

# nec<sup>®</sup>4

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## Professional Service Contract

This contract should be used for the appointment of a supplier to provide a professional service

**June 2017**

**(with amendments January 2019 and October 2020 and during the formation of the Engineering Delivery Framework dated 21st September 2022)**

# Contract Data

PART ONE – DATA PROVIDED BY THE CLIENT

1 General

The *conditions of contract* are the core clauses and the clauses for the following main Option, the Option for resolving and avoiding disputes and secondary Options of the NEC4 Professional Service Contract June 2017 (with amendments January 2019)

Seconda

The *service* is

DgP Cost management services for Science Estates Projects

The *Client* is

Name

The Department for Environment, Food and Rural Affairs

Address for communications

Address for electronic communications

The *Service Manager* is

Name

TBC

Address for communications

Animal and Plant Health Agency

Address for electronic communications

The Scope is in

- Cost Management Services Scope  
-Task Order

The *language of the contract* is

English

The *law of the contract* is the law of

England, subject to the jurisdiction of the  
courts of England and Wales

The *period for reply* is

2 weeks

except that

- The *period for reply* for

is

- The *period for reply* for

is

The *period for retention* is

12

year(s) following Completion or earlier termination

The following matters will be included in the Early Warning Register

Early warning meetings are to be held at intervals no  
longer than

One month

## 2 The *Consultant's* main responsibilities

If the *Client* has identified  
work which is set to meet  
a stated *condition* by a *key*  
*date*

The *key dates* and *conditions* to be met are

*condition* to be met

*key date*

(1)

(2)

(3)

If Option A is used	The <i>Consultant</i> prepares forecasts of the total <i>expenses</i> at intervals no longer than	<input type="text"/>
If Option C or E is used	The <i>Consultant</i> prepares forecasts of the total Defined Cost plus Fee and <i>expenses</i> at intervals no longer than	<input type="text" value="One month"/>

### 3 Time

	The <i>starting date</i> is	<input type="text" value="01st April 2025"/>
	The <i>Client</i> provides access to the following persons, places and things	
	access	access date
(1)	<input type="text"/>	<input type="text"/>
(2)	<input type="text"/>	<input type="text"/>
(3)	<input type="text"/>	<input type="text"/>
	The <i>Consultant</i> submits revised programmes at intervals no longer than	<input type="text"/>
If the <i>Client</i> has decided the <i>completion date</i> for the whole of the <i>service</i>	The <i>completion date</i> for the whole of the <i>service</i> is	<input type="text" value="01st April 2027"/>
If no programme is identified in part two of the Contract Data	The period after the Contract Date within which the <i>Consultant</i> is to submit a first programme for acceptance is	<input type="text"/>

### 4 Quality management

The period after the Contract Date within which the <i>Consultant</i> is to submit a quality policy statement and quality plan is	<input type="text" value="2 weeks"/>
The period between Completion of the whole of the <i>service</i> and the <i>defects date</i> is	<input type="text" value="52 weeks"/>

### 5 Payment

	The <i>currency of the contract</i> is the	<input type="text" value="Pounds Sterling (£)"/>
	The <i>assessment interval</i> is	<input type="text" value="One month"/>
If the <i>Client</i> states any <i>expenses</i>	The <i>expenses</i> stated by the <i>Client</i> are	
	item	amount
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	The <i>interest rate</i> is <input type="text" value="2"/> % per annum (not less than 2) above the	
	base <input type="text"/>	rate of the <input type="text" value="Bank of England"/>

If the period in which payments are made is not three weeks and Y(UK)2 is not used  
If Option C or E is used and the *Client* states any locations

The period within which payments are made is

The locations for which the *Consultant* provides a charge for the cost of support people and office overhead are

If Option C is used The *Consultant's share percentages* and the *share ranges* are

<i>share range</i>		<i>Consultant's share percentage</i>
less than	<input type="text"/> %	<input type="text"/> %
from	<input type="text"/> % to <input type="text"/> %	<input type="text"/> %
greater than	<input type="text"/> %	<input type="text"/> %

6 Compensation events

If there are additional These are additional compensation events

8 Liabilities and insurance

If there are additional *Client's* liabilities These are additional *Client's* liabilities

The minimum amount of cover and the periods for which the *Consultant* maintains insurance are

EVENT	MINIMUM AMOUNT OF COVER	PERIOD FOLLOWING COMPLETION OF THE WHOLE OF THE SERVICE OR
<div></div>		
without limit to the number of		
<div></div>		
connected to the fire resistant and/or fire-retardant characteristics of external cladding systems		



If the *Client* is to provide any of the insurances stated in the Insurance Table

The *Client* provides these insurances from the Insurance Table

(1) Insurance against

Not applicable

Minimum amount of cover is

Not applicable

The deductibles are

Not applicable

The *Consultant* provides these additional insurances

(1) Insurance against

Minimum amount of cover is

The deductibles are

The *Consultant's* total liability to the *Client* for all matters arising under or in connection with the contract, other than the excluded matters is limited to

The *tribunal* is

Litigation in the courts

The *Senior Representatives* of the *Client* are

Name (1)

Address for communications

Address for electronic communications

Name (2)

Address for communications

Address for electronic communications

The *Adjudicator* is

Name

Address for communications

Address for electronic communications

The *Adjudicator nominating body* is





(1)

-

-

(2)

-

-

(3)

-

-

(4)

-

-

### X6: Bonus for early Completion

If Option X6 is used — The bonus for the whole of the service is  per day without  
Option X5

If Option X6 is used with — The bonus for each section of the service is  
Option X5

section	description	amount per day
{1}	<input type="text" value="-"/>	<input type="text" value="-"/>
{2}	<input type="text" value="-"/>	<input type="text" value="-"/>
{3}	<input type="text" value="-"/>	<input type="text" value="-"/>
{4}	<input type="text" value="-"/>	<input type="text" value="-"/>
The bonus for the remainder of the service is		<input type="text" value="-"/>

### X7: Delay damages

If Option X7 is used — Delay damages for Completion of the whole of the service are  per day without  
Option X5

If Option X7 is used with — Delay damages for each section of the service are  
Option X5

section	description	amount per day
{1}	<input type="text" value="-"/>	<input type="text" value="-"/>
{2}	<input type="text" value="-"/>	<input type="text" value="-"/>
{3}	<input type="text" value="-"/>	<input type="text" value="-"/>
{4}	<input type="text" value="-"/>	<input type="text" value="-"/>
The delay damages for the remainder of the service are		<input type="text" value="-"/>

### X8: Undertakings to Others

If Option X8 is used — The undertakings to Others are provided to

<input type="text" value="-"/>
<input type="text" value="-"/>

### X10: Information modelling

If Option X10 is used

If no *information execution plan* is identified in part two of the Contract Data

The period after the Contract Date within which the *Consultant* is to submit a first  
Information Execution Plan for acceptance is

## ~~X12: Multiparty collaboration (not used with Option X20)~~

~~If Option X12 is used~~      ~~The Promoter is:~~  
~~The Schedule of Partners is in:~~  
~~The Promoter's objective is:~~  
~~The Partnering Information is in:~~

## X13: Performance bond

If Option X13 is used      The amount of the performance bond is

## X18: Limitation of liability

If Option X18 is used

The *Consultant's* total liability to the *Client* for all matters arising under or in connection with the contract, other than the excluded matters, is

The *end of liability date* is  years after the Completion of the whole of the *service*

## X20: Key Performance Indicators (not used with Option X12)

If Option X20 is used      The *incentive schedule* for Key Performance Indicators is in

To be agreed once in contract in first monthly review meeting.

A report of performance against each Key Performance Indicator is provided at intervals of

months

## Y(UK)2: The Housing Grants, Construction and Regeneration Act 1996

If Option Y(UK)2 is used and the final date for payment is not fourteen days after the date on which payment becomes due

The period for payment is  days after the date on which payment becomes due

## Y(UK)3: The Contracts (Rights of Third Parties) Act 1999

If Option Y(UK)3 is used

term

beneficiary

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

## **Z: Additional conditions of contract**

If Option Z is used

The *additional conditions of contract* are

### **Option Z: Schedule of Amendments to the core clauses and additional conditions**

Z1 The following is incorporated as part of the *conditions of contract* and in the event of a conflict with any other term, the terms of this Schedule take precedence:

#### **CORE CLAUSES**

##### **1 General**

Insert new clause 10.3:

“10.3 The appointment of the *Consultant* commences from the Contract Date or from the date on which the *Consultant* starts to Provide the Services, whichever is the earlier.”

In clause 11.2(2) delete the second bullet point and replace with:

- “corrected all Defects the *Client* states they are to correct, save for any defects the *Client* agrees, at its sole discretion, can be remedied after Completion, and
- provided or procured all collateral warranties, deeds of novation, letters of reliance, bonds and guarantees that the *Consultant* is obliged to provide under the contract.”

Delete clause 11.2(4) and replace with:

“11.2(4) The Contract Date is the date specified in the Task Order”.

Delete clause 11.2(5) add insert, “number not used.”

Delete clause 11.2(6) and replace with:

“11.2(6) A Defect is

- a part of the *services* which is not in accordance with the contract,
- defective design of the *services*, or
- a failure by the *Consultant* to comply with its obligations under the contract.”

In clause 11.2(10) after “supplier” in the third line, insert “(including the Key Suppliers)”.

In clause 11.2(12) after “to do” in the first line, insert “in an efficient manner”.

In clause 11.2(14) after “A Subcontractor is” insert “Key Supplier,”.

In clause 11.2(16) after “components” insert “whether work is subcontracted or not, excluding the cost of preparing quotations for compensation events save for cost incurred pursuant to preparing

quotations under Clause 65.”

In clause 11.2(20) delete “the correction of which will delay the following work”.

Insert new clauses 11.2(24) to (41):

- “(24) The Act is the Housing Grants, Construction and Regeneration Act 1996, as amended from time to time.
- (25) Beneficiary is
- a body listed in one of the following sub-categories of the Central Government classification of the Public Sector Classification Guide, as published and amended from time to time by the Office for National Statistics:
    - Government Department,
    - Non-Departmental Public Body or Assembly Sponsored Public Body (advisory, executive or tribunal),
    - Non-Ministerial department, or
    - Executive Agency,
- together and each a "Central Government Body"),
- a body other than a Central Government Body (including any private sector body) which performs any of the functions that previously had been performed by the *Client* and
  - any party so selected in the relevant Task Order.<sup>1</sup>
- (26) BIM Documents means any documents identified as such in the Task Order.
- (27) Business Days means a day (other than a Saturday or Sunday or Bank Holiday) on which banks are open for domestic business in the City of London.
- (28) CDM Regulations are the Construction (Design and Management) Regulations 2015, as amended from time to time.
- (29) Client Consents are those consents identified in the Task Order.
- (30) Critical Failure Event has the meaning set out in the Framework Agreement.
- (31) Documents are any and all activity schedules, algorithms, bills of quantities, brochures, budgets, CAD materials, calculations, data, design details, designs, diagrams, drawings, graphs, minutes, models, notes of meetings, photographs, plans, programmes, reports, schedules, sketches, specifications, surveys, source code and build information for proprietary components and other similar materials whether in

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<sup>1</sup> Note: Likely classes of beneficiary to be identified as part of the Task Order award process.

hard copy, on computer disk, stored electronically on a computer or in a virtual “cloud”, in any other computer-generated format or on any magnetic or optical storage medium prepared by or on behalf of the *Consultant* or any Subcontractors (whether in existence or to be created) in connection with the *services* and all such other documentation as would reasonably be required by a competent third party capable of exercising the Standard of Care contracted by the *Client* to develop, configure, build, deploy, run, maintain, upgrade and test the individual systems that Provide the Service but excluding the BIM Documents.

- (32) Framework Agreement is the framework agreement between the parties dated 21<sup>st</sup> September 2022.
- (33) Key Suppliers are those parties specified as a Key Supplier in the Task Order.<sup>2</sup>
- (34) Other Framework Contractors means the other contractors and/or consultants which the *Client* has entered into a framework agreement with to deliver the construction *works* and/or *services* at the *Client's* Weybridge and regional laboratories (as identified in the Framework Agreement).
- (35) Project means the *Client's* wider development plans across the Site and its other sites, including enabling works, demolition works, refurbishment and fit out works.
- (36) Project Deliverables means those deliverables set out in the Task Order.
- (37) Project Programme means that programme identified as such in the Task Order.
- (38) Standard of Care means all the reasonable skill, care, diligence, prudence, foresight and judgment to be expected of a fully qualified and competent designer experienced in designing and performing and carrying out design providing service of a similar scope, nature, complexity and timescale to the *services*.
- (39) Statutory Requirements are:
- all planning and/or other permissions, consents, approvals, permits, licences and certificates (“Consents”) which are necessary lawfully to design, construct, complete, commission, maintain and use the *services*,
  - any statute, regulation or subordinate legislation, the common law and (to the extent applicable) any treaty or European Union law or treaty or law of the United Kingdom which is of equivalent standard which relates to the protection of the environment or health and safety whether administrative, civil or criminal,
  - any statute, statutory instrument, regulation, rule or order made under any statute or directive having the force of law which affects the *services* or the performance of any of the obligations under the contract or Government

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<sup>2</sup> Note: This is intended to also apply to any consultant who is novated, so those consultants need to be included in the Task Order.

guidelines,

- any regulation or bye-law of any local authority, statutory undertaker or similar body or organisation which has any jurisdiction with regard to the *services* or with whose systems the *services* are, or are to be, connected, including any statutory provisions and any decision of a relevant authority under them which controls the right to develop the Site and
- the Consents required in relation to any Third-Party Agreement and of all persons who have rights or interests in or over the *services* or the Site who by the lawful exercise of their powers in the absence of such Consents could delay or disrupt the carrying out or progress of the *services* or the use or enjoyment of the Site.

(40) Task Order is a task order issued under the Framework Agreement.

(41) Third Party Agreements means those agreements made or to be made between the *Client* and any third party concerning the *services*, the Site and/or the Project and as identified in the Task Order.”

In clause 12.4 at the end of the sentence, insert “as specified in the Task Order”.

Insert new clauses 12.5 to 12.6:

“12.5 References in this contract to the *Consultant* include his employees, and suppliers and Subcontractors and their employees and suppliers.

12.6 A reference to any Act of Parliament, Statutory Instrument or any specific provision in such legislation is deemed to include a reference to any subsequent re-enactment or amendments or to any replacement enactment covering the same or substantially the same subject matter.”

Delete clause 13.4 and replace with:

13.4 “The *Service Manager* replies to a communication submitted or resubmitted by the *Consultant* for acceptance. If the reply is that the *Consultant*’s communication is not accepted, the *Consultant* resubmits the communication within the *period for reply* taking into account the reasons (if any) provided by the *Service Manager*.”

In clause 13.8 delete the second sentence.

In clause 14.3 after “Key Date” insert, “or requires the *Consultant* to correct a Defect so that a condition stated for a Key Date is met by that Key Date”.<sup>3</sup>

In the first bullet point of clause 15.2 after “meeting” insert, “as soon as reasonably practicable after such instruction taking into the account the nature of the risks identified in the notice,”.

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<sup>3</sup> Note: To be used for documents, tests and inspections.



Delete clause 16.1 and replace with:

“16.1 Subject to clause 16.3, the *Service Manager* or the *Consultant* notifies the other as soon as either becomes aware of an ambiguity, discrepancy, omission, mistake or inconsistency in or between the Documents which are part of the contract. The *Service Manager* states how the ambiguity, discrepancy, omission, mistake or inconsistency should be resolved.”

Insert at the start of clause 16.2: “Subject to clause 16.3”

Insert new clauses 16.3 and 16.4:

“16.3 Prior to the date of this contract, the *Consultant* is assumed to have proactively and diligently reviewed and raised all queries (including in relation to any ambiguity, discrepancy, omission, mistake and/or inconsistency) in or between the Documents, as would be expected of a competent and experienced consultant, exercising the Standard of Care and taking into account the *Consultant’s* experience and knowledge of the Project. Provided that the Consultant has complied with this clause 16.3, any ambiguity, discrepancy, omission, mistake and/or inconsistency in or between the Documents may entitle the Consultant to a compensation event under in accordance with this contract.”

16.4 Where the *Service Manager* gives any instruction which changes the Scope then, to the extent that there is any ambiguity, discrepancy, omission, mistake and/or inconsistency) in or between the Documents and/or the Scope, then the *Consultant* shall notify the *Service Manager* as soon as it becomes aware of any such ambiguity, discrepancy, omission, mistake or inconsistency and the *Service Manager* shall states how the ambiguity, discrepancy, omission, mistake or inconsistency should be resolved.”

Delete clause 17 and insert, “number not used.”

## **2 The *Consultant’s* Main Responsibilities**

In clause 20.1 after “Scope” insert, “the contract, the Environmental Objectives (as defined in the Framework Agreement), all Statutory Requirements and the Standard of Care.”

In clause 20.2 delete “skill and care” and replace with, “Standard of Care”.

In clause 20.3 delete “carry out the *service* ... similar to the *service*” and insert “comply with this clause 20”.

In clause 21.2 delete “the *Service Manager*” and replace with “the *Client*”.

In clause 22.3 delete the last sentence.

In clause 23.1 insert at the start: “The *Consultant* does not subcontract work or design forming part of

the *services* or under the contract without the consent of the *Client*.”

In clause 23.3 delete the first bullet point. In the second list of bullet points insert the following new bullet point:

- “they include terms which restrict the duty of care owed to the *Consultant*, restrict the copyright available, restrict the terms of any professional indemnity insurance required and/or include a net contribution clause or cap on liability.”

Insert new clauses 23.4 to 23.10:

- “23.4 The *Consultant* performs its obligations under the contract so that no act, omission or default of the *Consultant*, any Subcontractor, or any Key Supplier causes or contributes to any breach by the *Client* of any Third-Party Agreement.
- 23.5 Save as provided in clause 23.9 the *Consultant* ensures in respect of any Key Supplier (such person to be approved in advance by the *Client*) that it is appointed by deed in such terms as the *Client* approves (such approvals not to be unreasonably withheld or delayed).
- 23.6 No more than seven days after the appointment of any Key Supplier the *Consultant* supplies the *Client* with a copy of such appointment.
- 23.7 The *Consultant* ensures that each Key Supplier within 14 days of its appointment pursuant to clause 23.5 executes and delivers a deed of warranty in favour of the *Client* substantially in the form of the warranty contained in Part C of Appendix 2 to the Framework Agreement. Such warranties are provided at the same time as the appointment pursuant to clause 23.6.
- 23.8 Within 21 days of a request in writing from the *Client*, the *Consultant* ensures that each Key Supplier executes and delivers a deed of collateral warranty and/or a letter of reliance in favour of any Beneficiary substantially in the form contained in Part C of Appendix 2 to the Framework Agreement, provided always that each Key Supplier shall not be required to execute more than five (5) (or such amount as set out in the Task Order) collateral warranties under this clause 23.8.
- 23.9 The amount to be inserted in any warranty provided pursuant to clauses 23.7 or 23.8 in respect of professional indemnity insurance is such reasonable amount approved by the *Service Manager* (such approval not to be unreasonably withheld or delayed).
- 23.10 The *Consultant* does not without the written consent of the *Client*:
- 23.10.1 vary any appointment of a Key Supplier,
- 23.10.2 waive or release any of the Key Supplier’s obligations, or
- 23.10.3 terminate or do or omit to do any act or thing which would entitle a Key Supplier to regard its respective appointment as terminated.”

Delete clause 25 and replace with:

“25.1 The *Consultant* may not assign or transfer the benefit of the contract or any rights under it without the prior written consent of the *Client*.”<sup>4</sup>

Delete clause 26 and insert, “number not used.”

Insert new clause 27:

#### **“Deleterious Materials**

27.1 Exercising the Standard of Care, the *Consultant* shall not use or permit to be used in the *services* and/or the Project any materials, substance, building practice or technique which:

- by their nature or application contravene any British Standard, EU equivalent, code of practice or agreement certificate issued by the British Board of Agreement,
- contravene the recommendations of the British Council for Offices’ publication: “Good Practice in the Selection of Construction Materials 2011”,
- are generally considered to be deleterious within the building design professions in the UK or
- are generally known within the construction industry at the time of use to be hazardous to the health and safety of any person and/or which may threaten the long-term integrity of the Project.”

Insert new clause 28:

#### **“Consultant’s Design**

28.1 To the extent that the *Consultant* is responsible for the design of any element of the *services* (as identified in the Scope, Task Order and or the Contract Data) the *Consultant* carries out and completes the design using all the Standard of Care.

28.2 The *Consultant* submits the particulars of its design as the contract requires to the

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<sup>4</sup> Note: The *Client*’s right to assign is dealt with as part of the Special Conditions.

Client for acceptance. A reason for not accepting the *Consultant's* design is that:

- it does not comply with the Scope, the contract, any Statutory Requirements and/or the Standard of Care,
- it may increase the cost of operating or maintaining the *services*,
- it requires an additional consent to be obtained,
- it may have an adverse effect on Others, or
- that more information is required.

The *Consultant* does not proceed with the relevant service until the Client has accepted its design.

The Client's acceptance of the *Consultant's* design (or any part of it) does not change or remove the *Consultant's* responsibility to Provide the Service or the *Consultant's* liability for the design of the *services*.

- 28.3 The *Consultant* ensures that all Plant and Materials are in accordance with the Scope, the contract and Statutory Requirements and are of satisfactory quality and fit for the purposes of the *services*."

### **3**     **Time**

Delete clause 30.1 and replace with:

- "30.1 The *Consultant's* appointment under this contract shall commence from the date of this contract or from the date on which the *Consultant* began to perform the *services*, or any additional *services*, whichever is the earlier, and this contract shall be deemed to apply to the performance by the *Consultant* of the *services* and any additional *services* from the date of commencement of the *Consultant's* appointment."

Insert a new clause 30.4:

- "30.4 The *Consultant* proceeds regularly and diligently with the *services* and in accordance with the Accepted Programme prepared in accordance with clause 31."

In clause 31.2 after the sixth bullet point, insert the following bullet points:

- "the resources planned to be used, and the resources actually used in whole or in part for each operation,

- compliance with the Project Programme and
- compliance with the Project Deliverables.”

In clause 31.2 delete “Scope” in the final sentence and replace with “the Contract Data and the *Consultant* prepares and maintains each programme using such software (including version) as may be specified in the Contract Data or as otherwise agreed with the *Client*.”

#### 4 Quality Management

Delete clause 40.2 and replace with:

“40.2 Within the period stated in the Contract Data, the *Consultant* provides the *Service Manager* with a quality plan for acceptance. The quality plan sets out the *Consultant*’s proposals for the management and resourcing of the *services*. A reason for not accepting a quality plan is that:

- it does not allow the *Consultant* to Provide the Services,
- it is inadequately prepared or is not practicable,
- it does not incorporate the information which the Scope requires or
- it does not represent a realistic approach for the *services* or
- it does not comply with the Project Programme.

If any changes are made to the quality plan, the *Consultant* provides the *Service Manager* with the changed quality plan for acceptance.”

Insert new clauses 40.4 and 40.5:

“40.4 Any Key Supplier appointed by the *Consultant* operates a quality system enabling them to comply with the quality plan.

40.5 The *Consultant* warrants:

- that the representations contained in the quality plan are accurate in every respect and may be fully relied upon by the *Client* where the standards represented exceed the minimum originally specified by the *Client*, and
- that the quality plan does not constitute a qualification to its tender. Should any discrepancy arise between the quality plan and other contractual documents, the Scope takes precedence.”

In clause 41.2 replace the words “the time required by the contract” with the words “within a reasonable time”. Insert after “Scope”, “and the contract”.

In clause 42.1 insert the following prior to the full stop: “but the *Client* is not obliged to consider or accept any such proposal.”

## 5 Payment

In clause 50.2 after “assessment date” in the third line insert, “The *Consultant* shall also give the *Client* the supporting documents and information that the *Client* reasonably requires to enable it to evaluate the application for payment.”

In clause 50.5 insert at the end of the clause “and such programme has been accepted by the *Service Manager*”.

In clause 51.2 at the start of the clause insert: “Provided that there has been no double counting.”  
Delete “three weeks” in the first line and replace with “30 days”.

In clause 51.5 delete “tax” and replace with “Value Added Tax at the applicable rate”.<sup>5</sup>

In clause 53.1 in the third bullet point delete “one week” and replace with: “three weeks”.

In clause 53.2 delete “agrees with this assessment” in the third line and insert “notifies in writing that the assessment is agreed”. In the first bullet point, delete “one week” and replace with “four weeks”. In the second bullet point, delete “three weeks” and replace with “four weeks”.

In clause 53.3 delete “the final amount due under or in connection with this contract” and replace with “all and any such compensation events, if any, as are due under clause 60”.

In clause 53.4 delete the final sentence.

## 6 Compensation Events

Delete clause 60.1(1) and replace with:

- “(1) The *Service Manager* gives an instruction changing the Scope except:
- a change made in order to accept a Defect and/or arising as a result of a Defect,
  - removing a requirement in the Scope for the *Consultant* to use a specified or named Subcontractor or Key Supplier,
  - a change relating to an item which is a *Consultant* responsibility under the contract or
  - a change required in order to achieve a consent which is the *Consultant*’s responsibility to secure and comply (including Client Consents).”

In clause 60.1(4) after the words “gives an instruction” insert, “except an instruction given because of a Defect” and insert prior to the full stop “and it is not one of the other compensation events stated in the contract”.

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<sup>5</sup> Note: Contractors will be required to provide CIS number to DEFRA.

Delete clause 60.1(5) and replace with:

“(5) The *Client*:

- does not work within the times shown on the Accepted Programme, or
- does not work within the *conditions* state in the contract,

except where such work is required to correct a Defect or to ensure that a *condition* stated for a Key Date is met by that Key Date.”

In clause 60.1(7) insert prior to the full stop “unless it was reasonable in the circumstances to change the decision”.

Delete clause 60.1(9) and replace with: “An event expressly referred to in clause 80.1.”

In clause 60.1(14) insert prior to the full stop the words “other than information for which the *Consultant* accepts liability or is otherwise responsible under the contract”.

Delete clause 60.1(15) and insert, “number not used.”

In clause 60.1(20) insert at the end: but only to the extent that the quotation relates to an instruction issued pursuant to clause 65.”

In clause 61.2 delete “from a fault of the *Consultant*” and insert:

“from a fault, act or omission of the *Consultant* (which includes the fault, act or omission of any Subcontractor or any employee or supplier of the *Consultant*):

- arises from any act or omission by the *Consultant* or any Subcontractor or employee or supplier of the *Consultant* under any separate contract with the *Client* to do anything on or adjacent to the site (whether concurrent with the *Consultant* Providing the Service or otherwise),
- is a *Consultant* responsibility under the contract”.

In clause 61.3 after “has happened” insert, “(or, if earlier, within eight weeks of the date an experienced contractor would reasonably have become aware of the event)”.

In clause 61.4 delete the words “from a fault of the *Consultant*” and insert:

“from a fault, act or omission of the *Consultant* (which includes the fault, act or omission of any Subcontractor or any employee or supplier of the *Consultant*)

- arises from any act or omission by the *Consultant* or any Subcontractor or employee or supplier of the *Consultant* under any separate contract with the *Client* to do anything on or adjacent to the Site and/or pursuant to any other Task Order (whether concurrent with the *Consultant* Providing the Service or otherwise).

- is a *Consultant* responsibility under the contract.”

Insert at the end clause 62.2:

“If the *Service Manager* accepts the *Consultant*’s quotation the *Consultant* provides a revised programme within one week of such acceptance.”

In cluse 62.6 delete “two weeks” and replace with “three weeks”.

At the beginning of clause 63.1, delete “The” before “change to the Prices” and replace with:

“The changes to the Prices are assessed using rates for activities from the Activity Schedule:

- where the additional or substituted work is of a similar character to, is executed under similar *conditions* as, and does not significantly change the quantity of work set out in the Scope, the rates and prices for the work set out in the Activity Schedule determines the valuation,
- where the additional or substituted work is of similar character to work set out in the Scope but is not executed under similar *conditions* thereto and/or significantly changes its quantity, the rates and prices for the work set out in the Activity Schedule is the basis for determining the valuation and the valuation includes a fair allowance for such difference in *conditions* and/or quantity, or
- where additional or substituted work is not of similar character to work set out in the Scope the work is valued at market rates and prices,

and such rates and prices shall be added to the Price List and notwithstanding this, where the *Client* and *Consultant* agree, the”.

In clause 63.3, delete “the total Defined Cost, the Prices are not reduced unless otherwise stated in these *conditions of contract*” and replace with “the total of the Prices, the total of the Prices is so reduced”.

Delete clause 63.4 and insert, “number not used.”

In clause 63.8, at the end of the clause insert “but excluding inefficiencies within the *Consultant*’s organisation.”

In clause 63.9 after “*Consultant*” in the first line insert “, all Subcontractors and Key Suppliers” and, in the second line, delete “Defined Cost” and replace with “and any costs to the extent they are recoverable under this contract”.

Delete clause 63.10 and insert, “number not used.”

Insert new clauses 63.12 to 63.15:

“63.12 Any extension to the Completion Date and/or to a Key Date and increase in Prices are reduced by the extent to which the *Consultant*, any Subcontractor, supplier and or



Key Supplier contributed to the effect of the compensation event.

- 63.13 Any compensation event under clauses 60.1(7) and 60.1(12) does not give rise to any changes to the Prices and the *Consultant* is only entitled to an extension to the Completion Date and/or to a Key Date.
- 63.14 There is no extension to the Completion Date and/or any Key Date where the compensation event relates to work for which the *Consultant* has been required by the Scope to make due allowance for in any Accepted Programme save that this clause shall not prevent any float and/or time risk allowance provided for in an Accepted Programme from being taken into account when assessing the effect of any compensation event (where relevant).
- 63.15 The Consultant shall only be entitled to a compensation event under clauses 60.1(2) to 60.1(16) to the extent that such compensation event prevents the *Consultant* from carrying out a material part of the *service*.

## **7 Rights to Material**

Delete clauses 70.2 and 70.3 and insert, "number not used".

## **8 Liabilities and Insurance**

Delete clause 81.1 and replace with:

- "81.1 From the *starting date*, the liabilities which are not specified in the Contract Data to be the *Client's* liabilities are carried by the *Consultant*."

In clause 82.2 at the end insert, "provided that the *Consultant* has notified the *Client* of such cost and the *Client* has approved such cost in writing."

In clause 83.3 delete the first row of the table and add new row to the table:

Liability for negligent design	The amount specified in the Contract Data from the date the <i>Consultant</i> starts to Provide the Service for a period of twelve years from Completion with a well-established insurance office or underwriter of repute based in the European Union, provided that such insurance remains available on commercially reasonable terms and rates having regard to the premiums required and policy terms available. Any increased or additional premium required by insurers by reason of the <i>Consultant's</i> own claims record or other acts, omissions or matters particular to the <i>Consultant's</i> shall be deemed to be within commercially reasonable rates and terms."
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The *Contractor* shall notify the *Client* immediately if the insurance referred to in the new row of clause 83.3 ceases to be available to the *Contractor* at reasonable premium rates or on reasonable commercial terms. If this happens:

- the *Client* and the *Contractor* shall discuss and agree on the best means of protecting themselves and
- the *Client* may require the *Contractor* to take out and maintain insurance at the best premium rates and on the best commercial terms available to the *Contractor*. If the *Client* exercises this right, it shall reimburse to the *Contractor* the difference between the premium paid and the premium that would have been reasonable.”

In clause 84.1 after “complies with the contract” insert the words “with a well-established United Kingdom insurance office”.

Delete clause 87.1 and insert, “number not used.”<sup>6</sup>

## 9 Termination

In clause 90.1 delete “the *Service Manager* and” in line 2 and in line 3 replace “the *Service Manager*” with “the *Client*”.

In clause 90.2 replace “A” at the start with “Save for so far as the Corporate Insolvency and Governance Act 2020 applies, a”.

In clause 90.2 delete the Termination Table and replace with:

Termination Table			
Terminating Party	Reason	Procedure	Amount Due
The <i>Client</i>	A reason other than R1-R22	P1, P2, P3 and P4	A1 and A3
	R1-R15, R18 or R22-R25	P1, P2, P3 and P4	A1, A2 and A4
	R17 or R20	P1, P2, P3 and P4	A1
	R21	P1, P2, P3 and P4	A1
The <i>Consultant</i>	R1-R10B, R16 or R19	P1, P2, P3 and P4	A1 and A3
	R17 or R20	P1, P2, P3 and P4	A1
-	-	In relation to P1, P2, P3 and P4 in each case to the extent specified in the relevant instruction.	-

In clause 90.3 replace “the *Service Manager* with “the *Client*”.

In clause 91.1 delete the fourth sub-bullet point of the second main bullet point and replace with:

- “had an administration order made against it, or an administrator appointed and/or an administration application made against it or a notice of intention issued to appoint an administrator by the company or its directors or by a qualifying floating charge holder (as defined in paragraph 14 of Schedule B1 to the 1986 Act) (R8)”.

<sup>6</sup> Note: Limit of liability addressed by Option X18.

In clause 91.1 at the end of the second main bullet point, after (R10) delete the full stop and insert the following additional two sub-bullet points:

- provided or taken any step in relation to a Scheme of Arrangement under Part 26 or Part 26A of the Companies Act 2006 but excluding a Scheme of Arrangement as a solvent company for the purposes of amalgamation or re construction (R10A), or
- applied to the court for, or obtained, a moratorium under Part A1 of the Insolvency Act 1986 (R10B)."

In clause 91.2 delete "four weeks" and replace with "two weeks". Delete the third bullet point and replace with:

- "Appointed a Subcontractor for substantial work or a Key Supplier before the *Service Manager* has accepted the Subcontractor or Key Supplier (R13)."

In clause 91.2 at the end of the clause insert:

- "Failed to comply with its statutory obligations as set out in the Special Conditions (R23)."

Insert new clauses 91.9 and 91.10:

- "91.9 The *Client* may terminate the *Consultant's* obligation to Provide the Services if the *Client* terminates another Task Order and/or the Framework Agreement (R24).
- 91.10 The *Client* may terminate the Task Order immediately if the *Client* considers that a Critical Failure Event has occurred (R25)."

Insert at the end of clause 92.2:

- "P3 The *Consultant* promptly and in an orderly manner delivers to the *Client* all Documents on termination.
- P4 Where the contract is terminated the *Consultant* shall provide all reasonable assistance to assist with the orderly transition of the *services* to a replacement contractor and the provision of information concerning the *services* which the *Client* may request free of charge."

Insert at the end of clause 93.2:

- "A4 A deduction of the costs, damages, expenses and losses suffered or incurred by or on behalf of the *Client* as a result of termination of the contract. Where this clause A4 applies then the third bullet point in 93.1 shall not apply"

Insert new clauses 93.2A and 93.2B:

- "93.2A No other payments are made by the *Client* in consequence of the termination.
- 93.2B On termination of the contract, the *Client* is not liable for any loss of profits, bonuses

or incentives.”

**Z2 Break clause:**

Z2.1 The Parties agree that this clause Z1 (Break Clause) shall only apply prior to the first year of contract after contract start date (the “Break Date”) and thereafter shall be of no further effect.

Z2.2 Without prejudice to any other rights it may have to postpone, omit or terminate the *works* or the contract, the parties agree that the *Client* shall be entitled in its sole and absolute discretion and upon 60 days’ written notice to the *Consultant* to:

- .1 instruct a change of Scope to omit any part of the *services*; or
- .2 terminate this Contract,

and such omission or termination shall take effect upon the expiry of the 60-day notice period stated in the notice to the *Consultant*. The *Client* may only issue such notice pursuant to this clause Z2 on or before the Break Date.

Z2.3 On receipt by the *Consultant* of the notice referred to in clause Z2.2, the *Consultant* shall complete further works to the extent set out in the notice or as otherwise agreed with the *Client*.

Z2.4 If the *Consultant’s* employment is terminated under this clause 2.2:

- .1 the provisions set out in clause X1, 90.2 and P1 to P4 shall apply; and
- .2 the *Contractor’s* sole entitlement in connection with such termination shall be as set out in clause [Z2].”

## **MAIN OPTION CLAUSES**

### **Resolving and Avoiding Disputes**

#### **Option W2**

In clause W2.3(11) delete the final sentence.

Delete clause W2.4(1) and replace with:

“(1) A Party may refer a dispute under or in connection with the contract to the tribunal at any time.”

Insert new clause W2.5:

“W2.5 Any Party may at any time ask that additional parties shall be joined in the adjudication. Joinder of additional parties shall be subject to the agreement of the Adjudicator and the existing and additional parties. An additional party shall have the same rights and obligations as the other Parties, unless otherwise agreed by the Adjudicator and the parties. The Adjudicator shall not agree to the joinder of additional parties unless the original parties to the dispute agree an amended timetable for the adjudication which is, in all the circumstances, reasonable.”

### **Secondary Option Clauses**

#### **Option X1: Price Adjustment for inflation**

#### **Option X2: Changes in the law**

In clause X2.1 after “change in the law of the country” insert, “that could not be reasonably foreseen by an experienced *Consultant*”.

#### **Option X7: Delay Damages**

#### **Option X8: Undertakings to the *Client* or Others**

If Option X8 is selected to apply in the Contract Data, delete and replace with:

X8.1 “The *Consultant* provides within 14 days of a request in writing by the *Client* an executed deed of collateral warranty in favour of any Beneficiary substantially in the form of the warranty contained in Part C of Appendix 2 to the Framework Agreement, provided always that the *Consultant* shall not be required to execute more than five (5) (or such amount as set out in the Task Order) collateral warranties under this clause X8.1.

X8.2 Where selected to apply in the relevant Task Order, the Consultant provides within 14 days of a request in writing by the *Client*:

X8.2.1 an executed deed of novation substantially in the form of the novation contained in Part C of Appendix 2 to the Framework Agreement, and

X.8.2.2 a deed of warranty in favour of the *Client* in the form set out in Part C of Appendix 2 to the Framework Agreement.

X8.3 The third party rights set out in Part C of Appendix 2 to the Framework Agreement shall vest in the *Consultant* and/or any Key Supplier on the date on which the *Client* issues a written notice to the *Consultant* identifying such person and the nature of their interest in the *works* or the Site provided always that the *Client* shall only be entitled to vest third party rights in five (5) Beneficiaries, or such other amount as set out in the Task Order.

X8.4 Where the third-party rights have vested in any Key Supplier then the *Client* and *Consultant* shall not be entitled, without the consent of that Key Supplier, to amend or vary the express provisions of this clause X8.4, or the third-party rights but, subject to clause X8.5, the rights of the *Client* and/or the *Consultant* shall not be subject to the consent of any Key Supplier.

X8.5 Where the third-party rights set out in Part C of Appendix 2 to the Framework Agreement have been vested in a Key Supplier, then neither the *Client* nor the *Consultant* shall agree to rescind the contract, and the rights of the *Consultant* to terminate their employment under this contract or to treat it as repudiated shall in all respects be subject to the provisions of the third-party rights set out in Part C of Appendix 2 to the Framework Agreement.”

#### **Option X10: Information Modelling**

In X10.2 after “collaborates” insert “and co-operates”.

7In X10.4(2) at the end of the first bullet point delete the word “or” and at the end of the second bullet point delete the full stop and add new bullet points as follows:

- “the plans which it shows are not practicable,
- it does not represent the *Contractor’s* plans realistically,
- it does not comply with the Scope and/or the Contract,
- it has or may have a material adverse effect upon the business and/or reputation of the *Client* and/or any third parties within the Site (where applicable), or
- it has or may have a material adverse effect upon the operations, *works* and/or *services* being carried out and/or completed by any third parties and/or the Other Framework Contractors at the Site (where applicable).”

In X10.6 delete “except as stated otherwise in the Information Model Requirements”.

Delete X10.7(1) and replace with “number not used”.

Delete X10.7(2) and replace with “number not used”.

#### **Option X11: Termination by the *Client***

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7 Note: Clause X10.4 envisages that the Information Model has not be prepared yet. Where the Information Model has already been prepared by a consultant, then X10.4 will need to be adjusted to reflect this.

## Option X18: Limitation of liability<sup>8</sup>

Delete clauses X18.1 to X18.4 and replace with “not used”.

Insert new clauses X18.5 and X18.6:

“X18.5 The *Consultant’s* total liability to the *Client* for all matter arising under or in connection with the contract other than the excluded matters, is limited to the amount stated in the Task Order and applies in contract, tort or delict and otherwise to the extent allowed under the law of the contract.

The excluded matters are amounts payable by *the Consultant* as stated in the contract for:

- delay damages if Option X7 applies,
- *Consultant’s* share if Option C applies,
- an infringement by the *Consultant* of the right of Others, and
- loss of or damage to third party property and death of or bodily injury to a person other than an employee of the *Consultant*.

X18.6 The *Consultant* is not liable to the *Consultant* for a matter unless details of the matter are notified to the *Consultant* before the end of liability date.”

## Option Y(UK)2: The Housing Grants, Construction & Regeneration Act 1996

In the second bullet point of clause Y2.2 delete “one week” and replace with “30 days”.

In the fourth and fifth bullet points delete “fourteen days” and “seven days” respectively and insert “23 days”.

In clause Y2.2 after “zero” in the second line of the final paragraph, insert “or a negative amount”.

In clause Y2.3 in the first sentence replace “seven days” with “five days”. In the second sentence delete “A Party” and insert “Subject to clauses Y2.4 and Y2.4A, a Party”.

In clause Y2.4 replace “R10” with “R10B”.

Insert new clause Y2.4A:

“Y2.4A If the *Consultant* becomes insolvent (as set out in R1 to R10B of clause 91.1) 5 days or less before the final date for payment for an amount due under the contract, the *Client* is not required to pay the *Consultant* the amount due, or any part of the

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<sup>8</sup> Note: Any cap inserted in the Contract Data should not be less than the level of insurance held by the Consultant.

amount due.”

**Option Y(UK)3: The Contracts (Rights of Third Parties) Act 1999**

Delete clause Y(UK)3.1 and Y(UK)3.3 in its entirety.



PART TWO – DATA PROVIDED BY THE CONSULTANT

Completion of the data in full, according to the Options chosen, is essential to create a complete contract.

1 General

The *Consultant* is

Name

Rider Levett Bucknall UK

Address for communications

Address for electronic communications

The *fee percentage* is

%

The *key persons* are

Name (1)

Job

Responsibilities

Qualifications

Experience

Name (2)

Job

Responsibilities

Qualifications

Experience

The following matters will be included in the Early Warning Register

2 The Consultant’s main responsibilities

If the <i>Consultant</i> is to provide Scope	The Scope provided by the <i>Consultant</i> is in	As referred in Cost Management Scope document within Task Order
--	---	---

3 Time

If a programme is to be identified in the Contract Data	The programme identified in the Contract Data is	Not applicable
If the <i>Consultant</i> is to decide the <i>completion date</i> for the whole of the <i>service</i>	The <i>completion date</i> for the whole of the <i>service</i> is	Not applicable

5 Payment

If the <i>Consultant</i> states <i>expenses</i>	The <i>expenses</i> stated by the <i>Consultant</i> are any									
	<table><tr><th>item</th><th>amount</th></tr><tr><td colspan="2"><div></div></td></tr><tr><td><div></div></td><td><div></div></td></tr><tr><td><div></div></td><td><div></div></td></tr></table>	item	amount	<div></div>		<div></div>	<div></div>	<div></div>	<div></div>	
item	amount									
<div></div>										
<div></div>	<div></div>									
<div></div>	<div></div>									
If Option A or C is used	The <i>activity schedule</i> is	<div>Not applicable</div>								
	The tendered total of the Prices is	<div>Not applicable</div>								

Resolving and avoiding disputes

The <i>Senior Representatives</i> of the <i>Consultant</i> are	
Name (1)	<div></div>
Address for communications	<div></div>
Address for electronic communication	<div></div>
Name (2)	<div></div>
Address for communications	<div></div>
Address for electronic communication	<div></div>



## The *Consultant's* Offer and *Client's* Acceptance

The *Consultant* offers to Provide the Services in accordance with these *conditions of contract* for an amount to be determined in accordance with these *conditions of contract*.

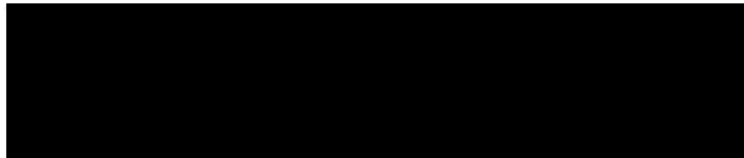
The contract is made on

25th March 2025


Between the *Client* and the *Consultant*.

The contract is made pursuant to the Engineering Delivery Framework Agreement.

The offered total of the price is



Signed on behalf of the *Consultant*



The *Client* accepts the *Consultant's* Offer to Provide the Services

Signed on behalf of the *Client*

