

To Smarter Appliances Ltd
136-137 High Street
Ilfracombe
Devon
EX34 9

Property 9 Dudley House
36-38 Southampton Stre
Covent Garden
London
WC2E 7HG

Work Title	Work Order date	Work Order No
Fridge Breakdown	23/09/2024	PRM24002558

Description

Please can you attend the property ASAP as the fridge is not keeping cold, current appliance = 1 'Neff' fridge / freezer unit (serial number K12422S30G/03) Access via tenant, thanks

Tenants Contact Details:

Miss Zeynep Kivanc (h: 90 532 162 86 52 e: zeynepkivanc2@gmail.com)

Issued By: Kelly Canham

For and on behalf of the Landlord:

Mrs Qing Yang

Required By:

TERMS AND CONDITIONS

1. The Contract for the above detailed works is between the Contractor and Landlord named above, for whom CBRE act as agent only.
 2. The Contractor undertakes to attend the property within 24 hours and complete the works as soon as is practicable.
 3. The Contractor shall only carry out the works stated above to a value of £300 + VAT. Any additional works or variations shall be reported to CBRE and if required send a written quotation and seperate instructions may be issued. No instruction shall be taken from the property occupiers.
 4. The Contractor shall provide all materials, plant and labour necessary to execute the works and protect the property and contents providing dust sheets, boarding, plastic sheets etc and guard against injury to persons providing notices, cones etc as required. On completion of the works all excess materials, debris and plant shall be removed from site and the property left clean and tidy.
 5. Works shall be undertaken in a professional manner and satisfy Statutory Authority Byelaws/Regulations and legislation.
 6. The Contractor must observe all Health & Safety legislation and standards including the Health & Safety at Work Act, COSHH Regulations, British Standards and HSE guidance. A Contractor must also be correctly qualified and accredited by, for example but not limited to, Gas Safe Register for gas appliance repairs and NICEIC for electrical repairs.
 7. We have no information on the possible presence of Asbestos Containing Materials (ACM's) within this property. Please ensure that your operatives proceed with caution, and if they have any reason to suspect that ACM's maybe present, they should stop work immediately and contact CBRE.
 8. The Contractor shall fully indemnify the Landlord and/or CBRE and maintain a £500,000 minimum Public Liability Insurance.
 9. All invoices must quote the works order number and Landlord name and be submitted to the CBRE employee who instructed the works within 7 days of completion. A full description of the fault found, the cause and liability must be included together with a list of all materials, plant and labour used. All invoices must be accompanied by any test certificates as appropriate.
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