

**COMPLETION OF CONTRACT DOCUMENTS AND APPENDICES****GENERALLY:**

The forms of contract to be used on the Council's schemes will be those issued by the Joint Contracts Tribunal Limited 2005 and will normally incorporate the latest published amendments current at the date the tender documents are issued.

Within every contract the following clauses must be inserted within the preambles or preliminaries section.

- i) Before commencing any works on site the contractor must familiarise themselves with any guidance documents, files or procedures relating to health and safety which have issued by, and, or apply specifically to the particular Council Service or premises where the works are to be carried out.
- ii) The employer, West Sussex County Council, reserves the right under any contract for its qualified Health and Safety staff, to access the site for the purposes of monitoring and recording the contractors health and safety provisions, and the interaction with existing WSCC occupants of adjacent premises.

**COMPLETION OF DOCUMENTS:**

By way of example, set out below are typical examples of forms of contract. However, other forms of contract may be introduced as appropriate and guidance should be sought from the County Council.

**J.C.T. STANDARD BUILDING CONTRACT WITH QUANTITIES – 2005****1.        Recitals 1-10**

- A    Activity Schedule: delete where does not form part of the contract documentation
- B    Information Release Schedule : Delete where an information release schedule does not form part of the contract documentation.
- C    The division of the Works into Sections: Delete Sixth Recital if the Works are not divided into Sections.
- D    The Seventh to Tenth Recitals apply only where there is a Contractor's Designed Portion. Delete Recitals 7 to 10 if there is no Contractor's Design Portion.

**2.        Articles 1-9**

- If only Regulations 7 and 13 of the CDM Regulations apply, delete articles 5&6.
- Article 8 to apply see Contract Particulars

**REFERENCE****Second  
Recital****Fifth Recital****Sixth Recital****Seventh to  
Tenth Recitals****Articles 5&6****Articles 8&9  
CL 9.3 - 9.8****NOTE:**

*THIS DIRECTIVE IS APPLICABLE TO THE MAJORITY OF SCHEMES BUT IT WILL NOT NECESSARILY BE APPROPRIATE TO ALL WORKS AND THEREFORE ON EACH SCHEME IT WILL BE NECESSARY*

# Jct Minor Works Contract

**Andrew Burr**



## **Jct Minor Works Contract:**

Guide to JCT Minor Works Building Contract 2024 Sarah Lupton, Manos Stellakis, 2025-04-01 The latest edition of the JCT guide series provides an indispensable resource for architects navigating the JCT Minor Works Contract suite 2024. It offers a clear practical breakdown of every provision, procedure and supplementary condition, comparing obligations under both the Minor Works and Minor Works with Contractor's Design contracts. This guide equips you to handle on-site contractual challenges with confidence, supported by the latest case law and legislative updates. Key features of the 2024 edition: Detailed analysis of the JCT Minor Works Building Contract 2024, explaining every update; Coverage of recent legislative changes including the Building Safety Act, Building Regulations Part 2A and Procurement Act 2023; Case law updates on key topics such as design liability, concurrent delay, practical completion, liquidated damages and more; Comparative insights on NEC4 and RIBA Building Contracts, offering broader context for contract administration; New figures and tables designed to enhance clarity and usability. Whether you're an experienced architect or a student preparing for exams, this guide is designed to save you time and ensure you stay informed and compliant. With its easy-to-follow structure and expert analysis, it's an essential tool for successfully managing JCT contracts.

*The JCT Minor Works Building Contracts 2016* David Chappell, 2017-11-06 The revised and updated edition of this classic book on the JCT Minor Works Building Contracts. The JCT Minor Works Building Contracts 2016 offers a concise overview of this agreement, which continues to be the most popular JCT contract as it is used on the sorts of small works that most architects and builders encounter routinely. Written in straightforward terms, the book is formatted in short chapters with accessible sub-headings, and the author avoids legal and pseudo-legal wording where possible. Some explanations from first principles are included where it is thought they would be helpful, and occasionally where the precise legal position is unclear, the author uses his significant experience to offer a view. Overall, the information is presented in a manner that it is easy to understand, use and reference. The 2016 edition of the contract contains a great many changes from previous editions, and these are all covered. For example, the book includes information about the substantially revised payment provisions, changes to those parts dealing with insurance, variation instructions, the CDM Regulations, Supplemental Provisions, definitions and the Contractor's Designed Portion. In summary, this fifth edition has been comprehensively revised and updated to ensure the discussion is easy to comprehend and use by busy architects and contractors. Includes a number of tables and flowcharts to assist in understanding the way the contract operates. Includes several letter templates that can be used in common situations. Provides answers to the sorts of problems that commonly arise in the course of a building project. The new edition of this classic book on The JCT Minor Works Building Contracts will be an ideal tool for busy architects and contractors who need to find what to do when problems arise on projects using this contract.

**Guide to JCT Minor Works Building Contract 2016** Sarah Lupton, 2019-07-25 Guide to JCT Minor Works is a practical guide to the operation and administration of the JCT Minor Works

Building Contract suite 2016 All of the contracts provisions procedures and conditions are organised and explained by subject clearly distinguishing the different obligations due to various parties and the contractual issues arising during the course of a job all backed up by the latest legislation and case law     The JCT Minor Works Building Contracts 2005 David Chappell,2008-04-15 The Minor Works Building Contract is the most widely used of the JCT forms of contract not only for simple short contracts of moderate price for which it is intended but also for much larger projects for which it is often not suited at all As a result contractual difficulties can arise and despite the form s simplicity an understanding of the legal background to the form is essential This book explains the practical applications of the form from the point of view of the employer architect and contractor It provides a straightforward explanation of the legal aspects of the form supported by flow charts tables and sample letters The Fourth Edition has been revised to cover the 2005 edition of the form which has given the contract a completely new look The book now covers the new JCT Minor Works Building Contract with contractor s design MWD     **JCT Minor Works Form of Contract** David Chappell,Vincent Powell-Smith,1986-01-01     **The JCT Minor Works Form of Contract** David Chappell,2004-07-12 The Agreement for Minor Building Works MW 98 is the most widely used of the JCT forms of contract not only for simple short contracts of moderate price for which it is intended but also for much larger projects for which it is often not suited at all As a result contractual difficulties can arise and despite the form s simplicity an understanding of the legal background to the form is essential This book explains the practical applications of the form from the point of view of employer architect and contractor It provides a straightforward explanation of the legal aspects of the form supported by flow charts tables and sample letters The Third Edition has been revised to cover the 1998 edition of the form and the range of amendments issued to the contract since the last edition of the book was published in 1998 The new edition also takes account of the Housing Grants Construction and Regeneration Act 1996 as well as the latest RIBA terms of engagement and a substantial number of additional legal decisions The book will provide a working tool for all those using MW 98 a useful book with a practicality to commend it to contract administrators

Construction Law The Author David Chappell BA Hons Arch MA Arch MA Law PhD RIBA has 45 years experience in the construction industry having worked as an architect in public and private sectors as contracts administrator for a building contractor and as a lecturer in construction law and contract procedures He is currently Director of Chappell Marshall Limited a construction contracts consultancy and frequently acts as an adjudicator He is Senior Research Fellow with the title of Professor in Architectural Practice and Management Research at the Queen s University Belfast He was appointed Visiting Professor in Practice Management and Law at the University of Central England in Birmingham from 1 March 2003 David Chappell is the author of many articles and books for the construction industry He is one of the RIBA Specialist Advisors and lectures widely     **The Procurement and Management of Small Works and Minor Maintenance** Jeremy Headley,Alan Griffith,2014-02-25 Many client organisations occupy large and often diverse property estates which require

significant expenditure on maintenance alterations refurbishment or small scale new building work Effective organisation and efficient allocation of resources are essential to ensure that the works are carried out successfully This book provides a detailed introduction to small works procurement and management within the large client organisation a significant sector of the construction industry which has hitherto been neglected by researchers In the large organisational context characterised by large property holdings perhaps over wide geographic areas the importance of ensuring maximum efficiency of resource use is crucial If the regular and numerous work which is required throughout the year is not carried out in line with organisational goals then the core business will suffer The book focuses on the suitability efficiency and effectiveness of procurement organisation and management of small works and outlines the main stages in the formulation and implementation of well defined and measurable objectives Overall it will enable the reader to understand the decision factors involved in designing a small works procurement strategy The Procurement and Management of Small Works and Minor Maintenance is an indispensable reference for all facilities managers consultants and contractors It is also useful reading for undergraduate and postgraduate courses in building construction management maintenance and facilities management

*The JCT Minor Works Form of Contract (MW 80)* David Chappell, Vincent Powell-Smith, 1990      *Which Contract?* Sarah Lupton, 2019-06-27 Which Contract is an invaluable desktop companion to be turned to at the start of every new project and is recommended to any professional whose clients expect him or her to know the contemporary procurement landscape inside out Providing clear guidance on how to identify the most appropriate procurement strategy and contract for a given set of circumstances it has been brought fully up to date to take account of the latest editions of all the recognised forms from JCT 2011 to FIDIC      *Contracting for Business Success* Andrew W. Cox, Ian Thompson, 1998 This work examines the current use and performance of standard forms of contract and dispute resolution in the UK construction industry It draws on extensive research into which contractual conditions are most appropriate to adopt in individual circumstances It concludes with a guide for all clients and construction professionals to the selection of the contracting methods which generate business success It reviews the main forms of contract currently in use including ICE 6th edition ICE Design ICE Minor Works FIDIC NEC 2nd edition GC Works I IChemE Red and JCT Forms      [Keating on Construction Contracts eBook](#) Vivian Ramsey, Stephen Furst, 2015 Online current version of Keating on construction contracts Available through the Westlaw database University username and password required      *Construction Contracts* David Chappell, 2020-10-14 This fully revised and updated edition of Construction Contracts Questions and Answers includes 300 questions and incorporates 42 new judicial decisions the JCT 2016 updates and the RIBA Building Contracts and Professional Services Contracts 2018 updates Construction professionals of all kinds frequently need legal advice that is straightforward as well as authoritative and legally rigorous Building on the success of previous editions David Chappell continues to provide answers to real world FAQs from his experience as consultant and Specialist Advisor to the RIBA Questions range in content from extensions of

time liquidated damages and loss and or expense to issues of practical completion defects valuation certificates and payment architects instructions adjudication and fees Every question included has been asked of David Chappell during his career and his answers are authoritative but written as briefly and simply as possible Legal language is avoided but legal cases are given to enable anyone interested to read more deeply into the reasoning behind the answers This is not only a useful reference for architects project managers quantity surveyors and lawyers but also a useful student resource to stimulate interesting discussions about real world construction contract issues

*Building Adaptation* James Douglas, 2006-08-11 As existing buildings age nearly half of all construction activity in Britain is related to maintenance refurbishment and conversions Building adaptation is an activity that continues to make a significant contribution to the workload of the construction industry Given its importance to sustainable construction the proportion of adaptation works in relation to new build is likely to remain substantial for the foreseeable future especially in the developed parts of the world Building Adaptation Second Edition is intended as a primer on the physical changes that can affect older properties It demonstrates the general principles techniques and processes needed when existing buildings must undergo alteration conversion extension improvement or refurbishment The publication of the first edition of Building Adaptation reflected the upsurge in refurbishment work The book quickly established itself as one of the core texts for building surveying students and others on undergraduate and postgraduate built environment courses This new edition continues to provide a comprehensive introduction to all the key issues relating to the adaptation of buildings It deals with any work to a building over and above maintenance to change its capacity function or performance

*Delay and Disruption in Construction Contracts* Andrew Burr, 2017-11-22 Delay and disruption in the course of construction impacts upon building projects of any scale Now in its 5th edition Delay and Disruption in Construction Contracts continues to be the pre eminent guide to these often complex and potentially costly issues and has been cited by the judiciary as a leading textbook in court decisions worldwide see for example *Mirant v Ove Arup* 2007 EWHC 918 TCC at 122 to 135 per the late His Honour Judge Toulmin CMG QC Whilst covering the manner in which delay and disruption should be considered at each stage of a construction project from inception to completion and beyond this book includes An international team of specialist advisory editors namely Francis Barber insurance Steve Briggs time Wolfgang Breyer civil law Joe Castellano North America David John Gibbs BIM Wendy MacLaughlin Pacific Rim Chris Miers dispute boards Rob Palles Clark money and Keith Pickavance Comparative analysis of the law in this field in Australia Canada England and Wales Hong Kong Ireland New Zealand the United States and in civil law jurisdictions Commentary upon and comparison of standard forms from Australia Ireland New Zealand the United Kingdom USA and elsewhere including two major new forms New chapters on adjudication dispute boards and the civil law dynamic Extensive coverage of Building Information Modelling New appendices on the SCL Protocol Julian Bailey and the choice of delay analysis methodologies Nuhu Braimah Updated case law to December 2014 linked directly to the principles

explained in the text with over 100 helpful Illustrations Bespoke diagrams which are available for digital download and aid explanation of multi faceted issues This book addresses delay and disruption in a manner which is practical useful and academically rigorous As such it remains an essential reference for any lawyer dispute resolver project manager architect engineer contractor or academic involved in the construction industry

### **International Contractual and Statutory**

**Adjudication** Andrew Burr,2017-04-07 A compilation of commentaries on the various jurisdictions where there either is or is planned a statutory adjudication system this is a review of such systems worldwide in the commercial and construction fields It features analysis by specialist advisory editors on the adjudication system in place in each separate jurisdiction together with a copy of the relevant local legislation and permits a comparative approach between each This book addresses statutory adjudication in a way that is practically useful and academically rigorous As such it remains an essential reference for any lawyer project manager contractor or academic involved with the commercial and construction fields

### **Construction**

**Contracts** John Murdoch,Will Hughes,2002-01-04 Although the legal principles involved in construction contracts and their management and administration are an aspect of general contract law the practical and commercial complexities of the construction industry have increasingly made this a specialist field Recognizing this Construction Contracts is a fully revised edition of the UK s leading textbook on the law governing this area Brought up to date with recent cases and developments in the law as it stands at July 2000 this new edition takes full account of the effects of the Housing Grants Construction and Regeneration Act 1996 the Arbitration Act 1996 the Contracts Rights of Third Parties Act 1999 and the changes in the legal system brought about by the Woolf reforms includes extended coverage of financial protection construction insurance and tendering controls as well as the Construction Design and Management Regulations has been revised to take account of changes to the common standard form contracts particularly the New Engineering Contract and the GC Works family of contracts Retaining the same basic approach as its successful predecessors this important text introduces the general principles that underlie contracts in construction illustrating them by reference to the most important standard forms currently in use

### **Contractual Procedures in the Construction Industry** Allan Ashworth,Srinath Perera,2018-03-13

Contractual Procedures in the Construction Industry 7th edition aims to provide students with a comprehensive understanding of the subject and reinforces the changes that are taking place within the construction industry The book looks at contract law within the context of construction contracts it examines the different procurement routes that have evolved over time and the particular aspects relating to design and construction lean methods of construction and the advantages and disadvantages of PFI PPP and its variants It covers the development of partnering supply chain management design and build and the way that the clients and professions have adapted to change in the procurement of buildings and engineering projects This book is an indispensable companion for students taking undergraduate courses in Building and Surveying Quantity Surveying Construction Management and Project Management It is also suitable for students on HND C

courses in Building and Construction Management as well as foundation degree courses in Building and Construction Management Key features of the new edition include A revised chapter covering the concept of value for money in line with the greater emphasis on added value throughout the industry today A new chapter covering developments in information technology applications building information modelling blockchains data analytics smart contracts and others and construction procurement Deeper coverage of the strategies that need to be considered in respect of contract selection Improved discussion of sustainability and the increasing importance of resilience in the built environment Concise descriptions of some the more important construction case laws

**Construction Insurance** Roger ter Haar, Marshall Levine, 2013-12-13 First published in 1992 Routledge is an imprint of Taylor Francis an informa company Standard Letters in Architectural Practice David Chappell, 2009-03-16 This book provides over 300 standard letters for architects and contract administrators to use at all stages of contract administration The letters are grouped into sections which correspond with the RIBA Plan of Work the aim is to cover all the common situations encountered in practice This Fourth Edition has been revised to take account of the extensive changes to virtually the whole of the JCT suite of building contracts Unless otherwise stated all letters are suitable for use with JCT Standard Building Contract SBC JCT Intermediate Building Contract IC JCT Intermediate Building Contract with contractor's design ICD JCT Minor Works Building Contract MW JCT Minor Works Building Contract with contractor's design MWD JCT Design and Build Contract DB GC Works 1 1998 With Quantities Contract The latest edition also takes account of the CDM Regulations 2007 the revised RIBA Code of Conduct and its associated guidance notes and the RIBA standard agreements for the appointment of an architect issued in 2007 Architects and contract administrators spend a great deal of time writing letters of various types Many of them are routine and repetitive in character but they require proper consideration if potentially dangerous liability situations are to be avoided The book will be of use not only to architects and contract administrators but also to project managers and employers agents

*Construction Insurance and UK Construction Contracts* Roger ter Haar, Anna Laney, Marshall Levine, 2016-05-20 Construction Insurance and UK Construction Contracts has long been the premier text for legal professionals looking for a combined analysis of construction contracts and their relation to insurance law In a new and updated third edition this book continues to provide in depth commentary and pragmatic advice on all the most important regulations and policies surrounding contracts and insurance in the construction industry Including brand new chapters on reinsurance and energy products this book covers subjects such as Minor intermediate and major project construction contracts Classes of insurance contract The role of insurance brokers Risks in construction and legal liability Professional indemnity insurance and directors and officers liability insurance Bonds and insurance Latent defect insurance Property insurance Health and Safety and Construction Regulations Contract Insurance FIDIC JCT and NEC 3 regulations PFI PPP projects in the UK Dispute resolution This book is a vital reference tool and practical guide for lawyers and in house counsels involved in the construction industry



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