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Ministry  
of Justice

**Establishment: HMP Wakefield**

**Project: Fire Safety Improvements**

**BPRN: 617/17/4103**

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## COMMENCEMENT AGREEMENT

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**CONTENTS**

Commencement Agreement	
<i>Appendix</i>	<i>Title</i>
A	Project Timetable
B	Construction Phase Health and Safety Information Pack
C	Pre-commencement surveys
D	Planning issues
E	Developed Project Brief and Project Proposals Including: <ul style="list-style-type: none"> <li>▪ Signed DPP Form of Tender</li> <li>▪ Summary scope of works</li> <li>▪ Sequence drawings</li> <li>▪ Drawing Register</li> <li>▪ Specifications and Drawings</li> <li>▪ Sustainability &amp; social value statement</li> <li>▪ Quality Management Plan</li> <li>▪ Statement of any derogations from MOJ standard specifications</li> </ul>
F	List of Specialists
G	Agreed Maximum Price and Price Framework Including: <ul style="list-style-type: none"> <li>▪ Summary of the AMP</li> <li>▪ Risk Register</li> <li>▪ Cash flow forecast</li> </ul>
H	Site Waste Management Plan
J	Evidence of insurance
K	Key Performance Indicators
L	Queries raised by the Technical Assessors and the responses to these queries - Quality of Solution Planner (QoS)

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The Partnering Team members, as named below, in accordance with and subject to the terms of a partnering contract dated 31<sup>st</sup> day of August 2022 (the 'Partnering Contract') made between them in relation to:

Project: Fire Safety Improvements

Site: HMP Wakefield

The Partnering Team members:

<b>Client</b>	Secretary of State for Justice
<b>Constructor and Lead Designer</b>	Galliford Try Building 2014 Limited
<b>Client Representative</b>	Mott MacDonald Limited
<b>Cost Consultant</b>	Turner & Townsend Cost Management Limited
<b>Principal Designer</b>	Galliford Try Building 2014 Limited

**Agree under this Commencement Agreement that:**

1. Words and expressions used in this Commencement Agreement shall have the same meanings as in the Partnering Contract.
2. To the best of their knowledge the Project is ready to commence on Site.
3. The following details shall apply by reference to the listed clauses of the Partnering Terms:

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**Agree under this Commencement Agreement that: (Continued)***Reference in  
Partnering Term*

Clause 6.2	The Project Timetable is included in the Developed Project Proposals attached as Appendix A
Clause 6.2	Date of Possession  20 January 2025
Clause 6.2	Date for Completion  21 December 2029
Clause 6.3	Project in sections  As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement.
Clauses 6.4 and 15.3 (i)	Parts of site in exclusive or non-exclusive possession:  As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement.
Clauses 6.4 and 15.3 (i)	Constraints on Site possession/access  All in accordance with Special Term 28.11 of the Project Partnering Agreement. Arrangements for Client access to be agreed.
Clauses 6.4 and 15.3 (i)	Arrangements for deferred or interrupted Site possession  As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement.
Clause 7.1	The Construction Phase Plan is within the Health and Safety Information Pack which is included in Appendix B
Clause 8	Project Brief and Project Proposals are included in Appendix E

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**Agree under this Commencement Agreement that: (Continued)***Reference in  
Partnering Terms*

Clause 12	The Agreed Maximum Price is £44,400,212.86 of VAT)	(exclusive
Clause 12	The Price Framework is included in Appendix G	
Clause 18.2	The risk sharing arrangements are detailed in the Appendix G	
Clause 18.3(iii)	Third party consents entitling claim for extension of time  <b>None other than those items identified as Client Risk items within the Risk Register</b>	
Clause 18.3(xvi)	Additional events entitling claim for extension of time  <b>None other than those items identified as Client Risk items within the Risk Register</b>	
Clause 18.5	Adjusted extensions of time entitling additional Site Overheads  <b>None other than those items identified as Client Risk items within the Risk Register</b>	
Clause 18.6	Adjusted extensions of time entitling claim for unavoidable work/expenditure  <b>None other than those items identified as Client Risk items within the Risk Register</b>	
Clause 18.9	Exceptions to Constructor risk as to Site  <b>None other than those items identified as Client Risk items within the Risk Register</b>	

**Agree under this Commencement Agreement that: (Continued)**

*Reference in  
Partnering Terms*

Clause 19.1

Insurance of the Project shall be taken out by the Constructor

Insurance of all existing structures (and their contents) shall either be taken out by the Client and or the Client shall bear the risk of loss or damage thereto.

With waiver of rights of subrogation against:

**Not applicable**

With the following percentage addition for fees:

■

With the following additional or adjusted risks:

**None required**

**Agree under this Commencement Agreement that: (Continued)***Reference in  
Partnering Terms*

Clause 19.1	Insurance third party property damage by the Constructor in the sum of:  <b>None required.</b>
Clause 19.5	Environmental Risk Insurance by:  <b>None required</b>
Clause 19.6	Latent Defects Insurance by:  <b>None required</b>
Clause 19.7	Whole Project Insurance by:  <b>None required</b>
Clause 19.9	Amount and form of any advance payment guarantee/performance bond/parent company guarantee/retention bond:  <b>None required.</b>
Clause 27.2	Problem-Solving Hierarchy is as attached to the Partnering Contract
Clause 28	Special Terms additional to those set out in or attached to the Partnering Contract:  There are no additional Special Terms other than those previously included within the Project Partnering Agreement

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THE SECRETARY OF STATE FOR JUSTICE

Ministry of Justice,  
10<sup>th</sup> Floor,  
102 Petty France,  
London,  
SW1H 9AJ,  
United Kingdom



(the "**Client**")

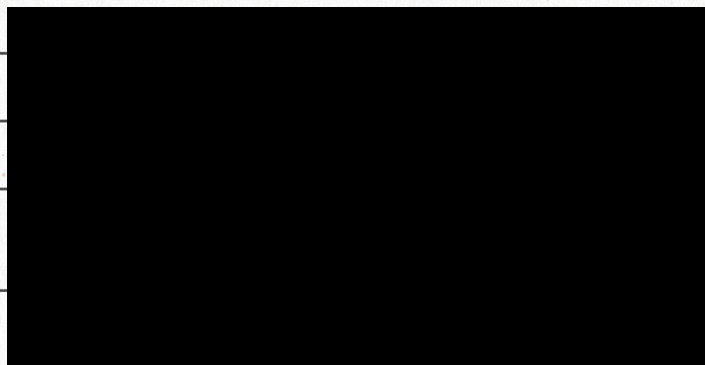
EXECUTED AS A DEED by the **Client** by affixing  
hereto its common seal in the presence of

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_



or Acting by

Authorised signatory \_\_\_\_\_

Authorised signatory \_\_\_\_\_

Dated the 14 day of January 2025

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**MOTT MACDONALD LIMITED**  
Whose registered office is situated at

10 Fleet Place,  
London,  
EC4M 7RB,  
United Kingdom

(the “**Client Representative**”)

EXECUTED AS A DEED by the **Client Representative**

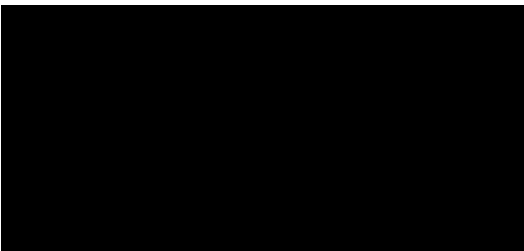
by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting by

Director

Director/~~Secretary~~



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**Galliford Try Building 2014 Limited**

Whose registered office is situated at

2nd Floor,  
2 Lochside View,  
Edinburgh, Scotland,  
EH12 9DH  
United Kingdom.

(the “**Constructor**” and “**Lead Designer**”)EXECUTED AS A DEED by the **Constructor and Lead Designer**

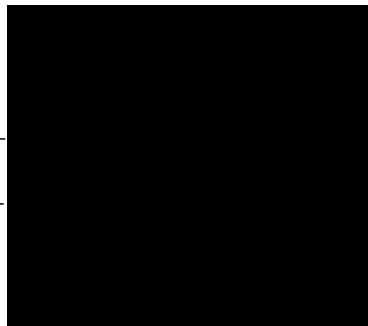
by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting by

Director

Director/Secretary



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**TURNER AND TOWNSEND COST MANAGEMENT LIMITED**

Whose registered office is situated at

Low Hall,  
Calverley Lane,  
Horsforth, Leeds  
LS18 4GH,  
United Kingdom.

(the “**Cost Consultant**”)

EXECUTED AS A DEED by the **Cost Consultant**

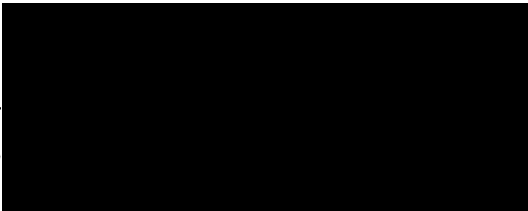
by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

or Acting by

Director

Director/Secretary



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**Galliford Try Building 2014 Limited**  
Whose registered office is situated at

2nd Floor,  
2 Lochside View,  
Edinburgh, Scotland,  
EH12 9DH  
United Kingdom.

(the “**Principal Designer**”)

EXECUTED AS A DEED by the **Principal Designer**

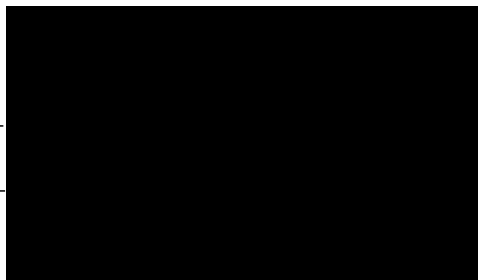
by affixing hereto its common seal in the presence of

\_\_\_\_\_  
\_\_\_\_\_

**or** Acting by

Director \_\_\_\_\_

Director/Secretary \_\_\_\_\_



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