DATED 20[ ]

**NORTHUMBRIAN WATER LIMITED**

**and**

[ ]

**WHOLESALE SUPPLY CONTRACT**

The terms and conditions of this contract follow the Common Contract specified in Ofwat’s “Access codes guidance”, September 2011

**Common contract**

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Data Sheet

This Contract is made on 20[ ]

**Between**

1. Northumbrian Water Limited, a company incorporated in England and Wales (No. 2366703) whose registered office is at Northumbria House, Abbey Road, Pity Me Durham DH1 5FJ (the Undertaker); and
2. [ ], a company incorporated in England and Wales (No. [ ]) whose registered office is at [
 ] (the **Licensee**).

**Whereas**

1. The Undertaker holds an Instrument of Appointment under the Act and the Licensee holds a Water Supply Licence under the Act.
2. Where the Licensee requests a supply of water under section 66A of the Act and the Undertaker is required by the Act to make such supply, the Undertaker shall, unless the Licensee wishes to negotiate a supply on different terms, offer the supply to the Licensee on the terms set out in this Contract and in accordance with the Operational Code.
3. The Undertaker and the Licensee shall enter into a separate Contract for each Customer. Where a Customer has multiple Premises in the Undertaker’s Area of Appointment, one Contract may govern all of those Premises.

**It is agreed**

1 Definitions and Interpretation

* 1. In this Contract the definitions in schedule 1 (**Definitions**) shall apply.
	2. In this Contract:
		1. the recitals, schedules and appendix form part of this Contract and references to this Contract include the recitals, schedules and appendix;
		2. references to ‘**recitals**’, ‘**clauses**’, ‘**schedules**’ and ‘**appendix**’ are to recitals and clauses of and schedules and the appendix to this Contract; references in a schedule or appendix to paragraphs are to the paragraphs of that schedule or appendix; and a reference to a clause or paragraph number is, unless otherwise specified, a reference to all its sub-clauses or sub-paragraphs;
		3. words imparting a gender include every gender and references to the singular include the plural and vice versa;
		4. words denoting persons include individuals and bodies corporate, partnerships, unincorporated associations and other bodies (in each case, wherever resident and for whatever purpose) and vice versa;
		5. references to this Contract or any other document are to this Contract or that document as in force for the time being and as amended, supplemented, varied, modified, renewed, replaced or extended from time to time in accordance with the requirements of this Contract or that document (as the case may be) including by way of the operation of clause 14.2;
		6. a reference to any body is:
			1. if that body is replaced by another organisation, deemed to refer to that replacement organisation; and
			2. if that body ceases to exist, deemed to refer to that organisation which most substantially serves the same purposes as the original body;
		7. a reference to a statute or statutory provision shall, unless otherwise stated, be construed as including a reference to any subordinate legislation (as defined by section 21(1) of the Interpretation Act 1978) made from time to time under the statute or statutory provision whether before or after the Commencement Date;
		8. a reference to a statute, statutory provision or any subordinate legislation shall, unless otherwise stated, be construed as including a reference to that statute, statutory provision or subordinate legislation as in force at the Commencement Date and as from time to time modified or consolidated, superseded, re-enacted or replaced (whether with or without modification) after the Commencement Date;
		9. references to ‘**the Parties**’ shall, unless otherwise expressly stated, be construed as references to the Licensee and the Undertaker, and the term ‘**Party**’ shall be construed accordingly;
		10. references to a party shall, except where the context requires otherwise, include its successors in title and permitted assignees; and
		11. references to words that are defined in the Act shall have the same meaning as in the Act except where the context requires otherwise.
	3. The headings and contents table in this Contract are for convenience only and do not affect its interpretation.
	4. In this Contract, the word ‘**Premises**’ shall be construed in the singular unless the context requires otherwise.
	5. In this Contract, the words ‘**other**’, ‘**includes**’, ‘**including**’ and ‘**for example**’ do not limit the generality of any preceding words, and any words which follow them shall not be construed as being limited in scope to the same class as the preceding words where a wider construction is possible.
	6. In this Contract, the words ‘**for the time being**’ mean at the relevant time now or in the future unless the context requires otherwise.
1. Water Supply
	1. The Undertaker agrees to supply water to the Licensee at the Premises specified by the Licensee in the Data Sheet(s) appended to this Contract or otherwise agreed in writing by the Parties in accordance with the terms of this Contract provided that the Undertaker is obliged by the Act (or other Relevant Law) to supply such Premises. If the Undertaker is not obliged by the Act (or other Relevant Law) to supply one (1) or more of the Premises specified by the Licensee, this shall not relieve the Undertaker of the obligation to supply the remainder of the Premises.
	2. Subject to clause 8, the Undertaker shall supply water to the Licensee at the Premises that:
		1. is wholesome in accordance with any regulations made pursuant to section 67 of the Act (unless the requirement of the Premises is specified in the Data Sheet to be for non-potable water);
		2. is at a level of constancy and pressure that complies with:
			1. regulation 10 of the Water Supply and Sewerage Services (Customer Service Standards) Regulations 2008 (SI 2008/594); and
			2. section 65 of the Act in respect of water for domestic purposes or water for fire hydrants that have been notified to the Undertaker by the Licensee or the Customer (either pursuant to this Contract or otherwise).
	3. The Undertaker shall perform the Transfer of any Premises in accordance with the Customer Transfer Protocol.
	4. The Water Supply shall be made available to the Customer at the Exit Point(s). Title to the Water Supply shall pass to the Licensee at the Exit Point(s).
2. Term
	1. This Contract shall commence on the Commencement Date and continue with full force and effect unless and until terminated in accordance with its terms.
	2. The Water Supply to any Premises shall commence on the relevant Transfer Date.
3. Warranties
	1. The Undertaker warrants and undertakes on the Commencement Date and for the Term that it holds a valid Instrument of Appointment.
	2. The Licensee warrants and undertakes on the Commencement Date and for the Term that it holds a valid Water Supply Licence.
	3. The Licensee warrants that it will only use the water supplied by the Undertaker under the terms of this Contract for the purpose of supplying the Premises.
4. Compliance with Relevant Laws
	1. The Undertaker warrants for the Term that it will comply with all Relevant Laws.
	2. The Licensee warrants for the Term that it will comply with all Relevant Laws.
	3. Nothing in this Contract shall be construed to prevent a Party from discharging any duty or obligation which is required by any Relevant Law.
5. Supply System
	1. Nothing in this Contract alters the Undertaker’s ownership of the Supply System or its responsibility to manage and operate the Supply System and this Contract does not confer any responsibilities for ownership, maintenance or other use of the Supply System to the Licensee or the Customer.
	2. Subject to clauses 8 and 9, nothing in this Contract shall prevent or restrict the Undertaker from altering, amending, expanding, replacing, developing and/or redeveloping its Supply System.
6. Meters
	1. In respect of any Meter which the Undertaker has installed at the Premises, the Undertaker shall:
		1. maintain or replace the Meter (as appropriate);
		2. perform tests on the operation and accuracy of the Meter if requested by the Licensee;
		3. upsize or downsize the Meter (as appropriate) if requested by the Licensee; and
		4. if the Undertaker is implementing a replacement scheme for meters that includes the type, location or any other feature of the Meter, replace the Meter as part of such scheme.
	2. In respect of the Undertaker’s obligations under clauses 7.1(b) and 7.1(c), the Undertaker may charge the Licensee provided that such charges are consistent with the Undertaker’s charges to its other customers in comparable circumstances.
	3. The Undertaker shall perform its obligations under this clause 7 to a standard consistent with that which the Undertaker provides to its own customers of comparable size to the Licensee’s Customer.
7. Supply Interruptions
	1. Without prejudice to its powers under the Act, the Undertaker may Interrupt the Water Supply to the Premises if:
		1. it is an Interruptible Supply and the Supply Interruption is performed in accordance with any terms set out in the relevant Data Sheet;
		2. the Water Supply is affected by an Emergency Event or any actions to prevent the occurrence or limit the effects of an Emergency Event;
		3. the Water Supply is affected by a Force Majeure Event;
		4. a Drought Order is made which overrides the terms of this Contract;
		5. the Water Supply is affected by a Network Event; or
		6. the Undertaker is performing Planned Maintenance, Unplanned Maintenance or Emergency Works.
8. Information and Notification of Supply Interruptions and Supply Changes
	1. Unless the Undertaker has notified the Licensee of a Supply Interruption or a Supply Change under clauses 9.2 to 9.4, the Undertaker shall promptly notify the Licensee and the Customer of the nature or scale of a Supply Interruption or a Supply Change and its estimated duration (provided that such Supply Interruption or Supply Change is material or could reasonably be construed as material).
	2. Subject to clause 10, if any Planned Maintenance by the Undertaker will or is reasonably likely to cause a Supply Interruption, the Undertaker shall provide the Licensee and the Customer with not less than 48 hours’ prior written notice of such Supply Interruption.
	3. In respect of any Planned Maintenance, the Undertaker shall, to the extent reasonably practicable, liaise with the Licensee and its Customer (if requested by the Licensee) to assess the impact of the Planned Maintenance on the Customer and the Undertaker shall use reasonable endeavours to minimise or eliminate the Planned Maintenance (or impact thereof) affecting the Customer.
	4. The Undertaker shall provide the Licensee with information on the Supply System (to the extent that it is applicable to the Licensee’s Customer) that is equivalent in terms of content and timeliness as the Undertaker provides to its Large Users.
9. Special Consumers
	1. In respect of any Customer (or any person that may be affected by the Water Supply to the Customer) which is designated a Special Consumer:
		1. the Licensee shall notify the Undertaker in the Data Sheet or otherwise of the extent of a Supply Interruption or a Supply Change that can be tolerated without materially increasing the risk of harm to a person or property (**Safety Requirements**); and
		2. the Undertaker shall take into account the Safety Requirements of the Special Consumer and use its best endeavours to maintain the Water Supply consistent with the Safety Requirements or provide a reasonable alternative Water Supply to the Special Consumer.
10. Unmeasured Takes
	1. The Parties agree that where an illegal connection is made to the Supply System which results in a third party taking water from the Supply System (an **Unmeasured Take**):
		1. up to the Meter, such Unmeasured Take shall be for the Undertaker’s account;
		2. at any point from and including the Meter, such Unmeasured Take shall be for the Licensee’s account.
	2. Each Party agrees to provide the other with all reasonable assistance in respect of any steps, actions or proceedings against a third party relating to an Unmeasured Take, including disconnecting the illegal connection and seeking compensation.
11. Licensee Equipment
	1. The Licensee may install Licensee Equipment on or after the Exit Point(s) (including on the Meter, notwithstanding that such Meter may be owned or controlled by the Undertaker).
	2. In respect of any proposed installation of Licensee Equipment on a Meter or other equipment owned or controlled by the Undertaker, the Licensee shall give the Undertaker not less than five (5) Working Days’ written notice of its proposed installation. Such notice shall specify the nature of the Licensee Equipment to be installed and the proposed installation date.
	3. In respect of any Licensee Equipment installed on a Meter or other equipment owned or controlled by the Undertaker, the Licensee shall ensure that such Licensee Equipment is properly maintained and the Undertaker grants the Licensee such rights of access as are necessary to perform such maintenance or replacement.
	4. Any Licensee Equipment installed on or after the Exit Point(s) shall not form part of the Supply System.
	5. Subject to clause 21.2, in the event that the Licensee suffers or incurs any Losses in relation to the Licensee Equipment which is caused by the Undertaker’s act or omission, the Undertaker shall indemnify the Licensee in respect of such Losses provided that such Losses were directly caused by the Undertaker’s act or omission, such Losses were reasonably foreseeable when the Licensee Equipment was installed and the Licensee made reasonable endeavours to mitigate such Losses.
	6. Subject to clause 21.2, in the event that the Undertaker suffers or incurs any Losses in relation to the Supply System which is caused by the Licensee Equipment, the Licensee shall indemnify the Undertaker in respect of such Losses provided that such Losses were directly caused by the Licensee Equipment, such Losses were reasonably foreseeable when the Licensee Equipment was installed and the Undertaker made reasonable endeavours to mitigate such Losses.
12. Charges and Payment

13.1 In consideration of the provision of the Water Supply under this Contract, the Licensee shall pay the Undertaker the Charges in accordance with the provisions of schedule 2.

1. Change Control Process
	1. Subject to clause 14.2, no variation of this Contract shall have effect unless it is made in accordance with schedule 3.
	2. If Ofwat varies the Guidance then, insofar as such variation relates to the terms of the Common Contract, either Party may request that the terms of this Contract be varied in the same manner (consent to which shall not be unreasonably withheld or delayed). If the Undertaker and the Licensee are unable to agree the variation, either Party may treat the failure to reach agreement as a Dispute and invoke the Dispute Resolution procedure set out at clause 20.
2. Adding Premises
	1. If the Licensee requires any Additional Premises to be supplied by the Undertaker, the Licensee shall notify the Undertaker of such requirement in writing. On receipt of such notice, the Undertaker and the Licensee shall comply with the requirements of the Operational Code and the Customer Transfer Protocol (as applicable) in respect of transferring Additional Premises to the Licensee.
	2. Any Additional Premises shall, on the relevant Transfer Date, become Premises for the purposes of this Contract.
	3. The Undertaker shall supply the Additional Premises unless it is not required to do so under section 66A of the Act.
3. Switching Premises
	1. Subject to clause 17.1, if the Licensee requires the Undertaker to cease supply to any Premises supplied under this Contract it shall notify the Undertaker in writing (a **Switch Notice**) of:
		1. the relevant Premises; and
		2. the planned Switch Date.
	2. The Undertaker and the Licensee shall perform the Switch of any Premises in accordance with the Customer Transfer Protocol.
	3. Subject to clause 28, in respect of any Switch this Contract shall terminate in part in relation to those Premises specified in the Switch Notice on the Switch Date save in respect of clause 13 (and any related provisions or schedules) which shall survive termination until all Charges owed by the Licensee in respect of such Premises have been paid.
	4. In respect of any Switch, the Licensee shall perform and promptly notify the Undertaker of the Switch Read. If the Licensee fails to provide the Undertaker with the Switch Read within five (5) Working Days of the Switch Date, the Undertaker may use an Estimated Read in lieu of the Switch Read for the purposes of the Licensee’s final bill in respect of the Premises.
	5. Subject to clause 28, to the extent that a Switch relates to all Premises specified in this Contract, this Contract shall terminate in its entirety on the Switch Date of the last Premises to Switch save in respect of clause 13 (and any related provisions or schedules) which shall survive termination until all Charges owed by the Licensee in respect of the Premises have been paid.
4. Termination
	1. The Licensee may terminate this Contract in whole or in part (for example terminating one (1) or more but not all of the Premises) on not less than 30 days’ prior notice in writing subject to its compliance with clause 18.3.
	2. Without prejudice to any other rights or remedies, either Party may terminate this Contract in whole or in part (for example terminating one (1) or more but not all of the Premises) with immediate effect if the other Party commits a material breach of its terms and fails to either remedy such material breach (where capable of remedy) or present reasonable proposals to the other Party for rectification within 30 days of having been notified of the material breach.
	3. For the purposes of clause 17.2, ‘**material breach**’ shall be construed as including without limitation:
		1. a failure by the Licensee to pay an undisputed amount within 14 days of the date of receipt of the relevant invoice; or
		2. any breach of the warranties set out at clause 4.
	4. Without prejudice to any other rights or remedies, the Undertaker may terminate this Contract with immediate effect if the Licensee makes any arrangement or composition with its creditors or is the subject of a winding-up or administration order or passes a resolution for voluntary liquidation (other than a voluntary winding-up or solvent liquidation for the purposes of a scheme of reconstruction or amalgamation) or if a receiver or administrative receiver is appointed over all or any of its assets or a distress, attachment, execution or other legal process is levied, enforced or issued on or against the Licensee or any of its assets or the Licensee enters into or suffers any similar process in any jurisdiction.
5. Exit Arrangements
	1. In the event of any termination of this Contract by the Undertaker pursuant to clause 17, the Undertaker agrees that it shall notify the Customer in writing or procure the notification of the Customer in writing by the Licensee’s administrators or similar (if appropriate). Such notice shall specify that:
		1. the Undertaker has assumed or will assume supply of the Premises pursuant to its statutory duties under section 63AC of the Act; and
		2. the Customer must promptly either enter into an agreement with a licensed water supplier to supply the Premises or request that the Undertaker make a supply to the Premises under section 52 or section 55 of the Act (as applicable).
	2. In the event of any termination by the Undertaker or the Licensee of this Contract, the Undertaker shall perform the Termination Read as soon as reasonably practicable after service or receipt of the notice of termination.
	3. If the Licensee terminates this Contract (in whole or in part) for any reason and has not entered into alternative arrangements for the supply of water to the Customer (including supply pursuant to section 66C of the Act or a Switch to another party holding a valid Water Supply Licence), the Licensee shall promptly notify the Customer in writing that:
		1. the Licensee will cease supplying water to the Premises and the date thereof;
		2. the Customer may either enter into an agreement with a licensed water supplier to supply the Premises or request that the Undertaker make a supply to the Premises under section 52 or section 55 of the Act (as applicable); and
		3. if the Customer fails to make provision for its water supply as set out in (b) above, the Undertaker shall assume supply of the Premises pursuant to its statutory duties under section 63AC of the Act.
	4. The Licensee shall promptly notify the Undertaker that it has complied with its obligations under clause 18.3. If the Undertaker has not received notice under this clause 18.4 within five (5) Working Days of the Licensee’s termination of this Contract (in whole or in part), the Undertaker may notify the Customer directly of the Licensee’s termination.
6. Force Majeure Event
	1. Subject to the remainder of this clause 19, neither Party shall be liable to the other where it is unable to perform its obligations under this Contract by reason of a Force Majeure Event provided that the Party claiming to be prevented or delayed in the performance of its obligations by reason of a Force Majeure Event (the **Affected Party**) shall use all reasonable endeavours to bring the Force Majeure Event to a close or to find a solution by which the obligations contained in this Contract may be performed.
	2. The Affected Party shall:
		1. notify the other Party of the Force Majeure Event as soon as reasonably practicable and in any event within 10 Working Days of the Force Majeure Event occurring; and
		2. upon request, within 15 Working Days of the Force Majeure Event occurring, provide a report containing all relevant available information relating to the Force Majeure Event and details of the measures the Affected Party is taking to overcome or circumvent such Force Majeure Event.
	3. The Parties shall not be relieved by reason of the Force Majeure Event from any obligation to indemnify or make payment.
	4. If the Force Majeure Event does not affect the Water Supply to all of the Premises of the Customer, the Affected Party shall only be relieved of its obligations in respect of those Premises which are affected.
	5. If the Force Majeure Event continues materially to affect the Customer for more than six (6) months, the Licensee may terminate this Contract in whole or in part (as it relates to Premises affected by the Force Majeure Event).
7. Dispute Resolution
	1. All disputes and differences arising out of or in connection with this Contract (each a **Dispute**) shall be resolved in accordance with this clause 20.
	2. Subject to clause 20.4, the Parties shall attempt to resolve any Dispute using the Internal Escalation Procedure set out below and this shall be a pre-condition to the commencement of any alternative dispute resolution process or referral to a Competent Authority under clause 20.3:
		1. Either Party may initiate the Internal Escalation Procedure by serving a notice on the other Party which refers expressly to this clause 20 and provides sufficient information to enable the other Party to understand the nature of the Dispute. Following service of such a notice, the Parties shall each use reasonable endeavours to resolve the Dispute by prompt discussion in good faith at a level appropriate to the Dispute in question.
		2. If the Dispute remains unresolved after 10 Working Days (or such other period as agreed by the Parties) of the notice being served, an appropriate representative of each Party’s senior management shall attempt to resolve the Dispute by prompt discussion in good faith.
		3. If the Dispute remains unresolved after 10 Working Days (or such other period as agreed by the Parties) of such referral to senior management then, unless the Parties agree otherwise, the Internal Escalation Procedure shall be treated as having been exhausted.
	3. Subject to clause 20.4, in respect of any Dispute which has not been resolved through the Internal Escalation Procedure, either Party may:
		1. refer the Dispute to such alternative dispute resolution process as agreed by the Parties;
		2. refer the Dispute to a Competent Authority where appropriate; or
		3. commence legal proceedings in the Courts.
	4. Nothing in this Contract precludes legal proceedings by either Party in the Courts at any time:
		1. for an order (whether interim or final) to restrain the other Party from doing any act or compelling the other Party to do any act; or
		2. for a judgment for a liquidated sum to which there is no arguable defence; or
		3. the purpose of which is to prevent a claim from becoming time-barred under any statute of limitations.

However, clause 20.4(a) does not apply to any proceedings from the point at which the Court orders, or the Parties agree, that the defendant should have permission to defend and clause 20.4(c) does not apply to any proceedings after they have been commenced and served.

1. Limitation of Liability
	1. Save in respect of clauses 12.5 and 12.6, a Party shall only be liable to the other Party in contract, tort (including negligence and breach of statutory duty) or otherwise howsoever arising in connection with this Contract for direct losses. All other losses are expressly excluded (subject always to clauses 21.4 and 21.5).
	2. Each Party’s liability resulting from negligence or any breach or non-performance of this Contract (except for a breach by the Licensee of its obligation under clause 13 to make payment to the Undertaker, or any other breach or non-performance of this Contract arising from a failure by the Licensee to pay for the supply) or any misrepresentation or other tort on the part of that Party or its servants or agents shall be limited in any one (1) calendar year for any one (1) or more incidents or series of incidents whether related or unrelated in that calendar year to the aggregate of the Charges under this Contract in the preceding calendar year (or if in respect of the first calendar year of this Contract then the amount of charges incurred by the Licensee’s customer with the Undertaker in the preceding calendar year). All conditions, warranties or other terms, whether express or implied, statutory or otherwise, inconsistent with the provisions of this clause 21.2 are hereby expressly excluded (subject always to clauses 21.4 and 21.5).
	3. Where either Party becomes aware of any claim, difference, dispute or proceedings (actual or threatened) which it reasonably expects may lead to a liability to the other Party under this Contract, it shall notify the other Party as soon as reasonably practicable and shall provide such information as the other Party may reasonably require and shall consult with the other Party as to the conduct of such claim, difference, dispute or proceedings (whether actual or threatened).
	4. Nothing in this Contract shall operate so as to exclude or limit either Party’s liability for fraud, or death or personal injury caused by its negligence or the negligence of any of its officers, or any other liability that may not be excluded or limited as a matter of law in England and Wales.
	5. Save as otherwise expressly provided in this Contract, this clause 21 (insofar as it excludes or limits liability) shall override any other provision in this Contract provided that nothing in this clause 21 shall exclude or restrict or otherwise prejudice or affect any of the rights, powers, duties and obligations of either Party hereto which are conferred or created by the Act, any Instrument of Appointment or Water Supply Licence granted under the Act or any other Relevant Law.
	6. Subject to the rest of this clause 21, any liability under this Contract or otherwise on the part of either Party shall be reduced to the extent that the other Party has itself caused or contributed to the same and, in the event of liability to any third party, the Party who has caused or contributed to that liability shall indemnify the other Party in respect of the same.
	7. The Parties agree to use all reasonable endeavours to mitigate any loss, damage or injury to which they might be subject as a result of a breach of this Contract or any Relevant Law by the other Party.
2. Intellectual Property Rights
	1. Any Intellectual Property owned or duly licensed by either Party, or developed by either Party during the Term, in relation to the subject matter of this Contract howsoever arising shall remain vested in that Party and the other Party shall acquire no proprietary rights in or licence to use such Intellectual Property without the express written agreement of the Party in which it is vested.
	2. Any disclosure or provision of Intellectual Property by either Party to the other Party shall be solely for the purposes of the performance of its obligations under this Contract.
3. Assignment
	1. Neither Party may assign any rights or obligations under this Contract without the prior written consent of the other Party (not to be unreasonably withheld or delayed) save that:
		1. The Licensee may assign its rights and/or obligations under this Contract in whole or in part at any time and on more than one (1) occasion provided that such assignee holds a Water Supply Licence.
		2. The Undertaker may assign its rights and/or obligations under this Contract in whole or in part at any time and on more than one (1) occasion provided that such assignee holds an Instrument of Appointment.
4. Notices
	1. All notices to be given to a Party under this Contract shall be in writing in English and shall be marked for the attention of the person, and delivered by hand or sent by first class pre-paid post, facsimile transmission or e-mail to the address, detailed for the Party below:
		1. in the case of the Undertaker:

Address: Northumbrian Water Limited, Northumbria House, Abbey Road, Pity Me Durham DH1 5FJ

E-mail: competition@nwl.co.uk

Facsimile No: 0191-301 6560

Attention: Regulation and Scientific Services Director

* + 1. in the case of the Licensee:

Address: •

E-mail: •

Facsimile No: •

Attention: •

A Party may change the details recorded for it in this clause by notice to the other Party in accordance with this clause 24.1.

* 1. A notice shall be treated as having been received:
		1. if delivered by hand between 9.00 am and 5.00 pm on a Working Day (which time period is referred to in this clause as **Working Hours**), when so delivered; and if delivered by hand outside Working Hours, at the next start of Working Hours;
		2. if sent by first class pre-paid post, at 9.00 am on the Working Day after posting if posted on a Working Day, and at 9.00 am on the second Working Day after posting if not posted on a Working Day;
		3. if sent by facsimile transmission, upon receipt by the sender of the facsimile transmission report that the facsimile has been transmitted to the addressee; and
		4. if sent by e-mail, upon receipt by the recipient’s receiving equipment.

In proving that a notice has been given it shall be conclusive evidence to demonstrate that delivery was made, or that the envelope containing the notice was properly addressed and posted (as the case may be).

* 1. In the case of a notice purporting to terminate this Contract, the Parties agree that notwithstanding such notice may have been sent by facsimile or e-mail, the terminating Party shall also, on the same day as the facsimile or e-mail notice is sent, send a copy of the notice by first class pre-paid post to the other Party.
1. Relationship of the Parties
	1. Nothing contained in this Contract shall be construed as giving rise to the relationship of principal and agent (save as otherwise expressly provided in this Contract) or partnership or joint venture between the Parties.
2. Third Party Rights
	1. Unless a right of enforcement is expressly provided for in this Contract, it is not intended that a third party shall have the right to enforce any term of this Contract under the Contracts (Rights of Third Parties) Act 1999.

* 1. If a person who is not a Party to this Contract is stated to have the right to enforce any of its terms under the Contracts (Rights of Third Parties) Act 1999, the Parties may rescind or vary this Contract without the consent of that person.
1. Entire Agreement
	1. This Contract, together with the confidentiality agreement entered into by the Parties in connection with this Contract, sets out the entire agreement between the Parties and supersedes all prior representations, arrangements, understandings and agreements between the Parties relating to the subject matter hereof.
	2. Each Party acknowledges that in entering into this Contract it does not rely on any representation, warranty, collateral agreement or other assurance of any person (whether a Party to this Contract or not) that is not set out in this Contract or the documents referred to in it. Each Party waives all rights and remedies which, but for this clause, might otherwise be available to it in respect of any such representation, warranty, collateral agreement or other assurance. The only remedy available to any Party in respect of any representation, warranty, collateral agreement or other assurance that is set out in this Contract (or any document referred to in it) is for breach of contract under the terms of this Contract (or the relevant document). Nothing in this Contract shall, however, limit or exclude any liability for fraud or fraudulent misrepresentation.
2. Survival of Rights
	1. Termination of this Contract for any reason shall not affect any rights or liabilities that have accrued prior to termination or the coming into force of any term that is expressly or by implication intended to come into force or continue in force on or after termination. Without limitation, the Parties intend that the following provisions shall survive termination:
		1. Exit Arrangements (clause 18);
		2. Dispute Resolution (clause 20);
		3. Limitation of Liability (clause 21); and
		4. Governing Law (clause 33).
3. Waiver

29.1 Delay in exercising, or failure to exercise, any right or remedy in connection with this Contract shall not operate as a waiver of that right or remedy. The waiver of a right to require compliance with any provision of this Contract in any instance shall not operate as a waiver of any further exercise or enforcement of that right and the waiver of any breach shall not operate as a waiver of any subsequent breach. No waiver in connection with this Contract shall, in any event, be effective unless it is in writing, refers expressly to this clause, is duly signed by or on behalf of the Party granting it, and is communicated to the other Party in accordance with clause 24 (Notices).

1. Rights Cumulative

30.1 The rights and remedies of the Parties in connection with this Contract are cumulative and, except as expressly stated in this Contract, are not exclusive of and may be exercised without prejudice to any other rights or remedies provided in this Contract by law or equity or otherwise. Except as expressly stated in this Contract (or in law or equity in the case of rights and remedies provided by law or equity) any right or remedy may be exercised wholly or partially from time to time.

1. Severance

31.1 If any term or provision of this Contract is held to be illegal or unenforceable in whole or in part under any enactment or rule of law, such term or provision or part shall to that extent be deemed not to form part of this Contract but the validity and enforceability of the remainder of this Contract shall not be affected.

1. Counterparts
	1. Each Party shall do and execute, or arrange and procure for the doing and executing of, any act and/or document reasonably requested of it by the other Party to implement and give full effect to the terms of this Contract.
	2. This Contract may be entered into in any number of counterparts and by the Parties on separate counterparts, all of which taken together shall constitute one and the same instrument.
2. Governing Law

33.1 This Contract and any non-contractual obligations arising out of or in relation to this Contract shall be governed by and interpreted in accordance with the laws of England and Wales and, subject to clause 20 (Dispute Resolution), each Party agrees to submit to the exclusive jurisdiction of the English and Welsh Courts as regards any claim or matter arising under this Contract.

**Signed** by the Parties or their duly authorised representatives on the date of this Contract.

Signed by

duly authorised for and on behalf of Northumbrian Water Limited

Signed by

duly authorised for and on behalf of

Schedule

Definitions

**Act** means the Water Industry Act 1991.

**Additional Premises** means premises which are owned or controlled by the Customer other than Premises.

**Advance Payment Discount** means the percentage discount published by the Undertaker on its website and notified to Ofwat from time to time.

**Affected Party** has the meaning given to it in clause 19.1.

**Area of Appointment** means the area of England and Wales for which an Instrument of Appointment is granted.

**Billing Period** means, subject to the provisions of paragraph 2.1 and 2.2 of schedule 2, the billing period specified by the Licensee in the Data Sheet.

**Change Proposal** has the meaning given to it in paragraph 1 of schedule 3.

**Charges** means the charges calculated in accordance with schedule 2.

**Charges Adjustment** means any adjustment to charges pursuant to paragraph 3 of schedule 2.

**Charges Terms** means the charges terms set out in the Data Sheet.

**Commencement Date** means the date of this Contract or such other date as agreed by the Parties.

**Competent Authority** means any body that has a relevant regulatory or supervisory role including the Secretary of State for Environment, Food and Rural Affairs, Ofwat, the Drinking Water Inspectorate, the Environment Agency and the Health and Safety Executive.

**Customer** means the customer specified in the Data Sheet(s).

**Customer Transfer Protocol** means Ofwat’s customer transfer protocol from time to time in effect.

**Data Sheet** means the data sheet(s) set out in the Appendix to this Contract.

**Dispute** has the meaning given to it in clause 20.1.

**Drought Order** has the same meaning as in section 221 of the Water Resources Act 1991.

**Due Date** has the meaning given to it in paragraph 2.4 of schedule 2.

**Emergency Event** means any event which is causing or is likely to cause danger to persons or property and, in respect of the latter, the Undertaker believes on reasonable grounds such danger to be existing or imminent.

**Emergency Works** has the meaning given to it in section 52 of the New Roads and Street Works Act 1991. For information purposes only, the current version on the date of issue of the Common Contract is set out below:

(1) In this Part ‘emergency works’ means works whose execution at the time when they are executed is required in order to put an end to, or to prevent the occurrence of, circumstances then existing or imminent (or which the person responsible for the works believes on reasonable grounds to be existing or imminent) which are likely to cause danger to persons or property.

(2) Where works comprise items some of which fall within the preceding definition, the expression ‘emergency works’ shall be taken to include such of the items as do not fall within that definition as cannot reasonably be severed from those that do.

 (3) Where in any civil or criminal proceedings brought by virtue of any provision of this Part the question arises whether works were emergency works, it is for the person alleging that they were to prove it.

**Estimated Read** means an estimation of the Meter Read by the Undertaker in accordance with good industry practice (meaning all relevant practices and professional standards that would be expected of an Undertaker in these circumstances).

**Exit Point** means the point on the Supply System where the Licensee is permitted to draw off an agreed supply to service Premises (for example the stop valve).

**Fire-Fighting Offtake** has the meaning given to it in paragraph 3.3 of schedule 2.

**Force Majeure Event** means any act of God, adverse weather conditions (excluding any serious deficiency in supplies caused by an exceptional shortage of rain), strike, lockout or other industrial disturbance or dispute (other than one affecting only the Party in question or its parent company or other companies in its group or otherwise associated with it), war, threat of war, act of terrorism, blockade, revolution, riot, civil commotion, public demonstration, sabotage, earthquake, or other event or circumstance which is beyond the reasonable control of the Party in question to the extent that it causes or results in an inability to perform obligations under this Contract.

**Guidance** means the Access Codes Guidance issued by Ofwat from time to time under section 66D of the Act which includes the Common Contract and the Operational Code.

**Instrument of Appointment** means an appointment granted to a company under Chapter 1 of the Act or such other legislation from time to time in effect which grants an appointment that is analogous to that granted by Chapter 1 of the Act and any conditions which are imposed, agreed or determined pursuant to the Relevant Laws.

**Intellectual Property** means:

(a) patents (including rights in and/or to inventions);

(b) trade marks, service marks, trade names and business names (in each case including rights in goodwill attached thereto);

(c) design rights;

(d) rights in and/or to internet domain names and website addresses;

(e) semi-conductor topography rights;

(f) copyright (including future copyright);

(g) database rights;

(h) rights in and to confidential information (including know how and trade secrets); and

(i) all other intellectual property rights,

in each case subsisting at any time in any part of the world (whether registered or unregistered) and (i) any pending applications or rights to apply for registrations of any of these rights that are capable of registration in any country or jurisdiction and (ii) any similar or analogous rights to any of these rights, whether arising or granted under the laws of England and Wales or in any other jurisdiction.

**Internal Escalation Procedure** means the procedure set out in clause 20.2.

**Interruptible Supply** means a supply of water which may be interrupted by the Undertaker in accordance with the interruptible supply terms set out in the Data Sheet.

**Large User** means a customer of the Undertaker or the Licensee (as the context requires) that has an annual consumption greater than the threshold level specified in section 17D of the Act.

**Leakage Adjustment** means the amount that the Undertaker allowed for leakage allowances to its non-household customers in the preceding charging year (if any) divided by the aggregate of the charges for water supplied to its non-household customers multiplied by 100.

**Licensee Equipment** means any equipment attached to the Supply System by the Licensee including, for example, data logging equipment.

**Losses** means damage, losses, expenses or costs.

**Meter** has the same meaning as in section 219(1) of the Act and, in the context of this Contract, means the meter installed at the Premises.

**Meter Read** means a read of the Meter by physical or electronic inspection.

**Network Event** means an unforeseen and reasonably unforeseeable event which prevents or materially restricts the ability of the Supply System to provide the Water Supply to Premises.

**Ofwat** means the Water Services Regulation Authority or such other body as is created by statute with the purpose of carrying out the functions conferred on or transferred to it by the Act or under or by virtue of any other enactment.

**Operational Code** means the operational code published by Ofwat in the Guidance from time to time in effect.

**Planned Maintenance** means any maintenance requirement which:

(a) is identified in the Undertaker’s maintenance plans as notified to the Licensee in accordance with clause 9; or

(b) was a reasonably foreseeable maintenance requirement.

**Premises** means any eligible premises specified in a Data Sheet or otherwise agreed by the Parties in writing to be supplied under this Contract (with eligibility determined in accordance with the requirements of section 17A(3) of the Act).

**Provisional Monthly Charge** means the charge calculated pursuant to paragraph 4.2 of schedule 2 in accordance with the Guidance from time to time in effect.

**Reconciliation Period** has the meaning given to it in paragraph 5.1 of schedule 2.

**Reconciliation Report** has the meaning given to it in paragraph 5.1 of schedule 2.

**Relevant Law** means:

(a) any statute, regulation, by law, ordinance or subordinate legislation which is in force for the time being or which may be introduced from time to time to which a Party is subject;

(b) the common law as applicable to the Parties (or any one of them);

(c) any binding Court order, judgment or decree applicable to the Parties (or any one of them);

(d) any binding order, decision, determination or direction of a Competent Authority which applies generally or applies to the Parties in respect of their rights or obligations concerning this Contract;

(e) any and all relevant licences, consents or permissions, including the Undertaker’s Instrument of Appointment and the Licensee’s Water Supply Licence; and

(f) any applicable industry code, policy, guidance, standard or accreditation terms enforceable by law.

**Safety Requirements** has the meaning given to it in the Data Sheet or as otherwise notified to the Undertaker by the Licensee pursuant to clause 10.

**Special Consumer** means any Customer that:

(i) the Undertaker and the Licensee agree; or

(ii) a Competent Authority specifically or generally determines by relevant notice,

regularly requires water urgently on medical or other grounds.

**Supply Change** means a change to the Water Supply (for example changes to the source, colour or specific identified qualities of the Water Supply) other than a Supply Interruption.

**Supply Interruption** means any failure in whole or in part to provide a Water Supply other than a Supply Change for a period of four (4) or more hours where such failure relates to a reduction in the constancy or pressure of the water supplied to the Premises and then only to the extent that such reduction is material (and **Interrupt** and **Interruption** shall be construed accordingly).

**Supply System** means the supply system of the Undertaker by reference to the meaning given to the supply system of a water undertaker in section 17B(5) of the Act.

**Supply System Change Proposal** has the meaning given to it paragraph 2 of schedule 3.

**Switch** means the switch of responsibility for the supply of water to Premises from the Licensee to the Undertaker or a third party.

**Switch Date** means the date a Switch occurs pursuant to clause 16.

**Switch Notice** has the meaning given to it in clause 16.1.

**Switch Read** means the Meter Read performed on the Switch Date.

**Term** means the period commencing on the Commencement Date and expiring on the date on which this Contract terminates pursuant to any provision of this Contract.

**Termination Read** means the Meter Read performed on the termination of this Contract.

**Transfer** means the transfer of Premises from the Undertaker or a third party to the Licensee.

**Transfer Date** means the date the provision of the Water Supply commences for Premises.

**Transfer Read** means the Meter Read performed on the Transfer Date.

**Unmeasured Take** has the meaning given to it in clause 11.1.

**Unplanned Maintenance** means any maintenance which is not Emergency Works and that is undertaken:

(a) to rectify an unforeseen (and reasonably unforeseeable) Supply Interruption;

(b) to avoid a Supply Interruption provided that such Supply Interruption was not reasonably foreseeable; or

(c) in good faith, to avoid or limit an Emergency Works situation arising.

**VAT** means value added tax.

**Water Supply** means water supplied pursuant to the Undertaker’s obligations set out in clause 2.

**Water Supply Licence** means a water supply licence granted to a company pursuant to Chapter 1A of the Act or such other legislation from time to time in effect which grants an appointment that is analogous to that granted by Chapter 1A of the Act and any conditions which are imposed, agreed or determined pursuant to the Relevant Laws.

**Working Day** means a day other than a Saturday, Sunday or public holiday in England and Wales.

**Working Hours** has the meaning given to it in clause 24.2(a).

Schedule

Charges

1. Calculation of Charges
	1. The Undertaker shall calculate the Charges in accordance with the Charges Terms set out in the relevant Data Sheet.
2. Payment of Charges
	1. The Licensee shall at its discretion determine the Billing Period for the Premises, and the date on which it wishes to receive invoices, provided that the Billing Period is no greater than one (1) month in duration (unless consented to in writing by the Undertaker).
	2. The Licensee may change the Billing Period for the Premises, and the date on which it wishes to receive invoices, provided that the duration of such changed Billing Period is no greater than one (1) month in duration (unless consented to in writing by the Undertaker) and the Licensee gives the Undertaker not less than three (3) months’ prior written notice of such change.
	3. The Licensee shall perform (or shall procure the performance of) the Meter Read (or Transfer Read) for the Premises on the last day of the relevant Billing Period. The Licensee shall notify the Undertaker in writing of the Meter Read (or Transfer Read) not more than five (5) Working Days after the expiry of the relevant Billing Period. If the Undertaker has not received the relevant Meter Read (or Transfer Read), the Undertaker may raise an invoice on the basis of an Estimated Read.
	4. The Undertaker may raise an invoice after the expiry of the relevant Billing Period for the Premises in accordance with the date determined by the Licensee under paragraph 2.1 or 2.2 above. Such invoice shall be due and payable by the Licensee within 14 days of receipt of the invoice (**Due Date**).
	5. Any invoice issued by the Undertaker pursuant to paragraph 2.4 above shall detail (if applicable):
		1. the Premises;
		2. the Charges;
		3. the Charges Terms;
		4. For each Meter –
			1. the Transfer Read, preceding Meter Read or preceding Estimated Read (as appropriate);
			2. the present Meter Read, present Estimated Read or the Termination Read (as appropriate);
		5. any adjustments from previous Billing Periods;
		6. any Charges Adjustment; and
		7. any VAT payable.
	6. Without prejudice to any other rights or remedies available to the Undertaker, the Undertaker may add interest at the rate of three (3) percent per annum above the current official Bank Rate (as published by the Bank of England from time to time) to any amounts not paid by the Licensee on or before the Due Date (to be calculated on a daily basis).
	7. All amounts expressed as payable pursuant to this Contract are expressed to be exclusive of any applicable VAT and accordingly VAT shall be payable in addition to the amounts expressed at the rates from time to time in effect against a valid VAT invoice.
3. Charges Adjustments
	1. If the Licensee is making payment in advance (see paragraph 4 below) for the Water Supply, the Undertaker shall deduct the Advance Payment Discount from the Charges.
	2. If the Undertaker has in effect at any time during the Billing Period a policy of providing a reduction in charges to non-household customers where such customers incur or suffer a leakage, the Undertaker shall reduce the Charges to the Licensee in the relevant Billing Period by the Leakage Adjustment.
	3. If the Licensee uses water that is supplied pursuant to this Contract for the purposes of fire-fighting or testing fire-fighting equipment (**Fire-Fighting Offtake**) in any Billing Period, the Undertaker shall make an adjustment to the Charges for such Billing Period equivalent to the proportion of the Charges incurred that relate to the Fire-Fighting Offtake provided that the Licensee notifies the Undertaker in writing:
		1. within 30 days if the Fire-Fighting Offtake occurred for the purpose of fire-fighting or, if impracticable, as soon as is reasonably practicable after the date of the Fire-Fighting Offtake; or
		2. no later than 30 days after the date of the Fire-Fighting Offtake if the Fire-Fighting Offtake occurred for the purposes of testing fire-fighting equipment.
4. Payment in Advance
	1. If requested by the Licensee, the Undertaker may charge the Licensee in advance for the provision of the Water Supply. In such circumstances, the provisions of paragraphs 2.3 to 2.6 above shall be disapplied and the provisions of this paragraph 4 applied.
	2. In respect of any payment that is made in advance, the Undertaker shall calculate the Provisional Monthly Charge in accordance with the Guidance.
	3. The Parties shall perform the following in respect of any payment in advance:
		1. The Licensee shall pay the Provisional Monthly Charge no later than five (5) Working Days prior to the commencement of the relevant Billing Period;
		2. At the end of the relevant Billing Period, the Licensee shall perform (or procure the performance of) the Meter Read (or Transfer Read) and notify the Undertaker in writing of the Meter Read (or Transfer Read) not more than five (5) Working Days after the expiry of the relevant Billing Period;
		3. The Undertaker shall thereafter issue an invoice for the Charges for the relevant Billing Period to the Licensee in accordance with the date determined by the Licensee under paragraph 2.1 or 2.2 above and with paragraph 4.4 below.
	4. Any invoice issued by the Undertaker pursuant to this paragraph 4 shall detail (if applicable):
		1. the Premises;
		2. the Charges;
		3. the Charges Terms;
		4. For each Meter –

(i) the Transfer Read, preceding Meter Read or preceding Estimated Read (as appropriate);

(ii) the present Meter Read, present Estimated Read or the Termination Read (as appropriate);

* + 1. any adjustments from previous Billing Periods;
		2. any Charges Adjustment;
		3. any VAT payable;
		4. a credit for the amount of the Provisional Monthly Charge for the relevant Billing Period; and
		5. the amount of the Provisional Monthly Charge for the following Billing Period.
	1. If the Provisional Monthly Charge for a Billing Period is greater than the amount owing to the Undertaker for such Billing Period, the Undertaker shall deduct such amount from the Provisional Monthly Charge for the following Billing Period or, if requested by the Licensee, reimburse the Licensee such amount within 10 Working Days of receiving such request.
	2. If the Provisional Monthly Charge for a Billing Period is less than the amount owing to the Undertaker for such Billing Period, the Undertaker may add such amount to the Provisional Monthly Charge for the following Billing Period.
	3. If the Provisional Monthly Charge over any consecutive three (3) month period is either materially greater or materially less than the actual Charges for the Water Supply in the same period, either Party may require the other Party to agree to a recalculation of the Provisional Monthly Charge in accordance with the Guidance on not less than one (1) month’s notice in writing.
1. Reconciliation
	1. No later than 20 Working Days after the first (1) anniversary of the Commencement Date and each anniversary thereafter during the Term, the Undertaker shall provide the Licensee with a report in writing of all payments made, all amounts paid or owing, and meter readings performed or estimates made (the **Reconciliation Report**) in the preceding 12 month period (the **Reconciliation Period**).
	2. Insofar as the Reconciliation Report shows that there is a discrepancy between payments made and amounts owing and this amount is undisputed then:
		1. if there has been an undercharge over the Reconciliation Period, the Licensee shall make a payment of such undercharge within 30 Working Days of receipt of the Reconciliation Report; or
		2. if there has been an overcharge over the Reconciliation Period, the Undertaker shall make a payment of such overcharge within 30 Working Days of issue of the Reconciliation Report.

Schedule

Change Control Process

1. If either Party requires a change to the terms of this Contract other than one relating to adding or switching Premises, it shall submit to the other Party a written proposal outlining its change requirements (a Change Proposal).
2. In respect of any Change Proposal which would require the Undertaker to perform works or make changes to the Supply System (a Supply System Change Proposal), the Undertaker shall notify the Licensee within 20 Working Days of receipt that it regards the Change Proposal as a Supply System Change Proposal.
3. In respect of any Supply System Change Proposal:

3.1 The Licensee may require the Undertaker to provide it with a report that details the costs of the Supply System Change Proposal provided that the Licensee reimburses the Undertaker’s reasonable costs of providing such report. The Undertaker shall provide the Licensee with such report in such time period as is reasonable taking into account the work required by the Undertaker to compile it.

3.2 The Undertaker may reject a Supply System Change Proposal if:

(a) the Licensee has not requested the Undertaker to provide a report pursuant to paragraph 3.1 above and in the Undertaker’s opinion (acting reasonably) such a report is necessary considering the nature of the Supply System Change Proposal.

(b) the Licensee does not agree to pay the Undertaker’s reasonable costs of performing works or making changes to the Supply System;

(c) the Undertaker considers that the Supply System Change Proposal would or would be likely to put it in breach of any Relevant Law; or

(d) the Undertaker considers that the Supply System Change Proposal would put at risk its ability to meet any of its existing or probable future obligations to supply buildings or parts of buildings with water for domestic purposes.

1. Subject to paragraph 5 below, in respect of any Change Proposal other than a Supply System Change Proposal the receiving Party shall notify the requesting Party within 20 Working Days of receipt of the Change Proposal that it:
	1. agrees to the Change Proposal;
	2. rejects the Change Proposal and proposes alternative terms; or
	3. rejects the Change Proposal and provides reasons for its rejection.
2. If a Change Proposal relates to a request by the Licensee to change its payment terms, the Undertaker shall agree to such Change Proposal provided that the Licensee meets any conditions set out in this Contract relating to such a change.
3. In respect of any rejection of a Change Proposal pursuant to paragraphs 3 or 4 above, the Parties shall thereafter negotiate in good faith the terms of such Change Proposal. If agreement cannot be reached within 60 Working Days, either Party may treat the failure to reach agreement as a Dispute and invoke the Dispute Resolution procedure set out at clause 20.

Appendix

Data Sheet

One (1) Data Sheet to be completed for each Premises to be supplied under this Contract.

|  |  |
| --- | --- |
| Name of Customer: |  |
| Customer Account Number: |  |
| Address of Premises: |  |
| Meter Details: Meter Type:Meter Serial Number:Meter Size:Meter Location:Last Meter Reading:Date of Last Meter Reading: |  |
| Transfer Date and Time:  |  |
| Potable Supply:  | Y/N (delete as appropriate) |
| Interruptible Supply : | Y/N (delete as appropriate) |
| Interruptible Supply Terms (if applicable): |  |
| Special Consumer: | Y/N (delete as appropriate) |
| Safety Requirements (if applicable): |  |
| Charges Terms:  |  |
| Billing Period (and the date on which the Licensee wishes to receive invoices):  |  |
| Operational Contact Information for Licensee:Name:Telephone:Email:Fax: |  |