

**ITT SCHEDULE A2 - SUB CONTRACT PARTICULARS**

**Ascent Homes – Whinney Hill Ph2A & 2B – Street Lighting**

(No main contract)

**Project Outline:** To appoint a sub-contractor to carry out the street lighting works as part of the Whinney Hill development at Guidepost, Northumberland, NE62 5RD

Sub-contract works will be let under Advance Northumberland’s form of Sub-Contract

**Description of the Project:** The project comprises the construction of 122nr dwellings in brick/block cavity structure, built in semi-detached and detached dwellings, tarmac/ asphalt roads and public paths; pcc flagged plot paths; soft landscaping generally grassed.

1. **Location of the site**: Land at Guidepost, Northumberland, NE62 5RD
2. **Contractor/ Principal Contractor**: Advance Northumberland (Developments) Ltd.

1. **Description of Sub-Contract works:** Street Lighting Works *(Second Recital)*
2. **Sub-Contractors Designed Portion:** N/A

*(Second Recital)*

1. **Pricing Documents**:

*(Fourth Recital)*

The pricing schedule included in the tender to be completed and (once agreed by Advance Northumberland) inserted as the pricing document at Annexure 4.

1. **Further documents:**

*(Fourth Recital)*

The Construction Phase Plan and any other relevant documents will be included at Annexure 5.

1. **Supplemental Provision**s: To be completed as follows:

*(Fifth Recital)*

Collaborative working applies

Health and safety applies

Cost and Savings and value improvements applies

Sustainable development and applies

environmental considerations

Performance Indicators and monitoring applies

Notification and negation disputes applies

1. **Payment, Retention and Rectification**
2. **Payment:** Monthly-last working day of month

(*Sixth Recital*)

Due date- the 7th day of each month (on the basis this application is submitted by the date).

Final date for payment: the last Business Day of the month (on the basis the application is submitted by 7th day of that month)

1. **Retention:** 5%

Retention release dates:

On Completion: 2.5%

 The end of the Rectification Period: 2.5%

1. **Rectification Period:** 24 months
2. **Start Date**: June 2024 as per the Construction Programme

*(Article 3)*

1. **Completion date:** February 2025 as per the Construction Programme*(Article 4)*
2. **Principal Designer:** MWE Architects

*(Article 10)*

1. **Liquidated damages:** £125 per week per unit.

*(Article 11)*

1. **Insurance Requirements:** the sub-contractor shall maintain the following levels of insurance.
2. **Employers Liability:** £5,000,000 [for any one occurrence or series of occurrences out of one event]
3. **Public Liability:** £5,000,000 [for any one occurrence or series of occurrences out of one event]
4. **Defects rectification timescale:**

*(Article 12)*

If any defects appear in relation to the Sub-Contract Works during the Rectification Period, the following procedures shall apply:

1. in the case of an emergency defect, the Contractor shall contact the Sub-Contractor by telephone and/or email (as appropriate) and the Sub-Contractor shall rectify the same within 24 hours of receiving such notification. For the purposes of this Article 15(i), an emergency defect shall mean where a defect renders the dwelling uninhabitable, dangerous or insecure, this could include such occurrences as, but not be limited to, major failures in electrical installations, gas leaks, water leaks requiring a shut-down of the system, flooding, failure of door locks;
2. in the case of a non-emergency defect, the Contractor shall contact the Sub-Contractor by email and the Sub-Contractor shall rectify the same within 5 days of receiving such notification;
3. If the defects referred to in (i) and (ii) of this Article 15 have not been rectified within the required timescales, then the Contractor shall make good such defects at the Sub-Contractor's expense and any such expense shall be recoverable from the Sub-Contractor as a debt."
4. **Contractors Requirements:** the tender documents and any addendums to the same will be inserted at Annexure 3.
5. **Sub-Contractor's Proposals:** any specifications, drawings etc. or other information you provide as part of your tender return or otherwise (save for any pricing information) will be inserted at Annexure 2.