



WARM BEAUTIFUL HOMES OPERATIONS LIMITED

STANDARD CONDITIONS OF PURCHASE

Version 1-2 PC – August 2022

1. Recitals

1.1 The parties referred to in these Conditions shall be those parties shown on the attached Order and the terms referred to shall have the meanings ascribed to them in that Order.

1.2 The "Goods" shall mean the articles or materials, which are the subject of the Order. The Company is Warm Beautiful Homes Operations Ltd The term "Insolvent" shall include the appointment of receivers, administrators or liquidators, entering into creditor's arrangements, or other default in payment mechanisms as well as usual legal tests for insolvency.

1.3 All goods shall be supplied against an official order ("the Order") signed by a duly authorised officer of the Company.

2. Offer and Acceptance

2.1 The Order constitutes an offer on the part of the Company, which must be accepted in writing by the Supplier or by the actual execution of the Order.

2.2 Unless any other terms and/or conditions are expressly accepted by the Company in writing and are appended to or are referred to in the Order they shall be deemed to be excluded from the Supply Contract.

2.3 Acceptance of the Order will be deemed to bind the Supplier to these Conditions and no Goods shall be supplied by the Supplier, its employees, agents or representatives except in accordance with these Conditions. In the event of any conflict between these Conditions and any conditions of the Supplier then these Conditions will prevail.

3. Acknowledgement of Delivery

3.1 In the event that the Supplier delivers Goods and an employee of the Company signs a delivery note this shall solely act as an indication that the Goods have been delivered and neither the Company nor an employee of the Company accepts responsibility that the Goods have been checked or examined for quantity, shortages, breakages or defects.

3.2 The Order Number must be indicated clearly on all advice/delivery notes, invoices and packages.

4. Quality of the Goods

4.1 The Supplier warrants that the Goods are of reasonable quality and indemnifies the Company against any loss, liability or expense caused by any lack of reasonable quality, defective nature or lack of safety.

4.2 The Company reserves the right at any time to reject any Goods which are faulty or do not conform to the quality, standard or description as specified in the Order whether or not payment for such Goods has been made. The Company may return the rejected goods at the Supplier's risk and expense.

5. Postponement

5.1 If there is any break in the Company's business which is caused by a matter beyond the Company's control which prevents the use of the Goods then the Company reserves the right to suspend the Order.



5.2 In the event of postponement the provisions of Clause 10 shall apply.

6. Delivery

6.1 Time shall be of the essence in the performance by the Supplier of its obligations under the Order or the Conditions.

6.2 Where action is required to be undertaken within a specified period of Days after or from a specified date, the period will begin immediately after that date or if not stated from the date of order. Where the period would include a Public Holiday that Day will be excluded.

6.3 The Company shall not accept any charge for pallets, crates, packages, boxes or containers of any description. No cutting charges will be accepted. No small order surcharges will be accepted and no minimum order charges will be accepted.

6.5 Any Goods delivered in excess of the Order shall be the responsibility of the Supplier.

6.6 Delivery includes off-loading the Goods and placing the same in a reasonably accessible position.

7. The Supplier's Obligations

7.1 The Supplier shall supply/deliver the goods fully in accordance with the requirements of the Order

7.2 The Company and the Supplier hereby acknowledge that any such damages, loss and expense are hereby agreed to be within their contemplation as being probable results of any such breach or default by the Supplier and the Supplier shall indemnify the Company against any and all results of any such breach or default.

7.3 If the Goods are not delivered to the Site by or on behalf of the Supplier by the Date for Delivery, the Company may, without having any liability to the Supplier, cancel in whole or in part the Supply Contract and shall be entitled to purchase replacement Goods from an alternative source. Any additional cost incurred as a result of the cancellation of the Supply Contract under this Clause shall be paid by the Supplier to the Company.

8. Vesting of Goods and Risk

8.1 The Supplier warrants that it has full title in the Goods and that it will transfer the same to the Company. The Goods shall become the property of the Company after the Company has accepted it at the Site. Where the Company collects the Goods from the Supplier's premises it shall become the property of the Company after it has been safely loaded onto the Company's vehicle.

8.2 Risk of loss of or damage to the Goods shall not pass from the Supplier to the Company until it has been safely unloaded at the Site by or on behalf of the Supplier or where it is collected by or on behalf of the Company from the Supplier's premises it has been safely loaded onto the Company's vehicle.

9. Goods Standards

9.1 The Goods shall be new, unused and free of any damage unless the Company has otherwise agreed in writing.

9.2 The Company or his nominee shall have access to any premises at any reasonable time before delivery to inspect and test the Goods and shall also have the right to inspect and test the Goods before delivery and acceptance takes place as and when required.

9.3 The Supplier shall give at least 7 Days' notice to the Company of its intention to carry out such inspection or test and the Company or its nominee shall be entitled to attend.



10. Set-Off

10.1 The Company reserves the right to deduct from any monies due or becoming due to the Supplier any monies due from the Supplier to the Company.

10.2 The Company shall be entitled to set-off against any sums otherwise due to the Supplier the amount of any damage, cost, losses and expenses which have been incurred by the Company from any sums otherwise due or becoming due to the supplier.

11. Variation

11.1 No variation in price will be accepted unless notice has been given to the Company of such variation and the Company's written approval has been obtained prior to execution of the variation.

11.2 Where agreement has been reached to accept a variation the Company shall still be at liberty to cancel the Order or part of it should the Company determine that the price increase is excessive.

12. Payment

12.1 The Price is that stated in the Order.

12.2 The Supplier shall submit to the Company following the supply/delivery of that part or those parts of the Goods that is or are required to be supply/delivered before the relevant stage payment becomes payable, an invoice for the corresponding stage payment.

12.3 Subject to any right of abatement or set-off it may have, the Company shall pay the Supplier the amount of the relevant stage payment that is payable not later than 60 days from the end of the month in which the invoice was received.

13. Cancellation

13.1 The Order may be cancelled at any time by the Company giving to the Supplier notice in writing. A fair and reasonable price shall be paid for all Goods received by the Company to the date of cancellation.

13.2 The Company shall not be liable for any loss to the Supplier including consequential loss as a result of such cancellation.

14. Warranty

14.1 The Supplier warrants that it has full title to the Goods and that the design, construction and quality of the Goods comply in all respects with any legislation or regulations in force at the time.

14.2 The Supplier warrants that the sale or use of the Goods by the Company will not infringe any British or foreign patent trademark name or registered design.

14.3 The Supplier indemnifies the Company against loss, damage, liability, cost or expense which the Company may suffer or incur by reason of any breaches of the above Warranties.

15. Defects Liability

15.1 If within 10 years of supply the Company decides that any Goods supplied/delivered by the Supplier are defective (hereinafter referred to as a "**Defect**"), the Supplier shall as soon as reasonably practicable of receiving a notice in writing from the Company to do so, make good the Defect. The Company shall have the right to assign to the Employer the benefit of this warranty.

15.2 The Supplier shall indemnify the Company against the cost of any work done by or on behalf of the Company, or of any damage which the Supplier is liable to rectify, resulting from Defects in the Goods and against all other costs, losses, expenses and liabilities incurred by the Company



as a result of Defects in the Goods. If the Supplier does not fulfill its obligations within a reasonable time of the Company giving the Supplier notice so to do, the Company may carry out such obligations but without prejudice to any other right of the Company arising from the Defects so remedied.

15.3 The Supplier shall remain liable to the Company in respect of any Defect(s) which arise in the Goods after the expiry of the Defects Liability Period up to a maximum of 10 years from practical completion of the works.

16. Damages for Delay

16.1 If the Supplier does not deliver the Goods to the Site, or make it available for collection from its premises by or on behalf of the Company by the Date for Delivery, the Supplier shall indemnify the Company against all damages, loss, cost and expense (including liquidated damages under the Contract), incurred by the Company as a consequence.

17. Suspension

17.1 The Company may instruct the Supplier to suspend and then recommence the supply/delivery of the Good which instruction shall be final and binding on the Supplier (hereinafter referred to as a "Suspension Order"). If the suspension arises as a result of:-

- a) The Supplier's non-performance of any of its obligations under the Supply Contract;
- b) The need to protect or keep safe any person or property; or
- c) The need to comply with an order of a court,
- d) Any other reason outside of the Company's control

The Supplier shall have no right to be paid any costs, expenses or damages arising from the suspension.

17.2 If the suspension under Clause 17.1 arises from a cause other than one set out in Clauses 17.1a to 17.1d, the Suspension Order shall entitle the Supplier to be paid by the Company the reasonable extra costs properly incurred by the Supplier as a result of the suspension. The Supplier must take all steps possible to mitigate its extra costs. This will be the Supplier's only entitlement to payment of money arising from a Suspension Order.

17.3 The Supplier shall not be entitled to an extension of time if the suspension arises from any failure by the Supplier to perform any of its obligations under the Supply Contract.

18. Assignments

18.1 The Supplier shall not at the written consent of a Company sign, transfer or sub-let the contract or any part thereof other than for minor details or for any part thereof other than for minor details.

19. Third Party Rights

19.1 Any person who is not a party to the Supply Contract has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the Supply Contract provided always that this shall not affect any right or remedy of such person which exists or is available apart from the Act.

20. Works and Services

20.1 Where the Supplier is also required to undertake works and services then the Company's Standard Sub-Contract Conditions shall apply.



21. Effective Date

21.1 The Supply Contract shall take effect (hereinafter referred to as the “**Effective Date**”); on the date on which the Company issues the Order to the Supplier or by the date/instruction intent is given by an authorized person in writing.

22. Amendments

22.1 No amendment to or modification of the Order or of the Conditions shall be valid or binding on either Party unless it is made in writing, refers expressly to this Clause 24.1 and is executed by the Parties concerned or by their duly authorised representatives.

23. Jurisdiction

23.1 The Law of England and Wales shall be the proper law of these Conditions.

24. Confidentiality

24.1 The Supplier shall not disclose any information provided to it by the Company to any third person save for the purposes of making a declaration to its insurers or obtaining legal or other professional advice on the terms of the Supply Contract, including the Conditions. The Supplier shall not for the purposes of publication take nor permit to be taken any visual records nor make any other publication in connection with the Works unless written permission has first been obtained from the Company.