Contract Agreement.

This Agreement is dated between the following parties,

Portlands House Ltd.

103A Portland House, Portland Street, Manchester. M1 6DF.

(The Client)

And

John Flanagan. Project and Construction Management.

259 Northenden Road, Sale, Manchester. M33 2JH.

(The Supplier)

General description of the Contract.

The contract relates to the services to be provided by John Flanagan in relation to project managing repairs and redecoration works to the front and rear elevations of 103A Portland House, Manchester. as described in the Schedule of Works provided by Earl Kendricks Surveyors. (Elevation Works)

The contract also includes roofing maintenance and repairs as described in a separate report previously provided by John Flanagan. (Roof Works)

Services and Deliverables.

Below is an overview of the services John Flanagan will provide to Portlands House Ltd.

For a more detailed list, please see *Schedule 1.*

1. Request written quotations from suitably qualified contractors and suppliers.
2. Provide Portlands House Ltd (acting as the Principle Contractor) with those quotations, so they can evaluate, agree and enter into contracts with those contractors and suppliers.

a) The other party commits a material breach of any terms of the contract which ;

1. Is not capable of remedy, or
2. If capable of remedy, is not remedied within a period of 30 days by the other party after being notified to do so.

b) The Supplier may also terminate the contract if the client fails to pay any amount due under the contract on the due date for payment and remains in default not less than 30 days after notified to make payment.

General.

Force Majeure.

Neither party shall be liable for any delay or failure in performing any of its obligations for so long as and the extent that the delay or failure resulted from events, circumstances beyond its reasonable control.

This contract has been entered into

Signed by: [redacted] Name: .... Simon Hall.....

Director.

For and on behalf of Portlands House Ltd.(Client)

Date: ..... 17th September 2025.....

Signed by. .... [redacted] .....

Director.

For and on behalf of John Flanagan Project and Construction Management. (Supplier)

Date. ..... 18/9/25 .....