

PROPERTY MAINTENANCE PACKAGES

From just £35 per month!

Protect Your Home
Prevent Costly Repairs



OLNEY BUILDING & RENOVATIONS LTD

Building a better experience



GoCardless





Why choose a maintenance package ?

Your Peace of Mind - Regular inspections catch small problems before they become expensive repairs.

Protect Your Investment - Your home is your biggest asset. Keep it in top condition year-round.

Save Time & Money - We handle the jobs most homeowners overlook. No more weekend DIY stress.

Priority Service - Jump the queue when you need us. Maintenance clients come first.

Expert Eyes - 24 years of building experience spotting issues you might miss.

HOME MAINTENANCE PACKAGES

Designed to give you peace of mind

SERVICE LEVEL	STANDARD - UP TO 4 BEDROOMS	LARGE - 5 BEDROOM +
SILVER <ul style="list-style-type: none">• Bi-annual property inspection• Gutter clearance (2x yearly)• Drainage checks• Annual roof inspection• Photo maintenance report• Priority booking• 10% discount on repairs	£35/MONTH	£50/MONTH
GOLD <p>Everything in SILVER, plus:</p> <ul style="list-style-type: none">• Quarterly inspections• Gutter clearance (4x yearly)• Fascia & soffit inspection• Window & door checks• Minor sealant repairs• 1.5 hours handyman work/quarter• 15% discount on repairs	£65/MONTH	£85/MONTH
PLATINUM <p>Everything in GOLD, plus:</p> <ul style="list-style-type: none">• Annual service coordination• Seasonal weatherproofing• Minor internal repairs• Damp & ventilation checks• 3 hours handyman work/quarter• 20% discount on repairs• Emergency call-out (48hrs)	£95/MONTH	£125/MONTH

ALL PRICES ARE INCLUSIVE OF VAT



WHAT'S INCLUDED IN INSPECTIONS?

Our comprehensive property checks cover:

EXTERIOR

Roof tiles, ridge & chimney
Gutters & downpipes
External walls & pointing
Windows & doors
Fascias, soffits & barge boards
Drainage systems
Driveways & pathways

SEASONAL CHECKS

Weatherproofing needs
Condensation & ventilation
Winter preparation
Spring damage assessment

DETAILED REPORTS

Photo documentation
Priority recommendations
Preventative advice
Cost estimates for repairs



HANDYMAN SERVICES COVERED IN YOUR MAINTENANCE PACKAGE

Typical tasks we can help with during your included maintenance hours:

- Adjusting or tightening cupboard doors, hinges, and handles
- Fixing loose or squeaky door latches and locks
- Replacing broken or worn door/window handles
- Fitting new curtain poles, blinds, or tracks
- Hanging pictures, mirrors, or shelves
- Filling small cracks or holes in walls and ceilings
- Touching up paintwork (minor scuffs or marks)
- Re-sealing/siliconing around baths, showers, or sinks
- Replacing light bulbs and batteries in smoke alarms
- Assembling flat-pack furniture
- Fitting or adjusting toilet seats and cistern handles
- Minor grout repairs in kitchens and bathrooms
- Securing loose floorboards or tiles
- Fitting draught excluders or weatherstrips
- Clearing small blockages in sinks or showers
- Tightening loose taps or fittings
- Replacing standard door locks (non-specialist)
- Minor fence/gate repairs
- Lubricating locks, hinges, and sliding doors
- General small repairs and maintenance tasks as agreed

Next Steps

This service is designed to protect your investment, give you peace of mind, and ensure your property stays in top condition for years to come.

Get Started in 3 Easy Steps:

1. Choose Your Package - Select the tier that suits your property needs

2. Schedule Your First Visit - We'll arrange a convenient time for your initial inspection, arrange direct debit mandate and for you to sign the service agreement.

3. Relax & Enjoy Peace of Mind - We'll handle the maintenance while you enjoy your home

Should you have any questions, feel free to reach out to us via email, text or phone. We'll be happy to help.

John Inwood - Director

☎ 07958 781550

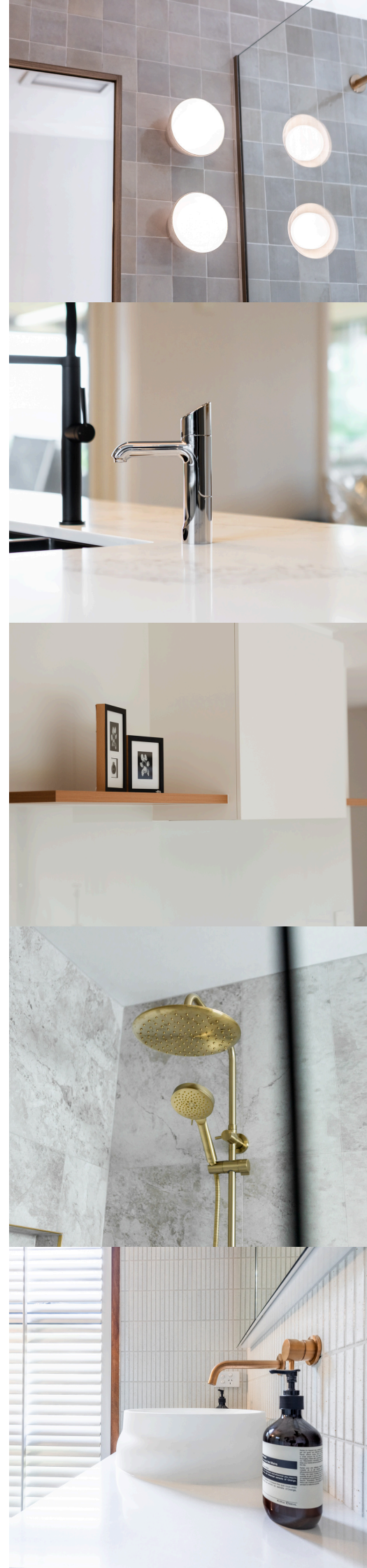
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MAINTENANCE PACKAGE TERMS & CONDITIONS

OLNEY BUILDING & RENOVATIONS LTD

1. SERVICE OVERVIEW

MAINTENANCE PACKAGES ARE FOR DOMESTIC RESIDENTIAL PROPERTIES IN BUCKINGHAMSHIRE AND BEDFORDSHIRE, AS DESCRIBED IN YOUR AGREEMENT OR BROCHURE.

ONLY THE SERVICES EXPLICITLY LISTED IN THE CHOSEN PACKAGE ARE INCLUDED; ALL OTHER WORKS ARE EXCLUDED UNLESS AGREED IN WRITING AND QUOTED SEPARATELY.

WE RESERVE THE RIGHT TO DECLINE SERVICE IF THE PROPERTY IS UNSAFE, IN POOR CONDITION, OR IF REQUESTED WORKS FALL OUTSIDE OUR EXPERTISE OR CAPACITY.

2. CONTRACT TERM & PAYMENT

MINIMUM INITIAL PERIOD: 3 MONTHS, THEN MONTHLY ROLLING UNTIL CANCELLED ACCORDING TO THESE TERMS.

PAYMENT IS REQUIRED MONTHLY IN ADVANCE, VIA DIRECT DEBIT OR ANOTHER AGREED METHOD, ON THE 1ST OF EACH MONTH. INVOICES WILL BE ISSUED BEFORE THE DUE DATE.

FAILURE TO PAY ON TIME MAY RESULT IN SUSPENSION OR TERMINATION OF SERVICES, AND LATE FEES MAY BE APPLIED AT OUR DISCRETION.

WE RESERVE THE RIGHT TO REVIEW AND AMEND PACKAGE PRICING, INCLUSIONS, OR PAYMENT TERMS ANNUALLY OR WITH AT LEAST 30 DAYS' WRITTEN NOTICE.

3. SCOPE OF SERVICES & EXCLUSIONS

DETAILED SCOPE IS PROVIDED IN THE PACKAGE BROCHURE OR CLIENT AGREEMENT AND MAY INCLUDE INSPECTIONS, MINOR REPAIRS, MAINTENANCE CHECKS, AND REPORTING.

EXCLUDED: MAJOR REPAIRS, STRUCTURAL ALTERATIONS, INTERNAL DECORATION BEYOND MINOR TOUCH-UPS, APPLIANCE SERVICING/REPAIR, PEST CONTROL, GARDEN/LANDSCAPE MAINTENANCE, AND ANY WORK NOT SPECIFICALLY LISTED.

EMERGENCY CALL-OUTS ARE ONLY FOR GOLD/PREMIUM CLIENTS AND STRICTLY LIMITED TO URGENT PROPERTY SAFETY/SECURITY ISSUES (E.G. MAJOR LEAKS, LOSS OF POWER, BREAK-IN DAMAGE). NON-EMERGENCY CALL-OUTS OR SERVICES OUTSIDE THE PACKAGE WILL BE QUOTED AND CHARGED SEPARATELY.

WE DO NOT UNDERTAKE WORKS REQUIRING SPECIALIST LICENSES, ACCREDITATIONS, OR REGULATORY APPROVALS UNLESS SPECIFIED IN WRITING.

4. SCHEDULING, ACCESS & MISSED VISITS

ROUTINE MAINTENANCE VISITS ARE SCHEDULED BY MUTUAL AGREEMENT, WITH AT LEAST 48 HOURS' NOTICE FOR STANDARD VISITS. ALL APPOINTMENTS ARE CONFIRMED IN WRITING (EMAIL OR SMS).

YOU MUST PROVIDE SAFE, REASONABLE ACCESS TO THE PROPERTY ON THE AGREED DATE AND TIME. IF ACCESS IS NOT POSSIBLE OR IS UNSAFE, THE VISIT MAY BE FORFEITED AND A CALL-OUT CHARGE MAY APPLY.

IF YOU NEED TO RESCHEDULE OR CANCEL A VISIT, AT LEAST 24 HOURS' NOTICE MUST BE GIVEN. MISSED APPOINTMENTS OR CANCELLATIONS WITH LESS THAN 24 HOURS' NOTICE MAY INCUR A £25 CHARGE.

IF WE ARE UNABLE TO ATTEND DUE TO CIRCUMSTANCES BEYOND OUR CONTROL (E.G., ILLNESS, VEHICLE BREAKDOWN, EXTREME WEATHER), WE WILL CONTACT YOU AS SOON AS POSSIBLE TO RESCHEDULE WITHOUT PENALTY.

5. UNUSED HOURS, VISITS & ADDITIONAL WORK

ANY HOURS OR VISITS NOT USED WITHIN THE MONTH ARE FORFEITED AND DO NOT ROLL OVER.

ADDITIONAL WORK BEYOND THE INCLUDED HOURS/VISITS WILL BE QUOTED IN ADVANCE AND CHARGED AT OUR STANDARD HOURLY RATE OR FIXED PRICE, AS AGREED BEFORE COMMENCEMENT.

YOU MUST APPROVE ALL ADDITIONAL WORKS AND COSTS IN WRITING BEFORE WORK BEGINS.

6. CANCELLATION POLICY

YOU MAY CANCEL YOUR MAINTENANCE PACKAGE ANY TIME AFTER THE INITIAL 3-MONTH TERM BY PROVIDING AT LEAST ONE (1) MONTH (30 DAYS) WRITTEN NOTICE (BY EMAIL OR LETTER).

THE CANCELLATION NOTICE PERIOD STARTS FROM THE DATE WE RECEIVE WRITTEN NOTICE. SERVICE AND BILLING CONTINUE UNTIL THE END OF THE NOTICE PERIOD.

NO REFUNDS FOR UNUSED SERVICES, HOURS, OR VISITS WITHIN THE MONTH OF CANCELLATION.

WE RESERVE THE RIGHT TO TERMINATE THE AGREEMENT WITH ONE (1) MONTH'S WRITTEN NOTICE IF YOU BREACH THESE TERMS, FAIL TO PROVIDE SAFE ACCESS, OR IF WE ARE UNABLE TO CONTINUE PROVIDING SERVICES FOR REASONS BEYOND OUR CONTROL.

IN THE EVENT OF REPEATED MISSED PAYMENTS, UNSAFE SITE CONDITIONS, OR ABUSIVE CONDUCT, WE MAY TERMINATE THE AGREEMENT IMMEDIATELY WITH WRITTEN NOTICE.

7. LIABILITY & GUARANTEES

WE ARE FULLY INSURED FOR PUBLIC LIABILITY UP TO £1,000,000. A COPY OF OUR INSURANCE CERTIFICATE IS AVAILABLE ON REQUEST.

WE ACCEPT NO LIABILITY FOR PRE-EXISTING DEFECTS, DAMAGE CAUSED BY MISUSE, NEGLIGENCE, THIRD-PARTY CONTRACTORS, OR EVENTS OUTSIDE OUR REASONABLE CONTROL (INCLUDING BUT NOT LIMITED TO ADVERSE WEATHER, VANDALISM, FIRE, FLOODING, OR GOVERNMENT ACTION).

OUR LIABILITY IS STRICTLY LIMITED TO THE COST OF SERVICES PROVIDED UNDER THE MAINTENANCE PACKAGE. WE ARE NOT RESPONSIBLE FOR CONSEQUENTIAL OR INDIRECT LOSSES.

WHILE WE AIM TO IDENTIFY AND ADDRESS MAINTENANCE ISSUES, WE DO NOT GUARANTEE THE PREVENTION OF ALL PROPERTY PROBLEMS. OUR INSPECTIONS AND ROUTINE MAINTENANCE ARE DESIGNED TO REDUCE RISK, NOT ELIMINATE IT ENTIRELY.

ANY WARRANTIES OR GUARANTEES FOR MATERIALS OR THIRD-PARTY PRODUCTS ARE LIMITED TO THOSE PROVIDED BY THE MANUFACTURER.

8. CHANGES TO SERVICE, PRICING, OR TERMS

WE MAY UPDATE PACKAGE CONTENTS, PRICING, OR THESE TERMS AND CONDITIONS WITH AT LEAST 30 DAYS' WRITTEN NOTICE TO YOU.

NOTIFICATION OF CHANGES WILL BE SENT VIA EMAIL OR LETTER. CONTINUED USE OF THE SERVICE AFTER CHANGES TAKE EFFECT CONSTITUTES ACCEPTANCE OF THE NEW TERMS.

9. CLIENT RESPONSIBILITIES

YOU MUST PROMPTLY NOTIFY US OF URGENT ISSUES, CHANGES TO CONTACT DETAILS, OR ANY HEALTH AND SAFETY RISKS AT THE PROPERTY.

YOU ARE RESPONSIBLE FOR ENSURING PAYMENT DETAILS ARE UP TO DATE AND INVOICES ARE SETTLED PROMPTLY.

YOU MUST PROVIDE ACCURATE INFORMATION REGARDING THE PROPERTY AND DISCLOSE ANY KNOWN HAZARDS OR RESTRICTIONS THAT MAY AFFECT OUR WORK.

YOU ARE RESPONSIBLE FOR SECURING PETS AND VALUABLES DURING OUR VISITS.

10. DISPUTES & COMPLAINTS

COMPLAINTS OR DISPUTES MUST BE RAISED IN WRITING (EMAIL OR LETTER) WITHIN 7 DAYS OF THE RELEVANT SERVICE OR INCIDENT.

WE WILL INVESTIGATE ALL COMPLAINTS PROMPTLY AND AIM TO RESOLVE ISSUES FAIRLY. IF A RESOLUTION CANNOT BE REACHED, EITHER PARTY MAY SEEK MEDIATION OR LEGAL REMEDIES AS APPROPRIATE.

THESE TERMS ARE GOVERNED BY THE LAWS OF ENGLAND AND WALES.

ALL PRICES INCLUDE VAT AT 20% UNLESS OTHERWISE STATED.

FOR FULL DETAILS OR QUESTIONS, CONTACT: 07958 781550 | INFO@OLNEYBUILDINGANDRENOVATIONS.CO.UK

