

LABOUR ONLY SUBCONTRACT IN 500 WORDS

We (the Contractor) will:

- provide the site access, instructions and information you need to carry out the Subcontract Works.
- pay the Price which will reflect the agreed rates set out <your quote> plus VAT fairly against your timesheets and correct <monthly> invoices.
- send a pay-less notice showing the sum we will pay and our calculation at least <seven> days before the final date, if we intend to pay less than the invoiced amount. If we neither send a pay-less notice nor pay in full, you can suspend carrying out any of the Subcontract Works until paid in full.
- pay simple yearly interest at <four>% on all overdue sums.
- extend the completion date for our own acts/omissions which delay completion (including
- suspension for non-payment), or events which extend completion under the main contract.

You (the Subcontract) will:

- provide the Subcontract Works <describe labour required>.
- start the Subcontract Works [on <date>][within <2 weeks> of our notice to start], progress them regularly to meet the main contract programme, and complete them [by <date>][within <period>]. If the Subcontract Works are not complete by the extended [completion date][works period] we can deduct £<figure> for every week of delay.
- use reasonable skill and care to provide the Subcontract Works.
- provide the information we need to bring claims under the main contract, at least <2 weeks> before the expiry of any relevant period in the main contract.
- send invoices stating the sum you consider payable and your calculation within <one week> of the calendar month end. Due dates are the invoice dates; final dates are <14> days after the invoice dates.
- make good without charge any defects which appear within <six> months of completion of the Subcontract Works.

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We can ask you to increase, decrease or modify the Subcontract Works, or other aspects of this subcontract. We will agree changes to the Subcontract Price and [completion date][works period] to reflect changes under the main contract.

If you breach this subcontract, your total liability for any one claim, excluding claims arising from fraud, death or personal injury, will not exceed £<the Price>.

If there is a serious breach of this subcontract either party can end the contract by giving <14> days' written notice to the other, or immediately for insolvency. We can also end this subcontract immediately if the main contract is terminated. After that notice period, you will leave the site safe, clean and tidy, stop further works, and – unless you were in breach – invoice a reasonable sum for any completed works not yet invoiced.

If we cannot resolve a dispute amicably, either party can refer it to adjudication under the Scheme for Construction Contracts 1998/649 (amended), with <RICS> nominating the adjudicator