



**South Tyneside Homes**

**Standard Terms and Conditions  
of Contract  
for the Purchase of Goods**

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for the Purchase of Goods

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## Part A - Operative provisions

### A1. Definitions

The terms and expressions used in these Standard Terms and Conditions shall have the meanings set out below:

'Authorised Officer'	the person duly appointed by South Tyneside Homes and notified in writing to the Contractor to act as the representative of South Tyneside Homes for the purpose of the Contract in the Contract Particulars or as amended from time-to-time and in default of such notification South Tyneside Homes's head of procurement or similar responsible officer.
'Business Day'	any day other than a Saturday or Sunday or a public or bank holiday in England.
'Change In Law'	the coming into effect or repeal (without re-enactment or consolidation) in England of any Law, or any amendment or variation to any Law, or any judgement of a relevant court of law which changes binding precedent in England in each case after the date of this Contract.
'Commencement Date'	the commencement date stated in the Contract Particulars.
'Commercially Sensitive Information'	the information listed in the Contract Particulars comprising the information of a commercially sensitive nature relating to the Contractor, its Intellectual Property Rights or its business or which the Contractor has indicated to South Tyneside Homes that, if disclosed by South Tyneside Homes, would cause the Contractor significant commercial disadvantage or material financial loss.
'Confidential Information'	any information which has been designated as confidential by either party in writing or that ought to be considered as confidential (however it is conveyed or on whatever media it is stored). This includes information which relates to the Goods, the business, affairs, properties,

assets, trading practices, developments, trade secrets, Intellectual Property Rights, know-how, personnel, customers and suppliers of either party, all personal data and sensitive personal data (within the meaning of the DPA) and commercial sensitive information.

‘Contract’

the agreement in respect of the provision of the Goods consisting of the following listed documents which shall be read as one document. In the event of ambiguity, conflict or contradictions between these documents the conflict will be resolved according to the following order of priority.

1. the Contract Particulars;
2. the Special Terms and Conditions;
3. the Standard Terms and Conditions; and
4. the Tender except to the extent that any element of the Tender has been included in the Contract Particulars.

‘Contractor’

the Contractor and where applicable this shall include the Contractor's Employees, sub-Contractors, agents, representatives and permitted assigns; and if the Contractor is a consortium or consortium leader, the consortium members.

‘Contract Manager’

the person named in the Contract Particulars as the contract manager and any replacement from time-to-time in accordance with clause B3.2.

‘Contract Particulars’

the document detailing the specific core terms agreed between the parties with regard to the Goods which shall include but not be limited to the Pricing Schedule, Delivery Instructions, Commencement Date, Authorised Officer, Contract Manager, Key Personnel, Commercially Sensitive Information, Contract Period and the

	Specification and relevant contract specific details of the Tender included in the document.
'Contract Period'	the period of the contract as stated in the Contract Particulars (and any extension in accordance with clause B1).
'Control'	control as defined by section 416 of the Income and Corporation Taxes Act 1988.
'South Tyneside Homes'	South Tyneside Homes named in the Contract Particulars and where the context so admits includes any person which takes over or assumes the statutory functions or administrative responsibilities of South Tyneside Homes (whether in part or totally) or which is controlled by or is under common control with South Tyneside Homes (and the expression 'control' shall mean the power to direct or cause the direction of the general management and policies of the person in question but only for so long as such control exists).
'DPA'	The Data Protection Act 1998.
'Delivery Instructions'	the instructions provided in the Contract Particulars and any other information that South Tyneside Homes considers appropriate to the provision of the Goods.
'Employee'	any person employed by the Contractor to perform the Contract which will also include the Contractor's servants, agents, voluntary and unpaid workers and sub-contractors and representatives.
'EIR'	The Environmental Information Regulations 2004.
'FOIA'	The Freedom of Information Act 2000.
'Force Majeure'	any cause materially affecting the performance by a party of its obligations under this contract arising from any act beyond its reasonable Control and affecting either party. This includes without limitation: acts of God, war,

	industrial action (subject to clause H6.3), protests, fire, flood, storm, tempest, epidemic, explosion, acts of terrorism and national emergencies.
‘Good Industry Practice’	the exercise of such degree of skill, diligence, care and foresight which would reasonably and ordinarily be expected from a skilled and experienced Contractor engaged in the supply of Goods similar to the Goods under the same or similar circumstances as those applicable to the Contract.
‘Goods’	the goods described in the Specification to be supplied by the Contractor in accordance with the contract and any associated services provided by the Contractor in relation to those Goods.
‘HRA’	The Human Rights Act 1998.
‘Information’	has the meaning given under section 84 of the Freedom of Information Act 2000.
‘Intellectual Property Rights’	patents, inventions, trade marks, service marks, logos, design rights (whether registrable or otherwise), applications for any of the foregoing, copyright, database rights, domain names, trade or business names, moral rights and other similar rights or obligations whether registrable or not in any country (including but not limited to the United Kingdom) and the right to sue for passing off.
‘Invitation to Tender’	South Tyneside Homes’s invitation to tender for the Contract.
‘Law’	any applicable Act of Parliament, subordinate legislation within the meaning of section 21(1) of the Interpretation Act 1978, exercise of the Royal Prerogative, enforceable community right within the meaning of section 2 of the European Communities Act 1972, bye-law, regulatory policy, guidance or industry code, judgement of a relevant court of law, or directives or requirements of any regulatory body of which the Contractor

	is bound to comply.
'Liabilities'	all costs, actions, demands, expenses, losses, damages, claims, proceedings, awards, fines, Orders and other liabilities (including reasonable legal and other professional fees and expenses) whenever arising or brought.
'Order'	an order for Goods to be provided where the Contract is identified in the Contract Particulars to be delivered by call off.
'Price'	the price of the Goods as set out in the Contract Particulars. Unless otherwise stated, any reference to price shall be regarded as being exclusive of properly chargeable VAT which shall be separately accounted for.
'Pricing Schedule'	the schedule from the Tender detailing the pricing as detailed in the Contract Particulars.
'Request For Information'	a request for information or an apparent request under the Code of Practice on Access to Government Information, FOIA or the EIR.
'Special Terms and Conditions'	the additional terms and conditions attached which were set out in the Invitation to Tender.
'Specification'	the specification included in the Contract Particulars setting out South Tyneside Homes's detailed requirements in relation to the Goods.
'Standard Terms and conditions'	the terms and conditions set out in this document.
'Tender'	the Contractor's tender for the Goods in response to South Tyneside Homes's Invitation to Tender.
A1.1	Any reference to a person shall include any natural person, partnership, joint venture, body corporate, incorporated association, government, governmental agency, persons having a joint or common interest, or any other legal or commercial entity or undertakings.



A1.2 A reference to any statute, Order, regulation or similar instrument shall be construed as a reference to the statute, Order, regulation or instrument as amended by any subsequent statute, Order, regulation or instrument or as contained in any subsequent re-enactment.

**A2. Headings**

A2.1 The index and headings to the clauses and appendices to and schedules of this Contract are for convenience only and will not affect its construction or interpretation.

**A3. Notices**

A3.1 Any notice required by this Contract to be given by either party to the other shall be in writing and shall be served personally, by fax or by sending it by registered post or recorded delivery to the appropriate address, fax number or email address notified to each other as set out in the Contract Particulars.

A3.2 Any notice served will be deemed to have been served as follows.

- Any notice served personally will be deemed to have been served on the day of delivery.
- Any notice sent by post will be deemed to have been served 48 hours after it was posted.
- Any notice sent by fax will be deemed to have been served 24 hours after it was despatched.
- Any notice sent by email before 5pm will be deemed to have been served on the day of despatch and otherwise on the following day save where the deemed date of service falls on a day other than a Business Day in which case the date of service will be the next Business Day.

**A4. Entire agreement**

A4.1 The Contract constitutes the entire agreement between the parties relating to the subject matter of the Contract. The Contract supersedes all prior negotiations, representations and undertakings, whether written or oral, except that this clause A4 shall not exclude liability in respect of any fraudulent misrepresentation.

**Part B - Provision of Goods**

**B1. CONTRACT PERIOD**

B1.1 The Contract shall commence on the Commencement Date and subject to clause B1.2 shall continue for the Contract Period.

B1.2 If the Contract Period includes an option to extend and South Tyneside Homes intends to take up the option, the Contractor shall be notified in writing within the period stated in the Contract Particulars prior to the commencement of the extension. If no such notification is issued the Contract shall automatically expire after the initial Contract Period.

## **B2. Delivery**

- B2.1 The Goods shall be delivered in accordance with any Delivery Instructions. If no time for delivery is stated in the Delivery Instructions Goods shall be delivered between 9am and 5pm on a Business Day.
- B2.2 The time of the delivery of the Goods is of essence to the Contract.
- B2.3 Where the Goods are delivered by the Contractor, the point of delivery shall be when they are removed from the transporting vehicle and delivered in accordance with the Delivery Instructions. Where the Goods are collected by South Tyneside Homes from the Contractor, the point of delivery shall be when they are loaded onto South Tyneside Homes's vehicle.
- B2.4 Except where otherwise provided in the Contract, delivery shall include the uploading or stacking of the Goods by the Contractor at such places South Tyneside Homes may direct in the contract.
- B2.5 The issue by South Tyneside Homes of a receipt note for the Goods shall not constitute any acknowledgement of the condition or nature of those Goods. South Tyneside Homes shall not be deemed to have accepted any Goods until it has had reasonable opportunity to inspect them following delivery or within a reasonable time after any latent defect in the Goods has become apparent.
- B2.6 All Goods must be properly packaged to survive transit without damage, clearly and legibly labelled and addressed. South Tyneside Homes will not be liable to pay for any pallets, packages or containers in which Goods are supplied.
- B2.7 South Tyneside Homes shall not be obliged to accept delivery by instalments, unless expressly agreed to the contrary. If South Tyneside Homes does specify or agree to delivery by instalments, delivery of any one instalment not in accordance with the Delivery Instructions shall, without prejudice to any other rights or remedies of South Tyneside Homes, entitle South Tyneside Homes to terminate the whole of any unfulfilled part of the Contract without further liability to the Contractor.
- B2.8 Without prejudice to South Tyneside Homes's other remedies if the Goods or any portion of them are not delivered in accordance with the Delivery Instructions South Tyneside Homes shall be entitled to recover from the Contractor, as liquidated damages and not by way of penalty, the amount, if any, for the period during which such failure continues the amount, if any as set out in the Special Terms and Conditions.
- B2.9 If the Contractor at any time becomes aware of any act or omission, or proposed act or omission by South Tyneside Homes which prevents or hinders, or may prevent or hinder the Contractor from supplying the Goods in accordance with the Contract, the Contractor shall inform South Tyneside

Homes.

B2.10 If the Contractor has a change in Control, the Contractor shall inform South Tyneside Homes as soon as reasonably practicable.

B2.11 South Tyneside Homes retains the Contractor for the supply of the Goods on a non exclusive basis.

**B3. Contract Manager**

B3.1 The Contractor shall employ a competent and authorised Contract Manager empowered to act on behalf of the Contractor for all purposes connected with the Contract.

B3.2 The Contractor shall give notice at once in writing to South Tyneside Homes of any change in the identity, address and telephone numbers of the person appointed as Contract Manager. The Contractor shall give maximum possible notice to South Tyneside Homes before changing its Contract Manager.

**B4. Ordering process**

B4.1 Where this Contract is identified as requiring Orders in the Contract Particulars the Contractor shall accept Orders made in writing by South Tyneside Homes under the provisions of this clause.

B4.2 Except where specified Orders are required to call off the Goods, South Tyneside Homes gives no guarantees whatsoever as to when any Order will be placed during the Contract Period or under the Contract.

B4.3 The Orders shall state the type of or part of the Goods required including South Tyneside Homes's requirements with regard to timescale for delivery of those Goods.

**B5. Risk in and title to Goods**

B5.1 Risk in the Goods shall pass to South Tyneside Homes upon delivery without prejudice to any rights of rejection which may accrue to South Tyneside Homes under the Contract or otherwise.

B5.2 Title to the Goods shall pass to South Tyneside Homes upon delivery or earlier payment.

**B6. Warranty**

B6.1 The Contractor warrants to South Tyneside Homes that the Goods will be:

B6.1.1 of satisfactory quality within the meaning of the Sale of Goods Act 1979 and fit for purpose as required by the Specification or held out by the Contractor;

- B6.1.2 free from defects in design, material and workmanship;
  - B6.1.3 provided in accordance with the Contract, correspond with the Specification and any drawings, samples or descriptions provided by the Contractor; and
  - B6.1.4 so formulated, designed, constructed, finished and packaged as to be safe and without risk to health.
- B6.2 The Contractor warrants to South Tyneside Homes that to the extent that associated services are performed, they will be performed by appropriately qualified, trained and experienced personnel with a high standard of skill, care and diligence and in accordance with Good Industry Practice.
- B6.3 Without prejudice to South Tyneside Homes's right to terminate under clause D (Termination), if any of the Goods supplied are not in accordance with the Contract, South Tyneside Homes shall be entitled to:
- B6.3.1 require the Contractor to repair the Goods or to supply replacement Goods in accordance with the Contract as soon as reasonably practicable and in any event within 14 working days of a request to do so; or
  - B6.3.2 subject to clause E2 (Indemnity and liability), treat the Contract as discharged by the Contractor's breach and require the repayment of a proportion of the Price which has been paid together with payment of any additional expenditure over and above the Price reasonably incurred by South Tyneside Homes in obtaining replacement Goods.

## **B7. Contractor's Employees**

- B7.1 South Tyneside Homes reserves the right under the Contract to refuse to admit to, or to withdraw permission to remain on, any premises occupied by or on behalf of South Tyneside Homes:
- B7.1.1 any member of the Contractor's Employees; or
  - B7.1.2 any person employed or engaged by a sub-contractor, agent or servant of the Contractor whose admission or continued presence would be, in the reasonable opinion of South Tyneside Homes, undesirable.
- B7.2 When directed by South Tyneside Homes, the Contractor shall provide a list of the names and addresses of all persons (if any) who it is expected may require admission in connection with the Contract to any premises occupied by or on behalf of South Tyneside Homes, specifying the capacities in which they are concerned with the Contract and giving such other particulars as South Tyneside Homes may reasonably desire.

- B7.3 The Contractor's Employees, engaged within the boundaries of any of South Tyneside Homes's premises, shall comply with such rules, regulations and requirements (including those relating to security arrangements) as may be in force from time-to-time for the conduct of personnel when at that establishment and when outside that establishment.
- B7.4 The decision of South Tyneside Homes as to whether any person is to be refused access to any premises occupied by or on behalf of South Tyneside Homes shall be final and conclusive.
- B7.5 The Contractor shall bear the cost of or costs arising from any notice, instruction or decision of South Tyneside Homes under this clause.

## **Part C - Price and Payment**

### **C1. Price and Payment**

- C1.1 South Tyneside Homes shall pay the Price for the Goods to the Contractor.
- C1.2 The Contractor shall submit a single VAT invoice to South Tyneside Homes no later than seven days after the end of each calendar month detailing the Goods provided during the calendar month and the amount payable.
- C1.3 Payment of any undisputed invoice will be made no later than 30 days following the date of receipt of the invoice by South Tyneside Homes.
- C1.4 South Tyneside Homes reserves the right to withhold payment of the relevant part of the Price, without payment of interest, where the Contractor has either failed to deliver the Goods at all or has delivered Goods which, in the reasonable opinion of South Tyneside Homes, are unsatisfactory. Any invoice relating to such Goods will not be paid unless or until the Goods have been delivered to South Tyneside Homes's satisfaction.
- C1.5 Any overdue sums will bear interest from the due date until payment is made at 4% per annum over the Bank of England base rate from time-to-time. The Contractor is not entitled to suspend deliveries of the Goods as a result of any overdue sums.
- C1.6 South Tyneside Homes will be entitled but not obliged at any time or times without notice to the Contractor to set off any liability of South Tyneside Homes to the Contractor against any liability of the Contractor to South Tyneside Homes (in either case however arising and whether any such liability is present or future, liquidated or un-liquidated and irrespective of the currency). South Tyneside Homes may for such purpose convert or exchange any sums owing to the Contractor into any other currency or currencies in which the obligations of South Tyneside Homes are payable under this Contract. South Tyneside Homes's rights under this clause will be without prejudice to any other rights or remedies available to South Tyneside Homes under this Contract or otherwise.

C1.7 Further details of payment, if any, are set out in the Pricing Schedule.

## **Part D - Termination and consequences of termination**

### **D1. Termination**

D1.1 Subject to the provisions of clause H6 (Force Majeure) South Tyneside Homes may terminate the Contract with immediate effect by notice in writing to the Contractor on or at any time if:

D1.1.1 the Contractor becomes bankrupt, insolvent, makes any composition with its creditors, has a receiver appointed under the Mental Health Act 1983 or dies;

D1.1.2 the Contractor is convicted of a criminal offence;

D1.1.3 the Contractor ceases or threatens to cease to carry on its business;

D1.1.4 the Contractor has a change in its Control which South Tyneside Homes believes will have a substantial impact on the performance of the Contract; or

D1.1.5 there is a risk or a genuine belief that there is a risk that reputational damage to South Tyneside Homes will occur as a result of the Contract continuing;

D1.1.6 the Contractor is in breach of any of its obligations under this Contract that is capable of remedy and which has not been remedied to the satisfaction of South Tyneside Homes within 14 days, or such other reasonable period as may be specified by South Tyneside Homes after issue of a written notice specifying the breach and requesting it to be remedied;

D1.1.7 there is a material or substantial breach by the Contractor of any of its obligations under this Contract which is incapable of remedy; or

D1.1.8 the Contractor commits persistent minor breaches of this Contract, whether remedied or not.

D1.2 South Tyneside Homes reserves the right to terminate the Contract in part in the case of termination under clauses D1.1.6, D1.1.7, and D1.1.8.

D1.3 Where this Contract is subject to Orders as specified in the Contract Particulars South Tyneside Homes has the right to terminate any individual Order or Orders or the whole Contract under the provisions of this clause D1.

D1.4 South Tyneside Homes reserves the right to terminate the Contract at will, in whole or in part, at any time with or without notice except that it will give as

much notice as possible in the circumstances.

## **D2. Consequences of termination**

D2.1 If this Contract is terminated in whole or in part South Tyneside Homes shall as follows.

D2.1.1 Be liable to pay to the Contractor only such elements of the Price, if any, that have properly accrued in accordance with the Contract or the affected part of the Contract up to the time of the termination.

D2.1.2 Except for termination under clause D1.4, be entitled to deduct from any sum or sums which would have been due from South Tyneside Homes to the Contractor under this Contract or any other Contract and to recover the same from the Contractor as a debt any sum in respect of any loss or damage to South Tyneside Homes resulting from or arising out of the termination of this Contract. Such loss or damage shall include the reasonable cost to South Tyneside Homes of the time spent by its officers in terminating the Contract and in making alternative arrangements for the supply of the Goods or any parts of them.

D2.1.3 Where termination arises under clause D1.4, pay to the Contractor any reasonable, direct and quantifiable costs reasonably incurred by the Contractor due to early termination subject to the maximum liability provision in clause E2.4.

D2.1.4 In the event that any sum of money owed by the Contractor to South Tyneside Homes (the Contractor's debt) exceeds any sum of money owed by South Tyneside Homes to the Contractor (South Tyneside Homes's debt) under this Contract then South Tyneside Homes shall, at its sole discretion, be entitled to deduct the Contractor's debt from any future South Tyneside Homes's debt or to recover the Contractor's debt as a civil debt.

D2.2 Upon the termination of the Contract for any reason, subject as otherwise provided in this Contract and to any rights or obligations which have accrued prior to termination, neither party shall have any further obligation to the other under the Contract.

## **D3. Dispute resolution procedure**

D3.1 If a dispute arises between South Tyneside Homes and the Contractor in connection with the contract, the parties shall each use reasonable endeavours to resolve such dispute by means of prompt discussion at an appropriate managerial level.

D3.2 If a dispute is not resolved within 14 days of referral under clause D3.1 then either party may refer it to the chief executive or appropriate nominated officer of each party for resolution who shall meet for discussion within 14

days or longer period as the parties may agree.

- D3.3 Provided that both parties consent, a dispute not resolved in accordance with clauses D3.1 and D3.2, shall next be referred at the request of either party to a mediator appointed by agreement between the parties. This will be within 14 days of one party requesting mediation with the costs of mediation determined by the mediator.
- D3.4 Nothing in this clause shall preclude either party from applying at any time to the English courts for such interim or conservatory measures as may be considered appropriate.

#### **D4. Survival**

- D4.1 The following clauses will survive termination or expiry of the Contract.
- Clause B5 (Risk in and title to the Goods)
  - Clause D2 (Consequences of termination)
  - Clause E2 (Indemnity and liability)
  - Clause F1 (Intellectual property)
  - Clause F2 (Data Protection)
  - Clause F3 (Freedom of Information)
  - Clause F4 (Confidentiality)
  - Clause F5 (Record keeping and monitoring)
  - Clause H4 (Severance)
  - Clause H10 (Non solicitation and offers of employment) and
  - Clause H12 (Law and jurisdiction).

### **Part E - Insurance and Liabilities**

#### **E1. Insurance**

- E1.1 The Contractor shall maintain insurance necessary to cover any liability arising under the Contract as set out in the Contract Particulars.
- E1.2 The Contractor shall prior to the Commencement Date and on each anniversary of the Commencement Date and/or upon request provide evidence that all premiums relating to such insurances have been paid.
- E1.3 If the Contractor does not maintain the necessary insurances under the Contract, South Tyneside Homes may insure against any risk in respect of the default and may charge the Contractor the cost of such insurance together with a reasonable administration charge.

#### **E2. Indemnity and liability**

- E2.1 Neither party seeks to exclude or limit its liability for:
- E2.1.1 death or personal injury caused by its negligence (but will not be liable for death or personal injury caused by the other party's negligence);



- E2.1.2 fraudulent misrepresentation; or
- E2.1.3 any other matter in respect of which, as a matter of Law, liability cannot be excluded or limited.
- E2.2 Except as specifically provided, neither party shall in any event be liable to the other for any indirect or consequential loss (including loss of profit, loss of business opportunity, loss of business, loss of goodwill, loss of production and pure economic loss) however caused.
- E2.3 Subject to clauses E2.1, E2.2 and E2.5 the Contractor's liability to South Tyneside Homes under the Contract whether in contract, tort (including negligence) or otherwise shall be limited to 125% of the proportion of the Price which is paid and payable at the time that the liability arises.
- E2.4 Subject to clauses E2.1 and E2.2, South Tyneside Homes's liability to the Contractor under the Contract whether in contract, tort (including negligence) or otherwise shall be limited to 125% of the proportion of the Price which is paid and payable at the time that the liability arises.
- E2.5 The Contractor shall indemnify South Tyneside Homes in full without limit of liability for any direct loss of or damage to the real or personal property of South Tyneside Homes or any third party, including Intellectual Property Rights, or injury claimed by any third party and against all Liabilities awarded against or incurred by South Tyneside Homes (including legal expenses on an indemnity basis) arising from the Contractor's negligence, any defect or fault in the Goods or any act or omission of the Contractor in supplying, delivering and, where applicable installing the Goods.

## **Part F - Protection of Information**

### **F1. Intellectual Property**

- F1.1 All Intellectual Property Rights in any Specifications, instructions, plans, data, drawings, databases, patents, patterns, models, designs or other material:
  - F1.1.1 provided to the Contractor by South Tyneside Homes shall remain the property of South Tyneside Homes;
  - F1.1.2 prepared by or for the Contractor specifically for the use, or intended use, in relation to the performance of the Contract shall belong to South Tyneside Homes subject to any exceptions set out in the Contract Particulars.
- F1.2 The Contractor shall obtain necessary approval before using any material, in relation to the performance of the Contract which is or may be subject to any third party Intellectual Property Rights. The Contractor shall procure that the owner of the Intellectual Property Rights grant to South Tyneside Homes a non-exclusive licence, or if the Contractor is itself a licensee of those rights,

the Contractor shall grant to South Tyneside Homes an authorised sub-licence, to use, reproduce, and maintain the Intellectual Property Rights. Such licence or sub-licence shall be non-exclusive, perpetual and irrevocable, shall include the right to sub-license, transfer, novate or assign to other South Tyneside Homes, the replacement Contractor or to any other third party providing Goods to South Tyneside Homes, and shall be granted at no cost to South Tyneside Homes.

F1.3 It is a condition of the Contract that the Goods will not infringe any Intellectual Property Rights of any third party and the Contractor shall during and after the Contract Period on written demand indemnify and keep indemnified without limitation South Tyneside Homes against all Liabilities which South Tyneside Homes may suffer or incur as a result of or in connection with any breach of this clause, except where any such claim relates to the act or omission of South Tyneside Homes.

F1.4 At the termination of the Contract the Contractor shall at the request of South Tyneside Homes immediately return to South Tyneside Homes all materials, work or records held in relation to the Goods, including any back-up media.

## F2. **Data Protection**

F2.1 The Contractor shall (and shall procure that any of its Employees involved in the provision of the Goods) comply with any requirements under the DPA.

## F3. **Freedom of Information**

F3.1 The Contractor acknowledges that South Tyneside Homes is subject to the requirement of the Code of Practice on Government Information, FOIA and the EIR and shall assist and cooperate with South Tyneside Homes to enable South Tyneside Homes to comply with its Information disclosure obligations.

F3.2 The Contractor shall and shall procure that its sub-Contractors shall do all of the following where relevant;

F3.2.1 Transfer to South Tyneside Homes all requests for Information that it receives as soon as practicable and in any event within two working days of receiving a Request For Information.

F3.2.2 Provide South Tyneside Homes with a copy of all Information relating to the subject of the request in its possession, or power in the form that South Tyneside Homes requires within five working days (or such other period as South Tyneside Homes may specify) of South Tyneside Homes's request.

F3.2.3 Provide all necessary assistance as reasonably requested by South Tyneside Homes to enable South Tyneside Homes to respond to the Request For Information within the time for compliance set out in section 10 of the FOIA or regulation 5 of the EIR.

- F3.3 South Tyneside Homes shall be responsible for determining in its absolute discretion despite any other provision in this agreement or any other agreement whether the Commercially Sensitive Information and/or any other Information is exempt from disclosure in accordance with the provisions of the Code of Practice on Government Information, FOIA or the EIR.
- F3.4 In no event shall the Contractor respond directly to a Request For Information unless expressly authorised to do so by South Tyneside Homes.
- F3.5 The Contractor acknowledges that (despite the provisions of clause F4) South Tyneside Homes may, be obliged under the FOIA, or the EIR to disclose Information concerning the Contractor or the services as follows:

F3.5.1 In certain circumstances without consulting the Contractor:

F3.5.2 Following consultation with the Contractor and having taken their views into account.

Provided always that where F3.5.1 applies South Tyneside Homes shall, in accordance with any recommendations of the code, take reasonable steps, where appropriate, to give the Contractor advance notice, or failing that, to draw the disclosure to the Contractor's attention after any such disclosure.

- F3.6 The Contractor shall make sure that all Information is retained for disclosure in accordance with South Tyneside Homes's requirements for records provision in Clause F5 and shall permit South Tyneside Homes to inspect such records as requested from time-to-time.
- F3.7 The Contractor acknowledges that the Commercially Sensitive Information is indicative only and that South Tyneside Homes may be obliged to disclose it in accordance with clause F3.

#### F4. **Confidentiality**

F4.1 Except to the extent set out in this clause or where disclosure is expressly permitted elsewhere in this agreement, each party shall do each of the following.

F4.1.1 Treat the other party's Confidential Information as confidential and safeguard it accordingly.

F4.1.2 Not disclose the other party's Confidential Information to any other person without the owner's prior written consent.

F4.2 Paragraph F4.1 shall not apply to the extent that any one or more of the following applies to the relevant Information or disclosures.

F4.2.1 Such disclosure is a requirement of Law placed upon the party making the disclosure, including any requirements for disclosure under the FOIA, Code of Practice on Access to Government

Information or the EIR pursuant to clause F3 (Freedom of Information).

- F4.2.2 Such Information was in the possession of the party making the disclosure without obligation of confidentiality prior to its disclosure by the Information owner.
  - F4.2.3 Such Information was obtained from a third party without obligation of confidentiality.
  - F4.2.4 Such Information was already in the public domain at the time of disclosure otherwise than by a breach of this agreement.
  - F4.2.5 It is independently developed without access to the other party's Confidential Information.
- F4.3 The Contractor may only disclose South Tyneside Homes's Confidential Information to the Contractor Employees who are directly involved in the provision of the Services and who need to know the Information, and shall make sure that such Contractor Employees are aware of and shall comply with these obligations as to confidentiality.
- F4.4 The Contractor shall not, and shall procure that the Contractor Employees do not, use any of South Tyneside Homes's Confidential Information received otherwise than for the purposes of this agreement.
- F4.5 At the written request of South Tyneside Homes and if reasonable in the circumstances to make that request, the Contractor shall procure that those members of the Contractor Employees identified in South Tyneside Homes's notice sign a confidentiality undertaking prior to commencing any work in accordance with this Agreement.
- F4.6 Nothing in this agreement shall prevent South Tyneside Homes from disclosing the Contractor's Confidential Information in any one or more of the following circumstances;
- F4.6.1 To any Crown body or any other contracting South Tyneside Homes. All Crown bodies or contracting authorities receiving such Confidential Information shall be entitled to further disclose the Confidential Information to other Crown bodies or other contracting authorities on the basis that the Information is confidential and is not to be disclosed to a third party which is not part of any Crown body or contracting South Tyneside Homes;
  - F4.6.2 To any consultant, Contractor or other person engaged by South Tyneside Homes or any person conducting an Office of Government Commerce gateway review;
  - F4.6.3 For the purpose of the examination and certification of South Tyneside Homes's accounts;

F4.6.4 For any examination pursuant to Section 6(1) of the National Audit Act 1983 of the economy, efficiency and effectiveness with which South Tyneside Homes has used its resources.

## **F5. Record keeping and monitoring**

F5.1 The Contractor will at its own cost, provide any Information that may be required by South Tyneside Homes to comply with South Tyneside Homes's procedures for monitoring of the Contract.

F5.2 In Order to assist South Tyneside Homes in its record keeping and monitoring requirements including auditing and National Audit Office requirements, the Contractor shall keep and maintain for six years (or such longer time period required in accordance with any specific legislation) after the Contract has been completed, full and accurate records of:

F5.2.1 the Contract including the services supplied under it;

F5.2.2 all expenditure reimbursed by South Tyneside Homes; and

F5.2.3 and all payments made by South Tyneside Homes.

The Contractor shall on request allow South Tyneside Homes or South Tyneside Homes's representatives such access to (and copies of) those records as may be required by South Tyneside Homes in connection with the Contract.

F5.3 The Contractor will at its own cost, provide any Information that may be required by South Tyneside Homes to comply with South Tyneside Homes's procedures for monitoring of the Contract.

## **Part G - Statutory obligations**

### **G1. Health and safety**

G1.1 The Contractor shall comply with all health and safety legislation in force and all health and safety policies of South Tyneside Homes.

G1.2 The Contractor shall provide, within 14 days of receipt, copies of any communication concerning the health, safety, welfare, environmental or fire safety standards of the Goods, received from any statutory body.

G1.3 The Contractor shall make sure the Goods are labelled with details of any hazards they represent and shall, before delivery, provide to South Tyneside Homes a written list of harmful or potentially harmful properties or ingredients in the Goods supplied together with details of any specialist training required to enable the Goods to be used safely. South Tyneside Homes will rely on the supply of such Information from the Contractor in Order to satisfy its own obligations under all health and safety legislation.

## **G2. Corporate requirements**

- G2.1 The Contractor shall comply with all obligations under the HRA.
- G2.2 The Contractor shall comply with all South Tyneside Homes policies and rules, such as, but not limited to:
  - G2.2.1 equality and diversity policies;
  - G2.2.2 sustainability;
  - G2.2.3 information security rules;
  - G2.2.4 whistleblowing and confidential reporting policies; and
  - G2.2.5 all site rules relevant to the fulfilment of the Contractor's obligations.
- G2.3 The Contractor shall not unlawfully discriminate within the meaning and scope of any Law, enactment, Order, or regulation relating to discrimination (whether age, race, gender, religion, disability, sexual orientation or otherwise) in employment.
- G2.4 The Contractor shall comply with all relevant legislation relating to its Employees however employed including (but not limited to) the compliance in Law of the ability of the Employees to work in the United Kingdom.
- G2.5 If the Contractor has a finding against it relating to its obligations under clause G2.4 it will provide South Tyneside Homes with:
  - G2.5.1 details of the finding; and
  - G2.5.2 the steps the Contractor has taken to remedy the situation.

## **G3. Law and Change In Law**

- G3.1 The Contractor shall comply at all times with the Law in its performance of the Contract.
- G3.2 On the occurrence of a Change In Law which has a direct effect upon the Price the parties shall meet within 14 days of the Contractor notifying South Tyneside Homes of the Change In Law. This will be to consult and seek to agree the effect of the Change In Law and any change in the Price as a result following the principle that this clause is not intended to create an artificial cushion from market forces for the Contractor. If the parties, within 14 days of this meeting, have not agreed the occurrence or the impact of the Change In Law, either party may refer the matter to dispute resolution in accordance with clause D3.
- G3.3 Any agreed additional sums payable as a result of the operation of clause

G3.2 shall be included in the Price. For the avoidance of doubt nothing in this Contract is intended to allow the Contractor double recovery of any increase in costs.

## **Part H - General provisions**

### **H1. Contract variation**

H1.1 Subject to clause H1.2, no variation or modification to the Contract is valid unless it is in writing and signed by South Tyneside Homes and the Contractor.

H1.2 South Tyneside Homes shall be entitled to issue to the Contractor in writing or, in case of urgency orally (provided South Tyneside Homes confirms oral instructions in writing as soon as it is practicable), variation orders requiring the addition, suspension, reduction or cessation of delivery of any Goods and/or the provision of emergency Goods in accordance with revised Delivery Instructions. The Contractor shall charge for the impact of the variation order in accordance with the rates and Prices used to calculate the Price in the Tender.

### **H2. Third party rights**

H2.1 This Contract is enforceable by the original parties to it, by their successors in title and permitted assignees. Any rights of any person to enforce the terms of this Contract pursuant to The Contracts (Rights of Third Parties) Act 1999 are excluded.

### **H3. No waiver**

H3.1 Failure by either party at any time to enforce any one or more of the provisions of this Contract or to require performance by the other party of any of the provisions shall not constitute or be construed as a waiver of the provision or of the right at any time subsequently to enforce all terms and conditions of this Contract nor affect the validity of the Contract or any part of it or the right of the parties to enforce any provision in accordance with its terms.

H3.2 No waiver of any of the provisions of this Contract shall be effective unless it is expressed to be a waiver in writing and communicated in accordance with clause A3 (Notices).

### **H4. Severance**

If any provision of the Contract shall become or shall be declared by any court of competent jurisdiction to be invalid or unenforceable in any way, such invalidity shall not impair or affect any other provision all of which shall remain in full force and effect.

## **H5. Assignment, Sub-Contracting and Responsibility**

H5.1 Subject to any express provision of this Contract, the Contractor shall not without the prior written consent of South Tyneside Homes, assign all or any benefit, right or interest under this Contract or sub-contract the provision of the Goods.

H5.2 South Tyneside Homes shall be entitled to:

H5.2.1 assign, novate or dispose of its rights and obligations under this Contract either in whole or part to any contracting authority (as defined in The Public Contracts Regulations 2006); or

H5.2.2 transfer, assign or novate its rights and obligations where required by Law.

H5.3 The Contractor shall remain responsible and liable for the acts and omissions of any other members of a consortium arrangement, sub-contractors, servants, agents and employees as though they were its own.

## **H6. Force Majeure**

H6.1 Neither party shall be liable for failure to perform its obligations under the Contract if such failure results from Force Majeure.

H6.2 If South Tyneside Homes or the delivery location is affected by circumstance of Force Majeure, South Tyneside Homes shall be entitled to, totally or partially, suspend the date or dates for delivery of the Goods until the circumstances of the Force Majeure have ceased. The suspension shall not give rise to any claim by the Contractor against South Tyneside Homes nor entitle the Contractor to terminate the Contract.

H6.3 Industrial action by, or illness or shortage of the Contractor's Employees, agents or sub-contractors, failure or delay by any of the Contractor's suppliers to supply Goods, components, services or materials and breach of the Contractor's warranties under clause B6 shall not be regarded as an event of Force Majeure.

H6.4 If the event of Force Majeure continues for more than two months either party may give written notice to the other to terminate the Contract immediately or on a set termination date.

H6.5 If the Contract is terminated in accordance with clause H6.4 neither party will have any liability to the other except that any rights and Liabilities which accrued prior to termination will continue to exist.



## **H7. Inducements**

H7.1 The Contractor shall not offer or give, or agree to give, to any Employee, agent, servant or representative of South Tyneside Homes any gift or consideration of any kind as an inducement or reward for doing, any act in relation to the obtaining or execution of the Contract or any other Contract with South Tyneside Homes, or for showing or refraining from showing favour or disfavour to any person in relation to the Contract or any such Contract. The attention of the Contractor is drawn to the criminal offences under the Prevention of Corruption Acts 1889 to 1916.

H7.2 The Contractor warrants that it has not paid commission nor agreed to pay any commission to any Employee or representative of South Tyneside Homes by the Contractor or on the Contractor's behalf.

H7.3 Where the Contractor engages in conduct prohibited by clauses H7.1 and H7.2 in relation to this or any other Contract with South Tyneside Homes, South Tyneside Homes has the right to:

H7.3.1 terminate the Contract and recover from the Contractor the amount of any loss suffered by South Tyneside Homes resulting from the termination, including the cost reasonably incurred by South Tyneside Homes of making other arrangements for the provision of the Goods and any additional expenditure incurred by South Tyneside Homes throughout the remainder of the Contract Period; or

H7.3.2 recover in full from the Contractor any other loss sustained by South Tyneside Homes in consequence of any breach of this clause whether or not the Contract has been terminated.

## **H8. Costs and expenses**

H8.1 Each of the parties will pay their own costs and expenses incurred in connection with the negotiation, preparation, execution, completion and implementation of this Contract.

## **H9. No agency or partnership**

H9.1 Nothing contained in this Contract, and no action taken by the parties pursuant to this Contract, will be deemed to constitute a relationship between the parties of partnership, joint venture, principal and agent or employer and Employee. Neither party has, nor may it represent that it has, any authority to act or make any commitments on the other party's behalf.

## **H10. Non solicitation and offers of employment**

H10.1 The Contractor agrees that it will not, without the prior written consent of South Tyneside Homes, whether directly or indirectly, and whether alone or in conjunction with, or on behalf of, any other person and whether as a

principal, shareholder, director, Employee, agent, consultant, partner or otherwise during the Contract Period or for a period of 12 months following termination of this contract:

H10.1.1 solicit or entice, or endeavour to solicit or entice, away from South Tyneside Homes any person directly related to provision of the Goods employed in a senior capacity in a managerial, supervisory, technical, sales or administrative capacity by, or who is or was a consultant to, South Tyneside Homes at the date of the termination of this Contract or at any time during the period of one month immediately preceding the date of termination; or

H10.1.2 attempt, or knowingly assist or procure any other person to do the above.

**H11. Inspection of Contractor's premises**

H11.1 The Contractor shall permit South Tyneside Homes to make any inspections or tests which may reasonably be required in respect of the Contractor's premises in relation to the Contract.

**H12. Law and jurisdiction**

H12.1 This Contract shall be governed by the Laws of England and shall be subject to the exclusive jurisdiction of the English courts.