value of the contract.

Indirect or consequential losses are excluded.

17. Photography

The contractor may take photographs of works for record keeping and portfolio use unless requested otherwise in writing.