



CONTRACT DOCUMENTS

FOR

PERIODIC AND ROUTINE GROUNDS MAINTENANCE (INCLUDING HORTICULTURAL AND TREE WORKS), BUILDING AND WINDOW CLEANING SERVICES AND CLEANING SERVICES TO HARD LANDSCAPE AND ASSOCIATED BUILDINGS CONTRACT

FEBRUARY 2019

ISHA is HCA registered No. L0457 and a registered society under the Co-operative & Community Benefit Societies Act 2014, No. 11614R

LVHA is a subsidiary of ISHA, working with Vietnamese, Chinese and wider South East Asian communities, HCA No. LH3867; registered society No. 26206R

M3NHF SCHEDULE: ESTATE SERVICES Version 7.1 – CONTENTS

SECTION 1 NHF Form of Contract 2011 (Estate Services) (Rev 5: 2018) comprising:

Articles of Agreement

Contract Details (for both the Contract Conditions and Preliminaries)

Contract Conditions – *[on CD]*

Preliminaries – *[on CD]*

Specification of Workmanship and Materials – *[on CD]*

KPI Framework – *[on CD]*

SECTION 2 M3NHF Schedule: Estate Services Version 7 - comprising Long, Medium and Short Descriptions – *[on CD]*

SECTION 3 Service Provider's Contract Rates & Prices

Price Framework – *[completed & on CD]*

Pricing Schedules – *[completed & on CD]*

Service Provider's Method Statements – *[on CD]*

Tender Clarifications

SECTION 1

**NHF FORM OF CONTRACT 2011
ESTATE SERVICES
(REV 5: 2018)**

**ISLINGTON & SHOREDITCH HOUSING ASSOCIATION LTD
AND LIEN VIET HOUSING ASSOCIATION**

and

ACCURO ENVIRONMENTAL LIMITED

ARTICLES OF AGREEMENT

**Term contract for the undertaking of periodic and routine
grounds maintenance (including horticultural and tree works),
building and window cleaning services and cleaning services to
hard landscape and associated buildings**

CONTRACT ("this Contract") dated 23rd May 2019

PARTIES:

- (1) Islington & Shoreditch Housing Association Limited (Co-operative and Community Benefits Society number IP11614R) and its subsidiary Lien Viet Housing Association (Co-operative and Community Benefits Society number IP26206R) whose registered office is at 102 Blackstock Road, London, N4 2DR ("**the Client**"); and
- (2) Accuro Environmental Limited (company number 8004960) whose registered office is at 128 Buckingham Palace Road, London, SW1W 9SA ("**the Service Provider**").

IT IS AGREED THAT:

1. In consideration of the Client's obligations under this Contract, the Service Provider will undertake the Works set out in the Contract Documents in accordance with this Contract.
2. The following documents (the "**Contract Documents**") are incorporated in and are part of the Contract:

Volume 1

- Contract Details (for both the Contract Conditions and Preliminaries) including Appendices
- Contract Conditions
- Preliminaries
- Specification of Workmanship and Materials
- KPI Framework

Volume 2

- M3NHF Schedule of Rates: Estate Services Version 7 - comprising Long, Medium and Short Descriptions.

Volume 3

- Service Provider's Contract Rates and Prices:
 - Price Framework
 - Pricing Schedules
- Service Provider's Method Statements
- Tender Clarifications

3. The Contract Conditions and/or Preliminaries are to incorporate the amendments set out in the Schedule of Amendments annexed to these Articles of Agreement
4. Nothing contained in the Service Provider's Method Statements shall amend, modify or supersede any other provisions of the Contract and in the case of any conflict or ambiguity the other provisions of the Contract shall take precedence.

IN WITNESS of the above both Parties have executed this Contract as a deed and it is delivered and takes effect on the date at the start of it.

NHF FORM OF CONTRACT 2011 (ESTATE SERVICES) (REV 5: 2018) – ARTICLES OF AGREEMENT

Client

EXECUTED as a DEED by)
Islington & Shoreditch Housing Association Limited, and)
Lien Viet Housing Association acting by:)

Board member A. M. Paul

Board member/secretary Y. Y.

OR

Board member _____

Witness signature _____

Witness name _____

Witness address _____

Service Provider

Director  Daron Frost MD.

Director/Secretary _____

OR

Director _____

Witness signature _____

Witness name _____

Witness address _____

SCHEDULE OF AMENDMENTS		
CONTRACT CONDITIONS		
CLAUSE	CLAUSE HEADING	AMENDMENT
1	INTERPRETATION	
1.1	Definitions	<p>Add new definition as follows:</p> <p>“London Living Wage” is the minimum gross hourly wage rate set out in the Contract Details, or equivalent calculated salary level, which the Service Provider must pay Staff whilst working on the Contract as calculated annually and set by the Resolution Foundation and overseen by the Living Wage Commission.”</p>
6	STAFF and TUPE	
6.1	Service Provider’s Staff	<p>Add new Clause 6.1.5 as follows:</p> <p>“6.1.5 Where stated in the Contract Details the Service Provider must remunerate its Staff using rates of pay or equivalent salary levels which are not less than the London Living Wage applicable at the time of undertaking the Works.”</p>