

# Facilities Management from A to Z



Based on The FM Lexicon by Martin Pickard  
published monthly in Facilities by Lexis Nexis between 2008 and 2016

## **J** CT Contracts

Because of the large number of contracts required for even the simplest construction project, standard forms of contract are used in the vast majority of instances. A standard form of contract is a readymade and ready to use contract that can be brought off the shelf or via the internet. Such standard form contracts are normally drafted by professional industry bodies such as the Institute of Civil Engineers (ICE) and Institute of Mechanical Engineers (IME). The most commonly used and comprehensive suite of standard form contracts for construction are produced by The Joint Contracts Tribunal (JCT).

The JCT is unique in that it is the only consensual contract authoring body. All new contracts, and subsequent amendments, are published with the support and agreement of all sections of the construction industry. Bodies sitting on the JCT council, and on the drafting committee, include the RIBA, RICS, Construction Confederation, National Specialist Contractors Council, Local Government Association, British Property Federation and the Scottish Building Contract. The committee was established in 1931, and for over 70 years has produced standard forms of contracts, guidance notes and other standard documentation for use in the construction industry.

JCT produce a suite of contract families made up of main contracts and sub-contracts, together with other documents that can be used across the contracts. These include forms for Minor Works, Major, Standard and Intermediate projects, Design and Build, Construction Management, Measured Term, Prime, Consultancy and many more.

The new JCT Constructing Excellence Contract developed in conjunction with Building Excellence has been welcomed by the OGC and leading industry spokesman like Sir Michael Latham for its approach to partnering and collaboration. The contract provides an underpinning document for collaborative working and the formation of integrated teams within the supply chain. It is intended to encourage collaborative behaviour and to get participants to recognise the importance of and require the use of risk management at the pre-tender stage to assist in delivering successful projects. The contract is appropriate for the procurement of construction works and construction related services and for use throughout the supply chain including the provision of professional services. It can be used whether or not the supplier is to design, where the works are to be carried out in sections and for Target Cost or Lump Sum projects.

*For more information on the work of the JCT see [www.jctltd.co.uk](http://www.jctltd.co.uk). Their contracts are published by Sweet and Maxwell and are available at [www.jctcontracts.com](http://www.jctcontracts.com)*