**Sub-Contract Particulars**

(No main contract)

**Project Name:** Construction of 19nr Dwellings at St Paul’s (former school site) Doddington Drive, Cramlington, Northumberland NE23 6EF

Sub-contract works will be let under Advance Northumberland’s form of Sub-Contract which incorporates and amends the JCT Minor Works Form of Sub-Contract without Design for this works package.

1. **Description of the Project:** Traditional construction 19nr dwellings in brick/block cavity structure, built in semi-detached and detached dwellings and thr, tarmac/ asphalt roads and public paths; pcc flagged plot paths; soft landscaping generally grassed. Two new access roads off Lynemouth Road are to be constructed.
2. **Location of the sit**e: Land at St Paul’s (former school site) Doddington Drive, Cramlington, Northumberland NE23 6EF.
3. **Contractor/ Principal Contractor**: Advance Northumberland (Developments) Ltd.

1. **Description of Sub-Contract works:** Decoration to 19 nr new build plots. *(Second Recital)*
2. **Sub-Contractors Designed Portion:** N/A

*(Second Recital)*

1. **Pricing Documents**:

*(Second 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:**

*(Second 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

1. **Start Date**: TBC – as Construction Programme

*(Article 2)*

1. **Completion date:** TBC – as Construction Programme

*(Article 3)*

1. **Principal Designer:** Advance Northumberland

*(Article 9)*

1. **Liquidated damages: To Be Confirmed**

*(Article 10)*

1. **Insurance Requirements:** the sub-contractor shall maintain the following levels of insurance
2. **Employers Liability:**  £10,000,000 [for any one occurrence or series of occurrences out of one event]
3. **Public Liability:** £10,000,000 [for any one occurrence or series of occurrences out of one event]
4. **Professional Indemnity:** £1,000,000[where applicable – for each and every claim]
5. **Contractors All Risks:** £10,000,000 [for any one occurrence or series of occurrences out of one event]
6. **Defects rectification timescale:**

*(Article 11)*

1. **Non-emergency:** within 5 days of notification
2. **Emergency:** within 24 hours of notification
3. **Contractors Requirements:** the tender documents and any addendums to the same will be inserted at Annexure 3.
4. **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.