

JCT NEWS

October 2005

JCT News is an occasional series intended to give details of recently published JCT documents and amendments, information about work in progress and future publication dates, so far as they're known.



New publishing agreement: JCT and Sweet & Maxwell

Sweet & Maxwell appointed to manage publishing contract

The Joint Contracts Tribunal (JCT), the construction industry body, has appointed Sweet & Maxwell, the leading legal publishers, to undertake a sweeping overhaul of the publication of its standard forms of building contracts.

Sweet & Maxwell replace the JCT's two existing publishers, RIBA Enterprises and Construction Industry Publications, and have introduced a wide range of improvements to the JCT contracts, designed to make them more user friendly.

Professor Peter Hibberd, Secretary General of the JCT comments: "The existing suite was overdue a revamp – these documents have grown up over 75 years so it was inevitable that there would be some inconsistencies and redundant text."

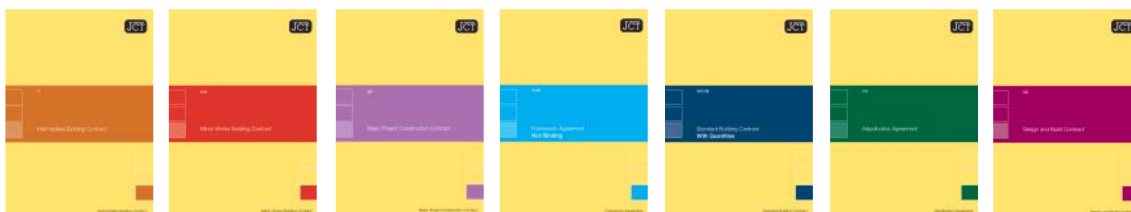
Adds Linda Casbolt, of Sweet & Maxwell: "Working with the JCT has presented Sweet & Maxwell with

an opportunity to conduct extensive user research to gather valuable feedback – we have used that to create unified branding with a contemporary look and feel for the complete range of JCT contracts."

The first relaunched contracts appeared in June, 2005 with further contracts appearing in the forthcoming months.

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“...easier to identify the contract you’re looking for...”

“...improving the branding and navigation of the contracts...
...clearer and crisper...”

“...new-look packaging should make the process more user friendly...”

“...more scope for choosing the right contract for the project...”

What’s happened to JCT 98? See how the contracts have changed within JCT 05

- **Contracts more user friendly**
- **Risk apportionment is clearer**

You will certainly notice a difference when you pick up a new JCT 05 contract. The new publishers have introduced a colour coding scheme – making it easier to identify the contract you’re looking for. The changes go further than that though. The content has been rationalised and, where appropriate, standardised across every contract.

Says Professor Hibberd; *“Having a more homogeneous and consistent layout is one of the great pluses of this overhaul. For new users of the contracts the learning curve will be much shorter than in the past. The user of one JCT contract will feel far more comfortable when, to meet different procurement needs, he/she starts using another JCT contract.”*

“The rewriting of these contracts has avoided changing their effect – users will not find any big shocks, we have not shifted risk from one party to another. Although the risk apportionment remains the same the internal structure of the contracts has changed, and I think users will agree that this is for the better.”

As well as Sweet & Maxwell improving the branding and navigation of the contracts the language is clearer and crisper and the whole range of JCT documents has gone through a rigorous legal critique. Users will understand more readily where the risks in their construction contract are being apportioned.

Additions to contracts

- **New Framework Agreements**
- **Provision for Third Party Rights and Collateral Warranties**

Some important additions have been made to the suite. For example, new Minor Works and Intermediate Building Contracts have been added (which provide for building contractors to have an input in the design element of construction works).

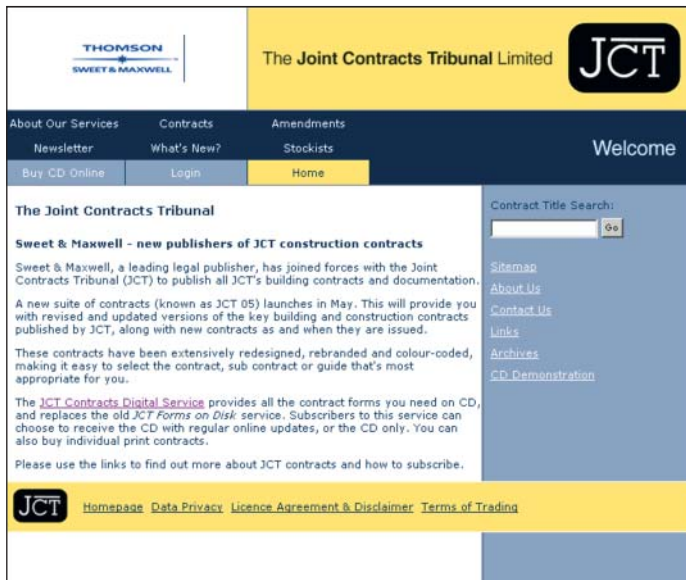
New Framework Agreements (for longer term public sector and private sector procurement programmes) have been added. Third party rights have also been incorporated into the Standard Building Contract, the Design and Build Contract and Intermediate Building Contract.

The JCT 05 relaunch has meant that the contracts can continue to reflect current working practices in the construction industry. It is also set to give people more scope for choosing the right contract for the project. Meanwhile, the new-look packaging should make the process more user friendly.

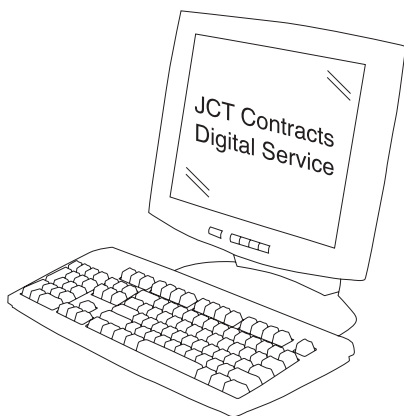
Adds Professor Hibberd; *“Sweet & Maxwell have done a terrific job in producing an eye catching range of contracts which in response to users also incorporate smaller incremental improvements like improving the quality of the paper and having the contracts pre hole-punched.”*

Examine for yourself the changes brought in, many of the new relaunched contracts are available in bookshops now.

Questions? The new JCT Contracts website can help



The new JCT Contracts website has been especially designed by Sweet & Maxwell to answer your queries about the contracts as easily and concisely as possible.



The website has three main functions:

- to give non-subscribers as much information as possible to help you decide upon the contract and service that's right for you;
- to enable you to place your order online; and
- to allow those customers subscribing to the 'digital service with updates' to download updated versions of contracts with amendments incorporated.

Practical advice at the touch of a button

Finding your way around the website couldn't be easier. All the information you are likely to need is listed under clear sub-headings, such as:

- **'About our Services'** – an explanation of the print, digital and free web documents you can obtain from JCT, with links to the Contract Families published by JCT
- **'Contracts'** – a complete rundown of what contracts are available and when you should use them. Includes 'Help Choosing Your Contract'
- **'What's New!'** – a summary of the new contracts and guides being launched
- **'Stockists'** – a reminder of where you can buy your print contracts

To come:

- **'Buy CD Online'** – a short process that takes you through to Sweet & Maxwell's online ordering pages
- **'Log-in'** – click here to pick up the latest online updates to your CD subscription.

But don't just read about it – visit the website, and see for yourself.

www.jctcontracts.com

"...especially designed to answer your queries...easily and concisely as possible..."

"...All the information you are likely to need is listed under clear sub-headings..."

"...complete rundown of what contracts are available..."

"...summary of the new contracts and guides produced since JCT 98"

“...agreements were designed to be used for longer term programmes”

“...they are ideal for use in a variety of situations...”

“...for use by clients with contractors and/or suppliers...”

“...create a collaborative working environment...”

The Framework Agreement – a timely new contract

New Framework Agreements have been added to the range of contracts provided by the JCT. These agreements were designed to be used for longer term

public sector and private sector procurement programmes. They are ideal for use in a variety of situations set out below.

Framework Agreement (FA) New!

0 418 82630 7 £18.95 + VAT

Appropriate:

- for the procurement of construction/engineering related works over a period of time;
- for use by clients with contractors and/or suppliers;
- for use by contractors, sub-contractors and/or suppliers sub-letting to others in the supply chain;
- for use with most standard forms of construction and engineering contracts and sub-contracts.

Can be used:

- on a single project.

Not suitable:

- if the parties do not wish to be legally bound – consider the Framework Agreement (Non-binding) (FA/N).



Framework Agreement Non-binding (FA/N) New!

0 418 82650 1 £18.95 + VAT

Appropriate:

- for the procurement of construction/engineering related works over a period of time;
- for use by clients with contractors and/or suppliers;
- for use by contractors, sub-contractors and/or suppliers sub-letting to others in the supply chain;
- for use with most standard forms of construction and engineering contracts and sub-contracts;
- where the parties do not wish to enter into a legally binding agreement but wish to create a collaborative working environment.

Can be used:

- on a single project.

Not suitable:

- if the parties wish to be legally bound – consider the Framework Agreement (FA).



To order your copy of these new contracts – please contact your stockist listed on page 8

New additions to two established contract families

The Intermediate Building Contract and Minor Works Building Contract both now feature an important addition. Contractor's design has been added to both these contract families. This is set to be a welcome

addition for architects as it means that responsibility for this area can now be shared. See below to work out if these contracts are suitable for you.

Intermediate Building Contract with contractor's design (ICD) **New!**

0 418 82710 9 £23.95 + VAT

Appropriate:

- where the proposed building works are of simple content involving the normal, recognised basic trades and skills of the industry, without building service installations of a complex nature or other complex specialist work;
- where the works are designed and the requirements for the contractor's design of discrete part(s) are detailed by or on behalf of the Employer, and where the Contractor is required to design those part(s) of the work (contractor's designed portion);
- where fairly detailed contract provisions are necessary and the Employer is to provide drawings and a specification, work schedules or bills of quantities to define adequately the quantity and quality of the work; and
- where a Contract Administrator and Quantity Surveyor are to administer the conditions

This contract provides more detailed provisions and more extensive control procedures than the Minor Works Building Contract with contractor's design (MWD) but less detailed than the Standard Building Contract (SBC).

Can be used:

- where the works are to be carried out in sections;
- by both private and local authority employers;
- where provisions are required to cover named specialists.

Not suitable:

- as a design and build contract.



"...a welcome addition for architects as it means that responsibility for this area can now be shared..."

"...used by both private and local authority employers..."

Minor Works Building Contract with contractor's design (MWD) **New!**

0 418 82900 4 £11.95 + VAT

Appropriate:

- where the work involved is simple in character;
- where the work is designed and/the requirements for the contractor's design of discrete part(s) are detailed by or on behalf of the Employer, and where the Contractor is required to design those part(s) of the work (contractor's designed portion);
- where the Employer is to provide drawings and/or a specification and/or work schedules to define adequately the quantity and quality of the work; and
- where a Contract Administrator is to administer the conditions.

Can be used:

- by both private and local authority employers.

Not suitable:

- as a design and build contract;
- where bills of quantities are required;
- where provisions are required to govern work carried out by named specialists;
- where detailed control procedures are needed.



"...work involved is simple in character..."

"...employer is to provide drawings and/or a specification..."

To order your copy of these new contracts – please contact your stockist listed on page 8

“...enhanced service allows the user to edit the contracts on screen...”

“...web link to enable users to search for updates to the contracts...”

“...archive of incorporated versions of JCT 98 contracts ...”

“...print unlimited draft contracts free of charge ...”

Farewell, Forms on Disk – hello,

JCT Contracts Digital Service is the successor to *JCT Forms on Disk*. This enhanced service allows the user to edit the contracts on screen, print multiple draft copies and easily manage the whole exchange of contracts from first draft to completion.

As part of the overhaul, Sweet & Maxwell are to make available a “digital authoring tool” that allows users to amend and adapt JCT contracts within what the JCT describes as a “controlled environment”. Sweet & Maxwell says that the digital authoring tool will enable users to make the changes they want to contracts in an intelligent intuitive “wizard” based process but still ensure that the end result is a document that both sides will understand.

Sweet & Maxwell will also provide a web link to enable users to search for updates to the contracts.



This service includes:

- Key JCT 05 contracts
- An archive of incorporated versions of JCT 98 contracts plus individual amendments
- Individual text of all JCT 05 amendments to be automatically included as available

- A growing archive of JCT 05 contracts containing the previous version of the contract with incorporated amendments when they are published

JCT Contracts Digital Service allows the user to:

- Complete the contracts on screen using powerful Rapidocs technology – a step-by-step question and answer session takes the user through each field in turn, with explanation where appropriate
- Exchange draft contracts electronically between subscribers with user changes tracked in colour

- Print unlimited draft contracts free of charge (printed with the “DRAFT” watermark)
- Take advantage of the new online updating service

Online Updating Service

Choose the online updating service option and ensure you are using the latest version of the contract at all times – this online service will search and update the contract being used if an amendment or new version has been issued.

JCT Contracts Digital Service

JCT Contracts Digital Service

Order Direct by calling Customer Services on 0845 082 1080

Order Online at www.jctcontracts.com

Also available from your usual supplier listed on page 8

Subscription Options

Annual Subscription CD plus online updates

- Complete Edition £375 + VAT for a single user £100 per each additional user
- Small Works Edition £150 + VAT for a single user £50 per each additional user

Annual Subscription CD only

- Complete Edition £325 + VAT for a single user £100 per each additional user
- Small Works Edition* £99 + VAT for a single user £50 per each additional user

*Small Works Edition consists of the Intermediate Building Contract Family and the Minor Works Building Contract Family only.

How does JCT Contracts Digital Service work with Forms on Disk?

The new *Digital Service* uses different software from *Forms on Disk*, and it does not contain JCT 98 contracts, other than in a read-only archive.

This means you will need to keep and use your *Forms on Disk* for any outstanding 98 contracts.

Your *Forms on Disk* subscription will expire at the end of 2005, but the software will not shut down at the end of your subscription. You will be able to purchase print units, and RIBA will be supporting the software until **at least** the end of 2006.

There will be no automatic transfer from one service to another; you **need to** purchase The *JCT Contracts Digital Service* from your usual supplier, whether you are a *Forms on Disk* subscriber or not.

“...choose
from
Complete or
Small Works
edition...”

“...replaces
JCT Forms
on Disk...”

“...available
from
November
2005...”

Available November 2005



Order form

To order any copies of the contracts, please submit this form to your stockist.

Qty	JCT acronym	ISBN	Full Title	Pub date	Price	Revisions
	Adj	0 418 82440 1	Adjudication Agreement	August 05	£4.95	Revised
	Adj/N	0 418 82450 9	Adjudication Agreement (Named Adjudicator)	August 05	£4.95	Revised
	CWa/F	0 418 82460 6	Contractor Collateral Warranty for a Funder	Nov 05	£8.95	Revised
	CWa/P&T	0 418 82470 3	Contractor Collateral Warranty for a Purchaser or Tenant	Nov 05	£8.95	Revised
	SCWa/F	0 418 82490 8	Sub-Contractor Collateral Warranty for a Funder	Nov 05	£8.95	Revised
	SCWa/P&T	0 418 82500 9	Sub-Contractor Collateral Warranty for a Purchaser or Tenant	Nov 05	£8.95	Revised
	SCWa/E	0 418 82480 0	Sub-Contractor Collateral Warranty for an Employer	Nov 05	£8.95	NEW
	CM/A	0 418 82510 6	Construction Management Agreement	tbc	£23.95	Reissued
	CM/G	0 418 82520 3	Construction Management Guide	tbc	£15.95	Reissued
	CM	0 418 82530 0	Construction Management Tender	tbc	£15.95	Reissued
	CM/TC	0 418 82540 8	Construction Management Trade Contract	tbc	£29.95	Reissued
	CMWa/F	0 418 82550 5	Construction Management Trade Contractor Collateral Warranty for a Funder	tbc	£8.95	Reissued
	CMWa/P&T	0 418 82560 2	Construction Management Trade Contractor Collateral Warranty for a Purchaser or Tenant	tbc	£8.95	Reissued
	DB	0 418 82570 X	Design and Build Contract	June 05	£26.95	Revised
	DB/G	0 418 8258 0	Design and Build Contract Guide	Sept 05	£15.95	NEW
	DBSub/A	0 418 82590 4	Design and Build Sub-Contract - Agreement	Sept 05	£22.95	NEW
	DBSub/C	0 418 82600 5	Design and Build Sub-Contract - Conditions	Sept 05	£26.95	NEW
	DBSub/G	0 418 8261 0	Design and Build Sub-Contract Guide	Nov 05	£15.95	NEW
	FA	0 418 82630 7	Framework Agreement	June 05	£18.95	NEW
	FA/G	0 418 82640 4	Framework Agreement Guide	June 05	£15.95	NEW
	FA/N	0 418 82650 1	Framework Agreement (Non-binding)	June 05	£18.95	NEW
	HOB	0 418 82660 9	Building contract for a home owner/occupier who has not appointed a consultant to oversee the work	July 05	£12.95*	Reissued
	HOCpack	0 418 82670 6	Building contract and consultancy agreement for a home owner/occupier	July 05	£17.95*	Reissued
	HG	0 418 82680 3	Housing Grant Works Building Contract	tbc	£12.95	Revised
	IC	0 418 82690 0	Intermediate Building Contract	June 05	£23.95	Revised
	IC/G	0 418 82700 1	Intermediate Building Contract Guide	July 05	£15.95	Revised
	ICD	0 418 82710 9	Intermediate Building Contract with contractor's design	June 05	£23.95	NEW
	ICSub/NAM	0 418 8277 0	Intermediate Named Sub-Contract Tender & Agreement	Nov 05	£15.95	Revised
	ICSub/D/A	0 418 8274 0	Intermediate Sub-Contract with sub-contractor's design - Agreement	Dec 05	£15.95	NEW
	ICSub/D/C	0 418 8275 0	Intermediate Sub-Contract with sub-contractor's design - Conditions	Dec 05	£26.95	NEW
	ICSub/NAM/C	0 418 84650 2	Intermediate Named Sub Contract - Conditions	Nov 05	£26.95	Revised
	ICSub/NAM/E	0 418 84660 X	Intermediate Named Sub-Contractor/Employer Agreement	Dec 05	£15.95	Revised
	ICSub/A	0 418 8272 0	Intermediate Sub-Contract - Agreement	Dec 05	£15.95	NEW
	ICSub/C	0 418 8273 0	Intermediate Sub-Contract - Conditions	Dec 05	£26.95	NEW
	ICSub/G	0 418 8276 0	Intermediate Sub-Contract Guide	Feb 06	£15.95	NEW
	MP	0 418 82780 X	Major Project Construction Contract	July 05	£36.95	Revised
	MP/G	0 418 82790 7	Major Project Construction Contract Guide	July 05	£15.95	Revised
	MPSub	0 418 82800 8	Major Project Sub-Contract	July 05	£36.95	Revised
	MPSub/G	0 418 82810 5	Major Project Sub-Contract Guide	July 05	£15.95	Revised
	MC	0 418 82820 2	Management Building Contract	tbc	£26.95	Reissued
	MCWK	0 418 82830 X	Management Works Contract - Tender & Agreement	tbc	£18.95	Reissued
	MCWK/C	0 418 82840 7	Management Works Contract - Conditions	tbc	£22.95	Reissued
	MCWK/E	0 418 82870 9	Management Works Contractor/Employer Agreement	tbc	£18.95	Reissued
	MTC	0 418 82880 6	Measured Term Contract	tbc	£21.95	Reissued
	MW	0 418 82890 3	Minor Works Building Contract	May 05	£11.95	Revised
	MWD	0 418 82900 4	Minor Works Building Contract with contractor's design	May 05	£11.95	NEW
	PCC	0 418 82920 9	Prime Cost Building Contract	tbc	£34.95	Reissued
	ShortSub	0 418 82940 3	Short Form of Sub-Contract	July 05	£8.95	Revised
	SBC/AQ	0 418 82950 0	Standard Building Contract With Approximate Quantities	July 05	£26.95	Revised
	SBC/G	0 418 82310 3	Standard Building Contract Guide	August 05	£15.95	NEW
	SBC/Q	0 418 82320 0	Standard Building Contract With Quantities	July 05	£26.95	Revised
	SBC/XQ	0 418 82330 8	Standard Building Contract Without Quantities	July 05	£26.95	Revised
	SBCSub/A	0 418 82340 5	Standard Building Sub-Contract - Agreement	Sept 05	£22.95	Revised
	SBCSub/C	0 418 82350 2	Standard Building Sub-Contract - Conditions	Sept 05	£26.95	Revised
	SBCSub/D/A	0 418 82360 X	Standard Building Sub-Contract with sub-contractor's design - Agreement	Sept 05	£22.95	Revised
	SBCSub/D/C	0 418 82370 7	Standard Building Sub-Contract with sub-contractor's design - Conditions	Sept 05	£26.95	Revised
	SBCSub/G	0 418 82380 4	Standard Building Sub-Contract Guide	Sept 05	£15.95	Revised
	SubSub	0 418 82390 1	Sub-subcontract	July 05	£8.95	Revised

*Price includes VAT

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