



Term Service Contract

OPTION A: PRICED CONTRACT WITH ACTIVITY SCHEDULE

Contract Data Forms

June 2017

(with amendments January 2023)

**AOMR Framework –Northern Hub Area 4, Greater Manchester Merseyside
and Cheshire (GMC)**

AOMR Lot 3 Vegetation Management (Routine Maintenance)

Contract Execution

This agreement is made between the *Client*, the *Contractor* and the Named Suppliers.

Terms in this agreement have the meanings given to them in the contract between the Environment Agency and Lowther Forestry Group Ltd for the schedule of works (the *works*).

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

The *Contractor* was appointed to Asset Operation, Maintenance, Response framework and executed the framework agreement.

Executed under hand

by

The Environment Agency (*Client*)

Lowther Forestry Group Ltd. (*Contractor*)

Signed on behalf of the <i>Contractor</i>	
Name	[Redacted]
Position	[Redacted]
Signature	[Redacted]
Date	[Redacted]
The <i>Client</i> accepts the <i>Contractor's</i> Offer to Provide the Works	
Signed on behalf of the <i>Client</i>	
Name	[Redacted]
Position	[Redacted]
Signature	[Redacted]
Date	17-04-2025

Contract Data

PART ONE – DATA PROVIDED BY THE CLIENT

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

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 Term Service Contract June 2017 (with amendments January 2023)

Main Options Option for resolving and avoiding disputes

Secondary Options

X2 – Changes in law X11- Termination by the <i>Client</i> X17 – Low Service Damages X18 – Limitation of Liability X23 – Extending the Service Period X24 – The Accounting Periods Y(UK)1 Project Bank Account Y(UK)2 - The Housing Grants, Construction and Regeneration Act 1996 Y(UK)3 The Contracts (Rights of Third Parties) Act 1999 Z Additional Client Clauses
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The *service* is

The operation of works regarding the Maintenance of assets in Northern Hub Area 4, Greater Manchester, Merseyside and Cheshire (GMC) as defined in the Scope
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The *Client* is

Name

Address for communications

Address for electronic communications

The *Service Manager* is

Name

[REDACTED]

Address for communications

Sale depot
Carrington Lane
Manchester
M335NL

Address for electronic communications

[REDACTED]

The Affected Property is

The assets as set out in the AIMS:OM works orders and the routine maintenance programme of works, Appendix A, and those assets set out in future works orders / scopes and work schedules for the GMC area.

The Scope is in

Appendix 1 – V3 Lowther Forestry Group Ltd works programme (Excel)
Appendix A – Asset maintenance standard detail
Appendix B - Maintenance schedule mapping
Appendix C – EPCR – GMC environmental assessments. (Environmental protection consultation record).
Appendix D - V2.0 – FCRM Environmental maintenance standards 26/10/2021

Additional work – Any additional works required but not included within the agreed programme of works. Additional works may be in the form of, but not limited to additional asset vegetation maintenance, aerial and / or skilled tree works and small asset repairs in the form of public safety repairs and / or fencing and gate installations, as detailed within the framework deed of agreement.

The *shared services* which may be carried out outside the Service Areas are

[REDACTED]

The *language of the contract* is

English

The *law of the contract* is the law of

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

The *period for reply* is

2 weeks

except that

The following matters will be included in the Early Warning Register

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

2 The Contractor's main responsibilities

If Option C or E is used The Contractor prepares forecasts of the total Defined Cost for the whole of the service at intervals no longer than

3 Time

The starting date is

The service period is

The Contractor submits revised plans at intervals no longer than

The period within which the Contractor is to submit a Task Order programme for acceptance is

If no plan is identified in part two of the Contract Data The period after the Contract Date within which the Contractor is to submit a first plan for acceptance is

4 Quality management

The period after the Contract Date within which the Contractor is to submit a quality policy statement and quality plan is

5 Payment

The currency of the contract is the

The assessment interval is

The interest rate is per annum (not less than 2) above the

rate of the bank

If the period in which The period within which is payments are made

payments are made is not three weeks and Y(UK)2 is not used

is

6 Compensation events

If Option A is used

The *value engineering percentage* is 50%, unless another percentage is stated here, in which case it is

If there are additional compensation events

These are additional compensation events

"This contract is priced and awarded in Year 2, based on the Year 1 Framework Pricing Workbook. After the Year 2 Framework Pricing Workbook is issued, a single compensation event is permitted to change the total of the Prices according to the Year 2 Framework Pricing Workbook."
60.1 (18)

8 Liabilities and insurance

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

(1)

(2)

(3)

The minimum amount of cover for insurance against loss of or damage to property (except Plant and Materials and Equipment) and liability for bodily injury to or death of a person (not an employee of the *Contractor*) arising from or in connection with the *Contractor* Providing the Service for any one event is

The minimum amount of cover for insurance against death of or bodily injury to employees of the *Contractor* arising out of and in the course of their employment in connection with the contract for any one event is

of the minimum amount required by law if that is greater

If the *Client* is to provide Plant and Materials

The insurance against loss of or damage to Plant and Materials and Equipment is to include cover for Plant and Materials provided by the *Client* for an amount of

The *Contractor* provides these additional insurances

(1) Insurance against

Minimum amount of cover is [redacted] of the value of this contract

The deductibles are [redacted] The excess up to a maximum [redacted]

(2) Insurance against [redacted] Professional Indemnity

Minimum amount of cover is [redacted]

The deductibles are [redacted] The excess up to a maximum [redacted]

(3) Insurance against [redacted]

Minimum amount of cover is [redacted]

The deductibles are [redacted]

9 Resolving and avoiding disputes

The *tribunal* is [redacted] Litigation in the courts

If the *tribunal* is arbitration The *arbitration procedure* is [redacted] TBC

The place where arbitration is to be held is [redacted] TBC

The person or organisation who will choose an arbitrator if the Parties cannot agree a choice or if the *arbitration procedure* does not state who selects an arbitrator is [redacted]

The *Senior Representatives* of the *Client* are

Name (1) [redacted]

Address for communications [redacted] Launceston Depot
Units 19 & 25
Penykillam Industrial Estate
Launceston
Cornwall
PL15 7PY
United Kingdom

Address for electronic communications [redacted]

Name (2) [redacted]

Address for communications

Address for electronic communications

The *Adjudicator* is

Name

To be confirmed

Address for communications

To be confirmed

Address for electronic communications

To be confirmed

The *Adjudicator nominating body* is

Institution of Civil Engineers

X17: Low service damages

If Option X17 is used

Service Credits will be used to maintain service delivery through the contract, based on the Key Performance Indicators set out below (monitored and recorded on a quarterly basis).

The Service Credits approach is set out below:

- Contractors are required to score **at least 80%** per quarter. If they achieve a score below this, they are required to submit a Performance Improvement Plan to the Service Manager to set out how they will improve their performance to the required levels.
- If a Contractor **scores below 70%**, service credits would apply on a sliding scale basis as seen below (the below numbers have been used as an example and will be calculated based on a quarterly price from the returned pricing schedule):

KPI Score	Percentage retained	Amount retained per quarter (based on weekly fee quarter)	Equivalent amount retained per week
66-70	30	[REDACTED]	[REDACTED]
61-65	40	[REDACTED]	[REDACTED]

51-60	50	[REDACTED]	[REDACTED]
45-50	75	[REDACTED]	[REDACTED]
Below 45	100	[REDACTED]	[REDACTED]

- If in the **following quarter** the Contractor then scores **above 80**, any retained credits from the previous quarter would be repaid (this relates to the previous quarter only and not any previous quarters).
- Alternatively, if in the **following quarter** the Contractor **scores between 70 and 80**, half of the retained credits from the previous quarter only would be repaid. The other half of the retained credits are permanently lost.
- OR if the Contractor does not reach a score of 80 in the following quarter, all previous retained credits are permanently lost.

Examples are shown in the following table:

EXAMPLE: OUTCOMES BASED ON KPI's	SUPPLIER KPI SCORE FOR QUARTER					ACTION TAKEN
	Quarter 1	Q2	Q3	Q4	Q5	
Contractor KPI score above 80	82					No action taken
A score of less than 80 in any quarter requires the Contractor to provide an Improvement Plan		76				Contractor must provide an Improvement Plan
A score of less than 70 in any quarter results in service credits applying: every percentage below 70 results in the same reduction in % payments of the quarterly invoice amount (to a capped maximum reduction of 100% of management fee)			66			EA retains 30% of the management fee from the quarterly invoiced totals Contractor must provide an Improvement Plan
If following a Service Credit quarter, the Contractor KPI score exceeds 80 in the following quarter , any retained service credits from the previous quarter would be repaid				81		Service Credits from previous quarter (30% of management fee) are paid (along with regular quarterly payment).

<p>OR</p> <p>If following a Service Credit quarter, in the next quarter the Contractor KPI score achieves a score of 70 but fails to achieve a score of 80, half of the service credits retained in the previous quarter are paid; half are permanently lost.</p> <p>The Contractor is required to provide an Improvement Plan</p>				72	<p>Half of the previously retained 30% is repaid (15% along with regular quarterly payment), (15% of previous quarters management fee) is permanently retained.</p> <p>Contractor must provide an Improvement Plan</p>
<p>OR</p> <p>If following a Service Credit quarter, in the next quarter the Contractor KPI score again fails to achieve a score of 70, the same % is deducted from the quarterly invoice amount (to a capped maximum reduction of 100%)</p>				50	<p>EA retains 75% of management fee from the quarterly invoiced totals AND the previously retained 30% of management fee is permanently retained.</p> <p>Contractor must provide an Improvement Plan</p>
<p>If following two Service Credit quarters, the Contractor KPI score exceeds 80 in the following quarter, any retained service credits from the previous quarter only would be repaid</p>				81	<p>Service Credits from previous quarter (100% of management fee) are paid, along with regular quarterly payment. Note that any previously retained Service Credits are not repaid.</p>

X18: Limitation of liability

If Option X18 is used

The *Contractor's* liability to the *Client* for indirect or consequential loss is limited to

For any one event, the *Contractor's* liability to the *Client* for loss of or damage to the *Client's* property is limited to

The *Contractor's* liability for Defects due to its design of an item of Equipment is limited to

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

The *end of liability date* is years after the end of the Service Period

X 23

If Option X23 is used

The maximum service period is

Years after the starting date

The *periods* for extension are

Order

Period for extension (months)

notice date

First

Second

Third

Fourth

If there are *criteria for extension*

The *criteria for extension* are

(1)

(2)

(3)

X24: The accounting periods

If Option X24 is used and Option C is not used

The *accounting periods* are

28th April 2025 to 31st March 2026

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

If Y(UK)2 is used and the date on which a payment is due is not fourteen weeks after the end of the *accounting period* or Service Period

The period is

weeks

If 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

21

days after the date on which payment becomes due

Z: Additional conditions of contract

If Option Z is used

The additional conditions of contract are

Z Clauses

Clause No.	Clause
Z1	<p>Z1 Environment Agency as regulatory authority</p> <p>Z1.1 The Environment Agency's role as a regulatory authority and as Client under the contract is separate and distinct. Actions taken in one capacity are deemed not to be taken in the other.</p> <p>Z1.2 Where statutory consents must be obtained from the Environment Agency in its capacity as a regulatory authority, the Contractor is responsible for obtaining these and paying fees. The Client's acceptance of a tender and the Client's instruction or variation of the works does not constitute statutory approval or consent.</p> <p>Z1.3 An action by the Environment Agency as regulatory authority is the action of Other.</p>
Z2	<p>Z2 Framework Agreement</p> <p>Z2.1 The Contractor shall ensure at all times during this contract it complies with all the obligations and conditions of the Asset Operations Operation, Maintenance, Response Framework Agreement made with the Client.</p>
Z3	<p>Z3 Data Protection</p> <p>Z3.1 The requirements of the Data Protection Schedule shall be incorporated into this contract</p>
Z4	<p>Z4 Liabilities and insurance</p> <p>Z4.1 Civil data protection claims and regulatory fines for breaches of Data Protection Legislation are excluded from any limit of liability stated.</p>
Z5	<p>Z5 Risks and insurance</p> <p>Z5.1 Replace clause 84.1 with the following Insurance certificates are to be submitted to the <i>Service Manager</i> on an annual basis.</p>
Z6	<p>Z6 Resolving Disputes</p> <p>Z6.1 Delete clause W2.1</p>
Z31	<p>Z31 Price Adjustment for Inflation TSC</p> <p>The Client recognises the ongoing pricing uncertainty with regards to inflation. The Client will mitigate this uncertainty through this clause.</p> <p>Z31.1 Defined terms:</p> <ol style="list-style-type: none"> The index is Office for National Statistics (ONS) CPI (UK, 2015=100). The Base Date Index (B) is the latest available index published by ONS prior to the Contract Date. The Latest Index (L) is the latest available index published by ONS before the date of assessment of an amount due. The Price Adjustment Factor (PAF) at each date of assessment of an amount due is $0.9((L-B)/B)$. <p>Z31.2 Application rules. The provisions of this clause [Z31] shall apply provided that:</p> <ol style="list-style-type: none"> The Price for Service Provided to Date is less than or equal to the total of the Prices and Inflation remains positive ie L is greater than B. <p>Z31.3 Price Adjustment Factor. If an index is changed after it has been used in calculating a PAF, the calculation is not changed. The PAF calculated at the last assessment date before the Completion Date for the whole of the works is used for calculating an amount for price adjustment after that date.</p> <p>Z31.4 Price adjustment Options A and B. Each amount due includes an amount for price adjustment which is the sum of</p> <ul style="list-style-type: none"> The change in the Price for Service Provided to Date since the last assessment of the amount due multiplied by the PAF and The amount for price adjustment included in the previous amount due

PART TWO – DATA PROVIDED BY THE CONTRACTOR

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

1 General

The Contractor is

Name

Lowther Forestry Group Ltd

Address for communications

The estate office, Lowther Castle,
Lowther, nr Penrith, Cumbria, CA102HH

Address for electronic communication

[REDACTED]

The fee percentage is

[REDACTED] %

The service areas are

GMC

The key persons are

Name (1)

[REDACTED]

Job

[REDACTED]

Responsibilities

Delivery Co-ordination, Planning, and Management of the Works. Carry out site assurance audits and inspections pre, during and post works. Client liaison, production of RAMS/CPP. Management of contracts and work orders through Fast draft and AIMS:OM.

Qualifications

[REDACTED]

Experience

[REDACTED]

Name (2)

[REDACTED]

Job

[REDACTED]

Responsibilities

Secondary support in delivery Co-ordination, Planning, and Management of the Works. Carry out site assurance audits and inspections pre, during and post works. Client liaison, production of RAMS/CPP. Management of contracts and work orders through Fast draft and AIMS:OM.

Qualifications

[REDACTED]

Experience

[REDACTED]

The following matters will be included in the Early Warning Register

2 The Contractor's main responsibilities

If the Contractor is to provide Scope for its plan

The Scope provided by the Contractor for its plan is in

3 Time

If a plan is to be identified in the Contract Data

The plan identified in the Contract Data is

5 Payment

If Option A, C or E is used

The price list is

Contained in Appendix 1
V3 Lowther Forestry
Group Ltd works
programme (Excel)

If Option A or C is used

The tendered total of the Prices is

£133,070.80

Price List –

Item Number	Description	Unit	Quantity	Rate	Price
	The Price List as contained in the programme of works - Appendix 1				
1	River Mersey	Item	1		
2	River Mersey	Item	1		
3	Penleach Brook	Item	1		
4	Padgate Brook	Item	1		
5	Dog Clog	Item	1		
6	Atherton FSR Full Cut_GM3_Aug	Item	1		
7	Pennington Brook	Item	1		
8	River Medlock	Item	1		
9	Greasby Brook	Item	1		

10	Greasby Brook	Item	1	[REDACTED]
10	Wells green Brook	Item	1	[REDACTED]
11	Windle Brook	Item	1	[REDACTED]
12	Outfall maintenance	Item	1	[REDACTED]
13	River Birket old course	Item	1	[REDACTED]
The total of the Prices				£133,070.80

9 Resolving and avoiding disputes

The *Senior Representatives of the Contractor* are

Name(1)

Address for communications

Address for electronic communications

Name(2)

Address for communications

Address for electronic communications

X10: Information modelling

If Option X10 is used

If an *information execution plan* is to be identified in the Contract Data

The *information execution plan* identified in the Contract Data is

Data for the Short Schedule of Cost Components (used only with Option A)

The *people rates* are

category of person

unit

rate

As defined in the Framework Price Workbook 'Lowther Forestry Group Ltd PRICE SCHEDULE_Lot 3_GMC Yr1'
Aerial Tree work Operative

Hour

[REDACTED]

Winch/Chipper Operatives	Hour	[REDACTED]
Tree Surveyor	Hour	[REDACTED]
Ecologist – Bat licensed	Day	[REDACTED]

The published list of Equipment is the edition current at the Contract Date of the list published by

The percentage for adjustment for Equipment in the published list is % (state plus or minus)

The rates for other Equipment are

Equipment	Unit	rate
Chippers (up to 6")	Day	[REDACTED]
Tipper	Each	[REDACTED]
Stump Grinder	Each	[REDACTED]
Mobile Elevated Work Platforms	Each	[REDACTED]
Excavators (3 tonne)	Each	[REDACTED]
Excavators (8 tonne)	Each	[REDACTED]
Excavators (15 tonne)	Each	[REDACTED]
Tracked Dumper (12 tonne)	Each	[REDACTED]
Tractor	Each	[REDACTED]
Tractor (including winch)	Each	[REDACTED]
Winches	Each	[REDACTED]
Tractor and side arm flail	Day	[REDACTED]
Robo flail	Day	[REDACTED]
Quad and sprayer	Day	[REDACTED]