

CONTAMINATION CONSULTANTS LIMITED (CC Ltd) STANDARD TERMS AND CONDITIONS

1. DEFINITIONS AND GENERAL

- 1.1 "CC LTD" means the Company which, as part of the Soil Environment Services Group, has accepted the Client's request to provide the Services.
- 1.2 "Client" means any person, partnership or company whose request for the provision of services is accepted by CC LTD.
- 1.3 These conditions shall apply to all services provided by CC LTD to the Client ("Services") unless otherwise agreed in writing. These conditions shall take effect to the exclusion of any other terms and conditions of the Client or otherwise. No prior correspondence, addition to, variation or waiver of these conditions shall be binding unless agreed in writing by CC LTD. The headings in these conditions shall not effect their construction or interpretation.

2. PROVISION OF SERVICES

- 2.1 CC LTD shall provide the Services according to the Services Detailed for the fee as stated or agreed in writing. In default of agreement CC LTD shall charge for the Services at its usual rates for such work.
- 2.2 Where a member of CC LTD's staff is named as the person to provide the Services CC LTD shall be entitled, on giving reasonable notice, to use other staff of comparable skill and experience to supply the Services.
- 2.3 Unless otherwise agreed in writing CC LTD may correspond by the Internet or other electronic media. In such cases CC LTD will take reasonable steps to safeguard the security of the information transmitted, but will not accept liability for its security and confidentiality beyond these steps.

3. THE CLIENT'S OBLIGATIONS

- 3.1 The Client warrants that all information provided by or for him to CC LTD will be full and accurate.
- 3.2 The Client will be responsible for assessing the recommendations and advice given by CC LTD and for any commercial decisions that it makes. The Client is responsible for taking into account the limitations in the instructions given to CC LTD, and commercial and other factors, of which the Client and its other advisors are, or should be aware.
- 3.3 The Client will ensure that its employees attending CC LTD's premises will comply with statutory and CC LTD's health, safety, welfare, information technology and security arrangements.
- 3.4 Delivery, maintenance and insurance of materials and equipment provided by the Client shall be the responsibility of the Client. CC LTD will be responsible for its own materials and equipment.
- 3.5 The Client will indemnify CC LTD against claims brought or threatened by third parties (including all liabilities, losses, reasonable legal fees and internal management and administrative costs arising from such claims) as a result of or connected with the Services except to the extent that CC LTD is legally liable to the Client.

4. PAYMENT TERMS

- 4.1 Unless otherwise agreed in writing all sums due to CC LTD shall be paid to SOIL ENVIRONMENT SERVICES LTD and are due within 30 days of invoice date. CC LTD reserves the right unilaterally to vary payment terms by giving prior written notice.
- 4.2 If any payment is not made to SOIL ENVIRONMENT SERVICES LTD by the due date: (i) CC LTD reserves the right to cease to provide the Services and, if it thinks fit, terminate the contract; (ii) the Client agrees that payment for all Services carried out by CC LTD up to that date shall become due and payable forthwith whether or not an invoice has been issued in respect of that work and notwithstanding that 30 days may not have expired since the invoice date; and (iii) CC LTD reserves the right to charge interest on any overdue payment at the statutory rate (Interest Act 1998).
- 4.3 The Client shall reimburse CC LTD for all expenses properly incurred by CC LTD in the discharge of the Services.
- 4.4 CC LTD will add VAT to its charges and expenses at the applicable rate then in force.
- 4.5 CC LTD reserves the right to take up credit, bank and other references.
- 4.6 With respect to services provided to assist in releasing a *planning permission condition*, CC Ltd will not accept liability for the decision of local authority officers to refuse release of a condition based on report findings undertaken by CC LTD. Payment of CC LTD fees is therefore not subject to the release of a planning condition and fees will be subject to payment as in the Payment Terms above.
- 4.7 The CLIENT agrees to pay the agreed fees irrespective of the REGULATOR'S DECISION – The final decision on issues relating to risk from contamination on a site legally rests with both the local authority contaminated land officer and/or the Environment Agency who are termed the regulators. CC Ltd undertake the assessment of a site to reach a decision on risk which is both factually correct and beneficial to our clients. These benefits include the actual risk status, the clients budget and also development schedule. CC Ltd endeavors to undertake this work to the highest standards and in accordance with current guidance. Guidance information can be interpreted differently between local authority and agency officers across the UK. We therefore use our experience to reach a decision which will be accepted by the regulators in the CLIENT'S site location in addition to meeting the other criteria listed above. Cases may occasionally arise when some regulators may not agree with our decision on risk and they may express their assessment on our decision for example by stating our report is 'not acceptable' is 'not up to standard' or 'does not take account of current guidance. CC Ltd does not accept regulator statements on the quality of our reports but may (sometimes after assessment of new information supplied by the regulator) accept their final decision on the risk. CC Ltd will address regulator queries on a report (within reason) as part of our 'after sales' service. Therefore, the client agrees to pay for the work undertaken within the work schedule and will not withhold fees as a result of a decision made by a regulator.

5. CC LTD'S WARRANTIES AND LIABILITY

- 5.1 CC LTD will use reasonable skill and care in carrying out the Services. CC LTD advice is based upon the business climate and circumstances prevailing at the time the advice is given. CC LTD accepts no responsibility for any external factors which may later change or fluctuate or of which CC LTD cannot reasonably be expected to be aware.
- 5.2 The parties agree that CC LTD's advice will only apply in the context of the instructions given by the Client to CC LTD. CC LTD will not accept liability for use by the Client in any other circumstances.
- 5.3 Any advice or recommendations given by CC LTD as part of the Services will not be binding on CC LTD unless confirmed by CC LTD in writing.
- 5.4 Any work carried out for the Client by CC LTD outside the Services and for which CC LTD does not charge the Client shall not be, or deemed to be, subject to any contract between CC LTD and the Client. CC LTD will not expect or agree to the Client relying upon such work and CC LTD excludes all liability in contract and in tort, including for negligence, for such work.
- 5.5 CC LTD will not be liable for any of the following arising from provision of the Services: (i) loss of anticipated profits or expected future business; (ii) damage to reputation or goodwill; (iii) damages, costs or expenses payable by the Client to any third party; (iv) loss of any order or contract; or (v) indirect or consequential loss of any kind.
- 5.6 CC LTD will not be liable for (i) any failure or delay in carrying out the Services attributable to any act or omission, or delay by the Client, its employees or contractors; or (ii) any products supplied by a third party.
- 5.7 The Client shall bring any claim related to the Services within two years of (i) the relevant incident; or (ii) the date when the Client ought reasonably to have been aware of the existence of the claim. CC LTD excludes liability for claims brought outside this time limit.
- 5.8 Nothing in this clause 5 shall limit the liability of CC LTD for death or personal injury caused by its negligence.
- 5.9 With respect to services provided to assist in releasing a *planning permission condition*, CC Ltd will not accept liability for any delays in relation to queries from local authority officers and will not be liable for any costs resulting from the assessment process running past the end of the *planning permission period*.

6. TERMINATION

- 6.1 Without prejudice to their other rights, a party may terminate the contract if (i) the other party commits a material irremediable breach or fails to remedy a material and remediable breach within 21 days of receipt of written notice to do so; (ii) the other party has an administrator or administrative receiver appointed over all or any of its assets or goes into insolvent liquidation; or (iii) an event within the scope of condition 9.2 prevents or delays CC LTD from carrying out the Services for 60 consecutive days or more.
- 6.2 Payment for all Services carried out up to and including the date of termination shall be due on termination by the client pursuant to condition 6.1.
- 6.3 Payment due on termination by CC LTD pursuant to condition 6.1 shall include: (i) payment for all Services carried out up to and including the date of termination; and (ii) reimbursement to CC LTD of the cost of any commitments entered into by CC LTD on the assumption that it would supply all the Services.
- 6.4 Following termination a site will be re-instated to an appropriate standard.

7. CONFIDENTIALITY AND INTELLECTUAL PROPERTY

- 7.1 Subject to the following and to clause 2.3 CC LTD will treat as confidential all trade secrets and confidential information received from the Client relating to the Services concerning the Client or its business. CC LTD will not disclose such information to a third party without the prior written consent of the Client. CC LTD may use information obtained while providing the Services for the compilation of statistics.
- 7.2 Neither party shall be prevented from disclosing information which: (i) is or becomes public knowledge; (ii) is or becomes known from other sources without restriction on disclosure; (iii) is required to be disclosed by law; or (iv) the recipient party can prove is or has been independently developed by the recipient.
- 7.3 The Client will neither display nor use either the name "CC LTD" or the CC LTD logo nor will the Client disclose to any third party CC LTD's involvement in the Services without the prior written consent of CC LTD, unless legally required to do so.

8. CC LTD STAFF

- 8.1 The Client shall not during the provision of the Services or within 6 months after the completion of the such without CC LTD's prior written consent offer employment to any member of CC LTD staff (of the level of consultant or higher) who has carried out work in connection with the Services or engage any such person either directly or indirectly to provide services to the Client.
- 8.2 If the Client is in breach of condition 8.1 the Client agrees to pay to CC LTD, on demand, a sum equal to 30% of the total annual remuneration package paid by CC LTD to the member of its staff concerned prior to his/her departure. The Client acknowledges that this sum represents a genuine and fair assessment of the likely loss to CC LTD.

9. MISCELLANEOUS

- 9.1 If two or more parties engage CC LTD to supply Services in respect of a particular contract then such parties shall be jointly and severally liable for payment for the Services.
- 9.2 CC LTD will not be liable for any failure or delay in carrying out the Services due to any circumstances beyond its reasonable control.
- 9.3 Any notice by either party shall be deemed to have been properly given if delivered by hand, or sent by first class recorded delivery post to the other party at its address notified in writing, and shall be deemed to have been delivered two working days after the date of posting.
- 9.4 Any condition found to be invalid or unenforceable shall be severed, and the remaining conditions shall continue to be valid and enforceable as if the contract had been agreed without the invalid or unenforceable condition.
- 9.5 The contract to which these terms and conditions apply shall be governed by English law and the parties submit to the non-exclusive jurisdiction of the English courts.
- 9.6 Conditions 7 and 8 shall remain enforceable irrespective of termination of the contract or completion of the Services for whatever reason. Termination or completion shall not prejudice the accrued rights or liabilities of either party.
- 9.7 A person who is not a party to this Contract has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any condition of this Contract. This does not affect any right of a third party which exists other than pursuant to that Act.
- 9.8 FORCE MAJEURE - If CC Ltd is delayed in the performance of the Consultancy Services by circumstances beyond reasonable control, CC Ltd shall give written notice of that fact to the Client and shall be entitled to an extension of any time as is required for the completion of the Consultancy Services.
- 9.9 PI cover of £2m will remain in place for a period of two years after the report is completed.
- 9.10 Up to three letters of reliance can be provided to third parties for any site and no cost.