

BROOKSIDE STORAGE

Terms & Conditions (1st October 2011 - 30th September 2012)

Security of the site is our first concern, the rules are to make it secure, your co-operation will keep it secure.

The objectives of the CCTV is to guard against the theft of your caravan/motorhome/boat from the yard area through the main gate.

Deterrents are in place to obstruct and attempt to stop intruders although malicious vandalism and theft by intruders is impossible to guarantee.

1. All units must be fully insured for third party liability, please forward a copy of your renewal.
2. The Site Owners accept no responsibility for any damage whatsoever incurred by any event whilst parked on the site.
3. All units should be checked on a regular basis, therefore a visit at least once a month is recommended to check its status.
4. All units are to be parked correctly, please do not obstruct your neighbour's access. If you are not competent at manoeuvring you ought to have someone with you to help.
5. Access is by use of a key, which is securely coded and cannot be cut, plus an electronic card, this is fully programmable and can be deleted from the system in the event of theft, loss or non payment etc....
6. Access is allowed 365 days a year. For security reasons we must insist on being notified at least 1 day/24 hours to you requiring access to the site. (In the event of you then not visiting the site, this is not a problem).
7. 'Free for all' visiting is not allowed. I cannot monitor and keep records if you are not prepared to co-operate.
8. Telephone call during normal office hours only please ie. 0800-1800 hrs (this is 70 hours per week !!) NOT 2300, 0100 hrs etc.... I am not available 24 hrs a day!
9. Movement cards IN/OUT as issued are to be left confirming your pitch is occupied/empty as per your prior instruction. These are a very important part of the security procedure, please ensure they are used and times are filled in.
10. Access is allowed - 1st April to 31st October 0700-2100 hrs, 1st November to 31st March 0900-1700 hrs. The electronic access control system automatically locks the gates. NB This cannot be over-ridden, you cannot get in early and ensure you are not late exiting - you will get LOCKED IN.
11. The padlocking of the main gate is entirely the responsibility of each plot (key) holder, please ensure the gate is securely padlocked both when you enter and exit the site - immediately behind you!! DO NOT go to your pitch without locking it. There are two padlocks, one on the gate and one on a hanging chain - secure them BOTH fully! The electronic lock is automatic when the gate is pushed to and held a second.
12. To ensure the security of the site do not allow anyone either in or out with you. If they have authority to be there, they too have a key and a functioning access card. Do not 'tailgate' the person in front of you.
13. If a key or access card is lost/stolen your deposit is forfeited and you will be required to repay it to gain a replacement. It is important that the key and card are kept separately and their location not advertised on them, for security I do not supply a 'Brookside Storage' key ring!!
14. There is a small office on site for administration with a limited selection of accessories available, usually open when I am there.
15. It is essential that we are notified of any changes immediately, ie. Change of towing vehicle, address, telephone, caravan etc....
16. The site has its own post box (green box on right of gate as you enter), mail items to the above address or hand post it whilst you are there.
17. When your insurance is renewed please forward a copy immediately.
18. In the event you no longer wish to retain your pitch, one month's notice is required in writing and the immediate return of the key/card to the green letter box on the day you last exit.
19. We reserve the right to give you immediate notice to vacate your pitch and return your key/access card without reason at anytime.
20. We operate a NO REFUND policy. Refunds will NOT be given at any point, for any reason, on any period of storage already paid for, ie. You change your mind, you sell your unit, you move away, you are ill Please do not ask, as we do not wish to offend by refusing.
21. In the event that you encounter a problem eg. Get locked in, unable to operate your key/card etc and you require assistance a call out charge of £40 is payable, if it can be accommodated. Please do not expect an immediate response. Usually difficulties can be sorted out with instruction over the telephone.
22. All gas bottles should ideally be removed from your unit and no other noxious, dangerous, hazardous or explosive goods are permitted.
23. By entering into this agreement the Plot (key) holder warrants that he/she has both ownership and legal title to the stored goods.
24. The Site Owner excludes all liability caused by vermin infestation.
25. Dogs are accepted, but please keep them under control at all times and clean up after them.
26. Please remove all of your litter (including dog waste) when you leave, there is no refuse collection.
27. No trading is permitted from the site.
28. Units offered for sale whilst they are stored on site MUST be removed for viewings as it compromises security to invite strangers on site.
29. In the event of you selling your unit, the title of the pitch does NOT automatically transfer to the new owners. The key/card are NOT to be passed on. A new contract must be signed first and they are to be met in the same fashion as you were originally.
30. A renewal reminder will be sent out in July with a reply slip for return before 31st August either confirming your intention to renew or giving one month's notice to vacate. All renewals must be paid for in full prior to 1st October. Keycard to be returned to the letter box on or before 30th September on your final exit.
31. In the interests of security we request that all valuables are removed whilst your unit is left in storage and that you have adequate security to protect your unit and keep it secure, high security door locks, alarm, wheel clamp, hitchlock, tracker, cover etc
32. Any units on site whose pitch becomes overdue for payment will have their access card blocked. A charge of £25 will be payable for re-instatement in addition to the required annual storage fee or a 10% handling charge if not yet vacated. Once payment has cleared then the card will be unblocked. In the event of non payment by 14th October a Legal Lien will be attached to the unit, and will remain in force until the arrears are settled in full or the Lien is otherwise discharged. In the event of a negative response to notification of the Lien, legal action will be taken to sell the unit via The Torts Interference with Goods Act 1977. The outstanding arrears will be deducted from the proceeds of the sale less any costs. Any remaining balance will be retained to await collection. The Site Owner warrants to seek to obtain the best price available on current market values.

I HAVE READ THE TERMS & CONDITIONS AND FULLY UNDERSTAND THEM

Signed

Date

Name

Pitch No