**JCT 2016 MINOR WORKS BUILDING WITH CONTRACTORS DESIGN**

**ARTICLES OF AGREEMENT AND CONDITIONS OF CONTRACT**

The Articles of Agreement and Conditions of Contract will be those of the Joint Contracts Tribunal (JCT) Intermediate Building Contract with contractor's design 2016 Edition.

**SCHEDULE OF AMENDMENTS TO THE STANDARD FORM OF CONTRACT**

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| **ATTESTATION** | |
| Execution as a Deed | Unless otherwise informed, the Contract shall be executed as a deed. |

**CONTRACT PARTICULARS**

Note: An asterisk \* indicates text that is to be deleted as appropriate.

**Part 1: General**

| **Clause etc.** | **Subject** |  |
| --- | --- | --- |
| Fourth Recital and clause 4.4 | Construction Industry Scheme (CIS) | Employer at the Base Date \*is a 'contractor'/~~is not a 'contractor'~~ for the purposes of the CIS |
| Fifth Recital | CDM Regulations | The project \*is~~/is not~~ notifiable |
| Thirteenth Recital and Schedule 5 | Supplemental Provisions |  |
|  | Collaborative working | Paragraph 1 \*applies/~~does not apply~~ |
|  | Health and safety | Paragraph 2 \*applies/~~does not apply~~ |
|  | Cost savings and value improvements | Paragraph 3 \*applies/~~does not apply~~ |
|  | Sustainable development and environmental considerations | Paragraph 4 \*applies/~~does not apply~~ |
|  | Performance Indicators and monitoring | Paragraph 5 \*~~applies~~/does not apply |
|  | Notification and negotiation of disputes | Paragraph 6 \*applies/~~does not apply~~ |
|  | Where paragraph 6 applies, the respective nominees of the Parties are | Employer's nominee  Keith Grossett  Contractor's nominee  TBC  or such replacement as each Party may notify to the other from time to time |
| Article 7 | Arbitration | Article 8 and clauses 9.3 to 9.8 (Arbitration) ~~\*apply~~/do not apply |
| 2.2 | Works commencement date | 31/08/2021 |
| 2.2 | Date for Completion of the Works | 17/09/2021 |
| 2.8 | Liquidated damages | at the rate of £0 per calendar day |
| 2.10 | Rectification Period | 12 (Twelve) months from the date of practical completion of the Works |
| 4.3 | Interim payments – due dates | The first due date is: last business day of the month  one month after commencement  and thereafter the same date in each month or the nearest Business Day in that month |
| 4.3 | Interim payments – percentages of value  Where the Works, or those works in a Section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is  (The percentage is 95 per cent unless a different rate is stated)  Where the Works, or those works in a Section, have achieved practical completion, the percentage in respect of the completed works is  (The percentage is 97 ½ per cent unless a different rate is stated) | ………95…… per cent  ………97½ … per cent |
| 4.3 and 4.8 | Contribution, levy and tax fluctuations | Schedule 4 (Fluctuations Option) does not apply |
| 4.8.1 | Supply of documentation for computation of amount to be finally certified | Three Months |
| 5.3 | Contractor’s Public Liability Insurance | £1,000,000  For any once occurrence or series of occurrences arising out of one event |
| 5.4A, 5.4B and 5,4C | Insurance of the Works - Insurance Options | Clause 5.4B (Works and existing structures insurance by Employer in joint names applies |
| 5.4A and 5.4B | Percentage to cover professional fees | ............18........... per cent |
| 7.2 | Adjudication | The Adjudicator is President or Vice President of the RICS |
|  | Nominating body - where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) | ~~\*Royal Institute of British Architects~~  \*The Royal Institution of Chartered Surveyors  ~~\*constructionadjudicators.com~~  ~~\*Association of Independent Construction Adjudicators~~  ~~\*Chartered Institute of Arbitrators~~ |

**Amendments to Contract conditions:**

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| **Section 4 Payment** | |
| 4.3.1 | In line 2, delete the words “payment shall be 7 days from its due date”, and **insert** the words  “payment shall be **21** days from its due date” |