



Parish Council

This Guarantee Bond is made as a deed between the following parties whose names and registered office addresses are set out in the Schedule to this Bond (the 'Schedule'):-

- (1) The 'Contractor' as principal
- (2) The 'Guarantor' as guarantor, and
- (3) The 'Employer'

Whereas

- (1) By a contract (the 'Contract') entered into or to be entered into between the Employer and the Contractor particulars of which are set out in the Schedule the Contractor has agreed with the Employer to execute works (the 'Works') upon and subject to the terms and conditions therein set out.
- (2) The Guarantor has agreed with the Employer at the request of the Contractor to guarantee the performance of the obligations of the Contractor under the Contract upon the terms and conditions of this Guarantee Bond subject to the limitation set out in clause 2.

Now this deed witnesses as follows:-

- 1 The Guarantor guarantees to the Employer that in the event of a breach of the Contract by the Contractor (and for the avoidance of doubt a breach of contract by the Contractor will include the Contractor becoming insolvent as defined at section 113 of the Housing Grants Construction and Regeneration Act (as amended by LDEDC 2009)), the Guarantor shall subject to the provisions of this Guarantee Bond satisfy and discharge the damages sustained by the Employer as established and ascertained pursuant to and in accordance with the provisions of or by reference to the Contract and taking into account all sums due or to become due to the Contractor.
- 2 The maximum aggregate liability of the Guarantor and the Contractor under this Guarantee Bond shall not exceed the sum set out in the Schedule (the 'Bond Amount') but subject to such limitation and to clause 4 the liability of the Guarantor shall be co-extensive with the liability of the Contractor under the Contract.
- 3 The Guarantor shall not be discharged or released by any alteration of any of the terms conditions and provisions of the Contract or in the extent or nature of the Works and no allowance of time by the Employer under or in respect of the Contract or the Works shall in any way release reduce or affect the liability of the Guarantor under this Guarantee Bond. Further in the event that the Contract is altered or varied then this

Bond shall extend to the obligations undertaken by the Contractor under the Contract as the same may be altered or varied.

- 4 Whether or not this Guarantee Bond shall be returned to the Guarantor the obligations of the Guarantor under this Guarantee Bond shall be released and discharged absolutely upon Expiry (as defined in the Schedule) save in respect of any breach of the Contract which has occurred and in respect of which a claim in writing containing particulars of such breach has been made upon the Guarantor before Expiry.
- 5 The Contractor having requested the execution of this Guarantee Bond by the Guarantor undertakes to the Guarantor (without limitation of any other rights and remedies of the Employer or the Guarantor against the Contractor) to perform and discharge the obligations on its part set out in the Contract.
- 6 Neither the Contractor nor the Guarantor shall be entitled to assign the benefit of this Guarantee Bond without the prior written consent of the Employer. The Employer shall be entitled to freely assign this bond to the party to whom the benefit of the Contract has been assigned without the prior consent of the Contractor or the Guarantor.
- 7 Subject to paragraph 6, the parties to this Guarantee Bond do not intend that any of its terms will be enforceable, by virtue of The Contracts (Rights of Third Parties) Act 1999 or otherwise, by any person not a party to it.
- 8 This Guarantee Bond shall be governed by and construed in accordance with the laws of England and Wales only the courts of England and Wales shall have jurisdiction hereunder.

In witness whereof the Contractor and the Guarantor have executed and delivered this Guarantee Bond as a Deed this day of , [year]

Executed and delivered as a deed by

Contractor

Executed and delivered as a deed by

Guarantor

The schedule

The Contractor: whose registered office address is at

The Guarantor: whose registered office address

The Employer: whose registered office address is at .

The Contract: A contract dated the day of 20 between the
Employer and the Contractor in the form known as
for the construction of for the original contract sum of
pounds sterling (£).

The Bond Amount: The sum of 5% of contract value pounds sterling
(£).

Or 5% retention for 24 months

Expiry: The issue of the notice of Practical Completion which shall be
conclusive for the purposes of this Guarantee Bond.