



Nairns Oatcakes LTD  
Site 15,  
Butlerfield Industrial Estate,  
Bonnyrigg,  
EH19 3JQ  
Specification

1. An initial treatment against any existing infestation of the specified pests. Specified pests: rats, mice and crawling insects (excluding wood boring insects and tropical ants). The site has been split into two sections to ensure maximum control of pests.
2. Thirteen routine inspections per annum by a qualified and experienced service technician. **(Area 1 reception, production areas and offices)**
3. Thirteen routine inspections per annum by a qualified and experienced service technician. **(Area 2 warehouse, external areas and loft space)**
4. The establishment and maintenance of plastic tamper resistant rodent bait stations.
5. To service and maintain external bait stations.
6. In the event of a serious internal infestation the site pest control procedure/pest control contract must document the requirement to conduct at least 2 additional inspections at night to identify the source and location of pest activity.
7. Rodent monitoring baits to be changed at a frequency of a minimum of once per annum and recorded on technician inspection reports.
8. The establishment and maintenance of insect monitoring traps.
9. A departmental checklist, which numbers and details every bait within the premises and site plan.
10. Bait point indicator stickers, these are attached to the wall within close proximity to each internal bait station.
11. Any remedial treatment against the specified pests which are required as a result of our routine visit or at the request of service from the client. Should a rodent infestation occur internally or a confirmed sighting, follow up inspections/treatments will be carried out on alternate days until there have been three consecutive clear inspections and a follow up inspection one week later. The site is sometimes closed on a Sunday therefore if a visit falls on that day, and the site is closed, it would be carried out on the Monday. Should a rodent infestation occur externally or a confirmed sighting, follow up inspections/treatments will be carried out on every five to seven days until clear inspection. If the site is closed on a Sunday and the visit falls on that day it would be carried out on the Monday.
12. Any dead rodents discovered during our inspections will be removed by Excel Environmental Services staff and legally disposed of.
13. Any internal rodent bait boxes that are found to be missing or damaged during our inspection will be replaced by Excel Environmental Services. Any missing boxes will be recorded in our reports and discussed with Nairns Ltd responsible person to investigate what has happened to the box and its contents.



14. Any external rodent bait boxes that are found to be missing, damaged or unserviceable during our inspection will be recorded in our reports and discussed with Nairns Ltd responsible person to investigate what has happened to the box and its contents. It will be the responsibility of Nairns LTD to replace these boxes at a cost.
15. When insect activity is noted and a treatment is carried out a follow up inspection will be carried out to ensure the effectiveness of the treatment.
16. Four maintenance services per annum on electronic fly killers, and change bulbs per annum.
17. Four catch tray analysis per annum on electronic fly killers.
18. Twelve maintenance services per annum on moth pots.
19. Moth pot lures to be changed every quarter.
20. Trend analysis to be carried out 13 times per annum on rat's mice and crawling insects.
21. Four inspections per annum by our Field Biologist who will submit a typed report including photographic evidence of proofing, hygiene and storage issues.
22. A confidential reporting system.
23. 24-hour call-out service.
24. Full C.O.S.H.H. assessment and data information sheets for all materials used by our operatives on your premises.
25. Pest risk assessment shall be carried out annually and shall be reviewed whenever there are changes to the building or after significant pest issues have been identified. Service provision shall meet all applicable regulatory requirements.

**Only insecticides based on natural Pyrethrins to be used i.e. Pybuthrin 2/16, Pybuthrin 33, Aquapy.**

**Non-Toxic bait to be used in tamper resistant bait boxes (the usual non-spill formulation suitable for food areas,) to monitor any rodent infestations which may occur.**

**Rodent mechanical traps to be used at strategic points throughout the site and to be checked by Nairns trained member of staff on a weekly basis between Excel routine visits and daily in the event of activity being found.**

On behalf of Excel Environmental Services

On behalf of Nairns Oatcakes Ltd

Signed:

Signed:

Name: Laura Wright

Name:

Position: Office Manager

Position:

Date: 01/01/2026

Date: