

Construction Playbook delivered through the use of JCT Contracts

Our handy graphic shows the key policy areas and activities of the Construction Playbook for which JCT provides options – in terms of contracts, services, guidance, and other products... For a detailed breakdown, we recommend you read our article '[JCT Contracts Meeting the Objectives of the Construction Playbook](#)'.



Construction Playbook policy/activity

JCT solutions ✓

Early supply chain involvement



- [JCT Pre-Construction Services Agreement \(General Contractor\)](#)
 - [JCT Pre-Construction Services Agreement \(Specialist\)](#)
 - [JCT Constructing Excellence Contract](#)
- } Used in conjunction with any JCT main contract

Outcome-based approach



- ALL contracts within the JCT suite can facilitate outcome-based specification, except the JCT Standard Building Contract With Quantities (because of its detailed requirement for quantification of work prior to tender).

Longer term contracting



- [JCT Framework Agreement](#)
 - [JCT Measured Term Contract](#) (for maintenance/minor building works)
- } Used in conjunction with any JCT main contract except Measured Term Contract

Digital technologies



- [JCT Digital](#) – includes the JCT On Demand and JCT Construct services
- [BIM and JCT Contracts](#)

Delivery model assessment – offsite construction



- [JCT Constructing Excellence Contract](#)
 - [JCT Design and Build Contract](#)
 - [JCT Management Building Contract](#)
 - [JCT Construction Management Contract](#)
 - [JCT Prime Cost Contract](#)
- } JCT main contracts including these can be used in conjunction with offsite manufacture.

Benchmarking



- ALL JCT main contracts include a performance indicator provision, including the [JCT Framework Agreement](#) which is relevant to support benchmarking in relation to longer term contracting.

Standardise designs, components, and interfaces



- JCT contracts do not in any way inhibit the use of any standardised services.

Risk allocation



- The JCT suite enables risk to be dealt with in ways that meet a diverse range of needs, and additionally, provides optional provisions for the appropriate allocation of risk in certain areas.
- Regardless as to whether risk is prescribed pre-tender, or as part of the tender process, there is JCT contract that can be used. Refer to individual main contracts for details.

Payment mechanisms



- Payment mechanisms are provided throughout the JCT contract suite to meet different procurement routes.
- ALL provisions are fully compliant with the amended Housing Grants, Construction & Regeneration Act 1996.
- Fixed and variable price provisions and optional fluctuation mechanisms are provided for use where appropriate.

Tendering



- [JCT Tendering Practice Note](#)

Resolution planning



- [JCT Dispute Adjudication Board Documentation](#)
- [JCT Project Bank Account Documentation](#)
- JCT provides for a performance or guarantee bond, advance payment bond, retention bond and off-site materials bond.
- Detailed provisions across the suite for insolvency, mitigation of insolvency risk, and termination.

Manage and monitor the execution of construction



- All main JCT contracts include a section on the control of the project/works and a provision on performance indicators and monitoring.
- The [JCT Constructing Excellence Contract](#) includes a section on working together, and primary obligations, including detail on the project programme.

Manage change/variation



- JCT provides comprehensive detail for change and variations across its contract suite. Refer to individual contracts for details.
- The [JCT Constructing Excellence Contract](#) differs as it relies on a collaborative approach and the default option of Target Cost and associated provisions.

Contract completion and transition to operation



- Completion of the works is generally provided by reference in JCT contracts to practical completion.
- [JCT Major Project Construction Contract](#) – makes specific reference to commissioning or completion tests referred to in the documentation.
- [JCT Constructing Excellence Contract](#) – refers to 'certifying completion'.
- Other requirements are to be specified in the other contract documentation. Similarly, maintenance (as separate from rectification), operational manuals and after care, are to be specified in the contract documentation.

Project review



- [JCT Framework Agreement](#) (clause 21)
 - [JCT Constructing Excellence Contract](#) (Section 6)
 - [JCT Construction Excellence – Project Team Agreement](#) (clause 2.3)
- } Used in conjunction with any JCT main contract except Measured Term Contract

Effective contracting



- Extensive collaboration supported specifically using the [JCT Constructing Excellence Contract](#), or the [JCT Framework Agreement](#) in conjunction with a JCT main contract.
 - JCT contracts also contain provisions for collaborative working, 'cost and value improvements', and 'value engineering'.
 - [Guide to selecting the appropriate JCT main contract](#)
 - [Guide to selecting the appropriate JCT sub-contract](#)
 - [JCT Contracts Discovery](#)
 - [Deciding on the appropriate JCT Contract 2016](#)
- } Guidance to support the selection, use, and understanding of JCT contracts

