

# JCTNEWS

THE JCT CONTRACTS UPDATE FOR THE CONSTRUCTION PROFESSIONAL

## WRAXALL YARD, DORSET

A restoration and retrofit project, on an Area of Outstanding Natural Beauty in West Dorset, provides holiday accommodation and facilities specifically for people living with disabilities. The Wraxall Yard project used a JCT Standard Building Contract.

Wraxall Yard is a project developed by Clementine Blakemore Architects for client, Wraxall Yard CIC. It is a restoration and retrofit scheme which upgraded a site of derelict farm and agricultural buildings to provide bespoke, supported, self-catered holiday facilities for local people living with disabilities. The buildings are located on a 100ha organic farm in Lower Wraxall, an Area of Outstanding Natural Beauty in West Dorset, near Dorchester. In addition to the holiday accommodation, the upgrade includes a community space, workshop, and smallholding. The five holiday rentals are available to hire individually or as a complete site. The community space is for the hosting of free events. The site as a whole is run as a not-for-profit community interest company in partnership with a local charity, Green Island Trust.

In developing the scheme, the project team had several main objectives. At its foundation was the idea that opportunities to engage with farming and wildlife should be open to all, and that well-being and equality would be central to the project's ethos. From this was the aim that the renovation would be an exemplar of accessibility and sustainability without compromising the historic agricultural character of the buildings and surroundings. Attention to detail and quality, using the existing location and materials as inspiration, was also important to ensure a level of finishing akin to what one would find in one's home.

Early consultation with disabled people during the design process was vital to work out how best to accommodate their requirements. The result has been a ground-up approach to the retrofit, internally and externally, which avoids the usual



Wraxall Yard, Dorset

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ramps, handrails, and routes that would typically be fitted to a building retrospectively. The topography of the site is designed with pathways that give gently sloping access to the site. From the car park at the rear, the buildings are reached via a curved pathway that is surrounded by a coppiced nuttree, through a roofed passage through one of the barns, and finally a planted courtyard.

The accommodation has all been arranged on one level, with layouts that ensure easy circulation, spacious turning circles, and clear access to all windows and doors. Bedrooms all have height adjustable and profiling beds, finished to a high level, with bespoke solid Douglas fir surrounds that match the interior joinery and furniture.

Bathrooms and kitchens are equipped with a range of accessibility features, such as sinks with integrated grab handles, and rise-and-fall worktops to enable the use of a wheelchair below.

The original buildings comprise a series of stone and brick dairy barns which date from the 19th century. Sitting adjacent to a Grade 1\*-listed church, the barns are built around a central courtyard which extends to the south to form an open farm yard flanked by a steel Dutch barn. In completing the restoration works, the majority of the original external stone and masonry walls have been retained. They have been underpinned by 50 per cent Ground Granulated Blast-furnace Slag (GGBS) concrete – a more sustainable

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alternative to traditional cement – and repaired with a mixture of salvaged and locally sourced stone, including field flint, Portland, Purbeck, forest marble, and chalk. The courtyard walls, which were in particularly bad condition, were replaced with new timber framed walls and clad externally with recycled stones from around the site. Roofs have been reclad with red clay double Roman roof tiles, and they now include integrated access points for bats at a number of locations.

Internally, similar to the original external stone walls, many of the existing timber roof trusses have been repaired and retained. New ones, where required, have been made from UK-grown Douglas fir in a sawn finish. New roof sheathing has been created from birch plywood and left exposed as the internal ceiling finish. The insulation is installed above, which enables the full depth of the beams to be visible as a feature. Existing walls have been insulated internally with cork, which is applied directly to the stone walls with lime plaster. This methodology allows for moisture to move through the envelope. Existing openings have also been re-used as much as possible in conjunction with operable steel windows and doors, selected for their longevity and ease of use. The use of Douglas fir is continued with the installation of fixed timber windows. In place of the barn doors, large expanses of glazing have been used, which have been subdivided by timber mullions to filter out direct sunlight.

Peace, tranquility, privacy, and a connection to the surroundings are reflected all throughout the scheme, from its quiet, tasteful colour palette and material choice through to the shared courtyard garden. Guests are able to take part in farming activities and spend time with the animals. The community space includes its own kitchen where guests can take part in workshops and classes. The wheelchair accessible route to the riverbank from the courtyard garden grants access to an island picnic area providing further opportunities for enjoying the local wildlife in peace.

A project with a focus on attention to detail, careful consideration of requirements, a defined approach to quality, and a complex set



Wraxall Yard, Dorset

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of building processes can always look to the JCT Standard Building Contract to provide a set of terms that uphold the exemplary standards achieved by Wraxall Yard.

## WRAXALL YARD, PROJECT DATA:

START	MAY 2020	STRUCTURAL ENGINEER	STRUCTURE WORKSHOP
COMPLETION	APRIL 2022	SERVICES ENGINEER	RITCHIE+DAFFIN
CONTRACT	JCT STANDARD BUILDING CONTRACT	LANDSCAPE DESIGNER	HORTUS COLLECTIVE
SITE AREA	4,600M <sup>2</sup> (APPROX.)	BELOW GROUND DRAINAGE DESIGNER	GENEVER & PARTNERS
GROSS INTERNAL FLOOR AREA	800M <sup>2</sup>	QUANTITY SURVEYOR	ALIGN PROPERTY CONSULTANTS
CLIENT	WRAXALL YARD CIC	ACCESSIBILITY CONSULTANT	CENTRE FOR ACCESSIBLE ENVIRONMENTS
ARCHITECT	CLEMENTINE BLAKEMORE ARCHITECTS	INTERIOR DESIGNER	CLEMENTINE BLAKEMORE ARCHITECTS
MAIN CONTRACTOR	STONEWOOD BUILDERS	IDENTITY AND WAYFINDING	SMITHS STUDIO

## JCT LAUNCHES CONTRACT ADMINISTRATION FORMS FOR MINOR WORKS AND HOME OWNER CONTRACTS


JCT announced the release of a new series of contract administration model forms for use with the JCT Home Owner and Minor Works Building Contract families.

The new products available are:

- MW and MWD 2016 **Admin**


**Contract Administration Model Forms**

For use with the **Minor Works Building Contract 2016 (MW 2016) and Minor Works Building Contract with contractor's design 2016 (MWD 2016)**


- HO/B 2021 **Admin**


**Contract Administration Model Forms**

For use with the **Building contract for a home owner/occupier who has not appointed a consultant to oversee the work (HO/B 2021)**


- HO/C and HO/CA 2021 **Admin**

**Contract Administration Model Forms**

For use with the **Building contract and consultancy agreement for a home owner/occupier (HO/C and HO/CA 2021)**



The contract administration model forms provide a series of template forms to assist with the administration of a JCT contract and a construction project.

The PDF packs are convenient to use and easy to purchase online via the JCT On Demand digital service.

Examples of the forms included within the PDF packs are:



### MW and MWD 2016 Contract Administration Model Forms

- Extension of Time
- Non-completion
- Notice of Intention to Deduct Liquidated Damages
- Practical Completion Certificate
- Certificate of Making Good
- Architect/Contract Administrator's Instruction
- Interim Certificate
- Pay Less Notice
- Final Certificate
- Valuation (which can be used with the Interim Certificate, Final Certificate and Pay Less Notice)



### HO/B 2021 Contract Administration Model Forms

- Confirmation – Use of Used Materials
- Change of Work Details
- Extension of Working Period
- Reporting Faults
- Warning Notice
- End of Contract Notice
- Confirmation – Goods and Services



### HO/C and HO/CA 2021 Contract Administration Model Forms

- HO/C 2021 Admin**
- Confirmation – Use of Used Materials
  - Permission to Sub-contract
  - Change of Work Details
  - Extension of Working Period
  - Completion Certificate
  - Reporting Faults
  - Making Good Certificate
  - Stage Completion Certificate
  - Warning Notice
  - End of Contract Notice
  - Confirmation – Goods and Services

### HO/CA 2021 Admin

- Permission to Sub-contract
- Change of Services
- Warning Notice
- End of Agreement Notice
- Confirmation – Goods and Services

For more information, visit the JCT Online Store at [www.jctltd.co.uk](http://www.jctltd.co.uk).

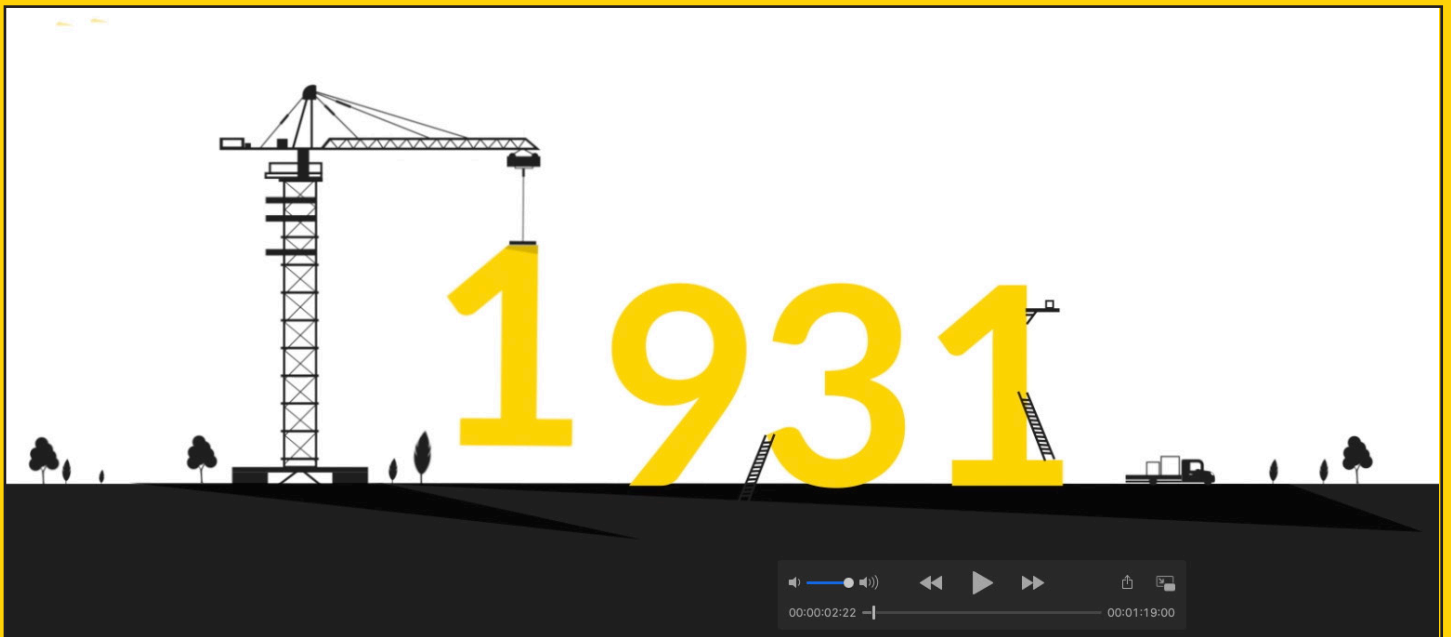
# JCT EDUCATION & TRAINING VIDEO RELEASED



Find out how we are helping construction professionals at each stage of their career on the JCT website and YouTube channel:

<https://corporate.jctltd.co.uk/initiatives/education-students/>

JCT has launched a new education and training video to explain the role we play, beyond the production of the JCT contract suite, in supporting construction professionals, students, and education providers to learn about the contract process and foster best practice in their use.



The video highlights our history of excellence in the production of standard form contracts and recognises our role in ensuring that construction professionals can confidently and successfully use JCT contracts on their projects through the right support, training, and learning resources.

**In particular, the video takes a look at some of the tools we have developed:**

- **JCT Young Professionals Group (YPG)**

The JCT YPG is a focus group for professionals within roughly the first ten years of their career, those that are “young in the industry” regardless of age, and students, whose members are interested in elevating their professional profile, expanding their industry network and connecting with peers, and giving back to the industry through fostering a long-term engagement with JCT.

- A platform for young professionals and those new to a construction career regardless of age, across different sectors of the industry, to network and share experiences, knowledge, and ideas in an informal way
- A link between YPG members and industry experts for the sharing of knowledge and experience
- A range of useful on and off-line tools to link professionals together with JCT
- A way for professionals to engage with JCT, the UK’s largest provider of construction contracts, and a key example of a cross-industry collaboration, to shape the future of construction contracts.

Find out more about the YPG at <https://ypg.jctltd.co.uk>.

### • JCT Training

JCT Training provides courses on specific JCT contract families, as well as other contract related matters. The courses are designed to help construction professionals with a range of JCT topics, including:

- Learning about some of the main contracts in the JCT range, including setting out these contracts, looking at what provisions are included
- Gaining knowledge and guidance to avoid common pitfalls
- Exploring the legal underpinning behind JCT contracts to give users confidence when they are working with particular JCT forms.

The courses are delivered by a range of expert trainers, all current or past members of the JCT Council, or JCT Drafting Sub-committee. This means the training is delivered by those directly involved in the creation of the JCT 2016 Edition.

Courses are currently delivered as day-long, face-to-face sessions, in a 3-hour format as live, interactive webinars, and in a series of bite-size video modules.

Find out more at <https://www.jctltd.co.uk/jct-training>.

### • JCT Contracts Discovery

JCT Contracts Discovery is an education and learning module designed for education and training providers, in-house training teams and independent tutors.

Delivered in both hard-copy and online formats, the module provides the materials that students need to gain a comprehensive yet broad understanding of JCT contracts and JCT contractual procedures.

It supplements a student's knowledge of JCT contracts and helps to explain their use in context. It can be used alongside the study of specific contract documents to offer a deeper level of understanding.

The module is organised so that each section covers a key area of the construction process impacted by JCT's range of documents.

JCT Contracts Discovery:

- Explains the major elements of the JCT suite of contracts
- Goes through the way in which JCT contracts are set up and implemented
- Looks at the various roles of individuals including contractors, employers, sub-contractors and contract administrators within the contract process
- Discusses how JCT provisions deal with administrative matters, such as payment, control of the works, and control of time.

Find out more at <https://www.jctltd.co.uk/product/jct-contracts-discovery>



Watch the full video over on the JCT YouTube channel, or find out more about all of our work to support education and training on the JCT website at: <https://corporate.jctltd.co.uk/initiatives/education-students/>.



**JCT Education, fostering practice for every generation**

## JCT PARLIAMENTARY RECEPTION TO GIVE INSIGHT INTO NEXT EDITION OF CONTRACTS



JCT's 2023 Parliamentary Reception will be an opportunity for invited guests to gain an insight into the core themes that will be reflected within the next edition of JCT Contracts.

The event, taking place on Friday, 16 June 2023, is an exclusive occasion for JCT's members and guests, celebrating the achievements of JCT and the wider industry, raising awareness of important issues or new developments, and an opportunity to thank those professionals involved in making JCT a success.

Whilst work on the next edition of the contract suite continues, this year's event will enable construction industry guests to gain an insight into some of the edition's key changes and features.

JCT chair, Karen Kirkham, will give a welcome address, including the overview of the next edition.

The core changes within the next edition are broadly organized into the following four areas:

- Modernizing and streamlining - with changes to improve the efficiency of working with the contract suite.
- Additions to the JCT suite - including the launch of a new contract family.
- Major legislative changes.
- Future-proofing - enabling the contracts to further facilitate working practices in respect of sustainability, collaborative working, and the Construction Playbook.

JCT chair, Karen Kirkham, said:

*"We are looking forward once again to welcoming JCT members and guests to our Parliamentary Reception."*

*"This year we want to take the opportunity to share some of the key themes of the next edition of JCT contracts, and give insight into the types of changes, improvements, and additions that contract users can expect as we continue to prepare for the finalisation and release of the suite."*

*"In particular, this year's event is also about thanking all of those who contribute to, and support, the JCT's work and continue to ensure that JCT sets the standard for construction contracts in the UK."*



**NETWORK**  
*keeps you informed*

## JCT INTERVIEWS...



## EUAN GEDDES

**Member, JCT Council and Board**

**Current job title and company/position:**

**Expert Witness / Partner at HKA**

**Chair of the Scottish Building Contracts Committee (SBCC)**

In the *JCT Interviews...* series we shine the spotlight on some of the key people who are involved with or give their time to support JCT, showing the diverse range of disciplines across the construction industry that our members represent and the collaborative work that contributes to the development of our contracts. We look at how our interviewees contribute to JCT specifically and gain their views on the wider industry and JCT's role within it.

After 25 years in traditional architectural practice, including 17 years as director of a busy commercial office, Euan made the move into expert witness work. He is now a Partner at HKA, a global practice providing expert witness, claims, and advisory services across multiple sectors. He regularly provides expert reports for use in adjudication, mediation, and litigation and has provided oral evidence in the High Court (TCC).

Along with his day-to-day work, Euan sits on the Investigations Panel of the Architects Registration Board (ARB), the Board of the Architects' Professional Examination Authority in Scotland (APEAS), and the Contracts Committee of the Royal Incorporation of Architects in Scotland (RIAS).

**JCT:** Euan, how did you first come to be involved with JCT? Why do you think it is important to be involved?

**EG:** My path to becoming involved with JCT was circuitous.

I have been involved with the Royal Incorporation of Architects in Scotland (RIAS) for many years, both on Council and on the Practice and Contracts Committees. Through this, I joined the Scottish Building Contracts Committee (SBCC) which is the Scottish college of JCT and eventually became Chair. One of my roles as Chair is to represent SBCC on the Council and Board of JCT.

I think it is important to be involved in JCT for a number of reasons. Firstly, I want to make sure that the Scottish construction industry continues to have a voice in JCT matters. Secondly, and on a personal level, I am keen to make sure that architects continue to be represented at JCT.

**JCT:** In your time in being involved with JCT, are there any specific projects, areas of interest or activities that you have enjoyed being part of?

**EG:** I have taken great interest in JCT's Young Professionals Group (YPG) which provides networking and learning opportunities for new construction professionals. This is a hugely positive initiative which demonstrates that JCT is a dynamic organisation which is trying to actively engage with new talent. It is an initiative which SBCC is hoping to learn from and emulate.

**JCT:** Do you have any personal career highlights?

**EG:** I have been very lucky to have worked on some very rewarding projects with some extremely talented people throughout my career. A personal career highlight was



making the leap from traditional architectural practice to expert witness work as it involved me having to learn a host of new skills at a mature age!

**JCT:** What are you most proud of about the construction industry as a whole and where do you think it most needs to improve?

**EG:** I am proud that the construction industry has proven itself to be adaptable, responsive, and innovative. This is particularly the case over recent years when domestic and global events have created unparalleled challenges.

One area where the construction industry can improve is by challenging gender inequality and addressing the low number of women in construction. A recent study estimated that just 15% of the UK construction workforce is made up of women.

**JCT:** What do you see as the main challenges for the construction industry over the next five years?

**EG:** The biggest challenge for the construction industry over the next five years will be coming to terms with the

consequences of the final report of the Grenfell Tower Inquiry, expected later this year. The Building Safety Act 2022 is already having a major impact, but there will be further need for reform at all stages of the design and construction process.

Aside from this, environmental concerns will continue to dominate and challenge the construction industry. The need to use sustainable construction techniques, including renewable and recyclable resources and materials, will continue to grow, as will the need to reduce waste and energy consumption during the construction process.

**JCT:** Does JCT have a wider role to play in the industry beyond producing contracts?

**EG:** It is definitely the case that JCT has a wider role to play in the construction industry, although producing effective and adaptable contracts must remain at the heart of what it does. The guidance and training offered by JCT encourages best practice within the industry. At the same time, JCT should continue to encourage and engage with new talent through initiatives like the Young Professionals Group.



**Construction Playbook**  
policy/activity

Early supply chain involvement

Outcome-based approach

Longer term contracting

Digital technologies

Delivery model assessment – offsite construction

Benchmarking

Standardise designs, components, and interfaces

Risk allocation

Payment mechanisms

**JCT**

**Construction Playbook delivered through the use of JCT Contracts.**

Discover how with our updated quick-reference infographic

**PDF** 

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