

# JCTNEWS

THE JCT CONTRACTS UPDATE FOR THE CONSTRUCTION PROFESSIONAL

## ACLAND BURGHLEY SCHOOL, LONDON

In the heart of Tufnell Park, London, Acland Burghley School stands as a testament to 1960s Brutalist architecture. Recently, the school underwent a significant retrofit, transforming its interiors to meet contemporary educational needs while respecting its architectural heritage. A JCT Design and Build Contract was the form of choice for this project.

The refurbishment focused on enhancing key areas such as the library, classrooms, and T-Level learning facilities. The design team, led by Tuckey Design Studio, adopted a 'light-touch' approach. This strategy aimed to retain as much of the existing fabric as possible, minimising costs and disruption while preserving the building's character.

The school's library, once overshadowed by utilitarian additions, has been reimagined to reflect its Brutalist roots. A bespoke chamfered reception desk, inspired by the building's hexagonal concrete columns, anchors the space. The replacement of dated vinyl flooring with a cushioned orange carpet pays homage to the original 1960s colour scheme, enhancing both aesthetics and acoustics. Vertical timber joinery and cork pinboards integrate seamlessly within the raw material palette, echoing the texture of board-marked concrete and reinforcing the school's material identity.

Classrooms have been upgraded to foster a conducive learning environment. Dropped ceilings



Acland Burghley School, London

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have been tapered to increase natural light and reveal full-height windows. Wood wool boards improve acoustics and soften the spaces, creating a more comfortable setting for students. The T-Level facilities, including Media, Broadcast, and Production studios, bridge the gap between education and industry, offering students and local creatives state-of-the-art facilities to advance careers in film and television.

Working with an existing Brutalist structure presented unique challenges. The heavy béton brut geometry of the building required careful consideration to introduce modern elements without compromising its integrity. The design team faced the task of improving spatial flow and accessibility while respecting the building's original design. Efforts were made to uncover and restore original features, such as shuttered concrete pillars,

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and to enhance wayfinding throughout the school.

The choice of materials played a crucial role in balancing the rawness of Brutalist architecture with the warmth needed for a welcoming educational environment. Lightweight interventions, such as stained chipboard and pine battens, replaced plastic trunking, adding a tactile quality to the spaces. These materials are not only cost-effective but also allow for easy replacement over time, adapting to the school's evolving needs.

The use of a JCT Design and Build Contract was an important element to ensure the project's success. The contract facilitates a collaborative approach between the client, architect, and contractor, ensuring that the design vision could be realised within budget and on schedule. The clear allocation of responsibilities and communication required helps the parties to navigate the complexities of retrofitting a listed building, leading to a harmonious blend of old and new.

The retrofit of Acland Burghley School exemplifies how thoughtful design can breathe new life into a Brutalist structure. By respecting the building's architectural heritage and integrating modern educational



Acland Burghley School, London

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requirements, the project has created a learning environment that is both functional and inspiring. The use of a JCT Design and Build Contract proved to be an effective choice, fostering collaboration and ensuring

the project's successful completion. This refurbishment not only enhances the school's facilities but also celebrates its architectural legacy, providing a model for future educational building projects.

PROJECT DATA:

START:	July 2024
COMPLETION:	September 2024
GROSS INTERNAL FLOOR AREA:	410m <sup>2</sup>
FORM OF CONTRACT:	JCT Design & Build Contract
ARCHITECT:	Tuckey Design Studio
CLIENT:	Camden London Borough Council
MAIN CONTRACTOR:	Ash Contracting
INTERIOR DESIGN:	Tuckey Design Studio
STRUCTURAL ENGINEER:	BC Structural Design
M&E CONSULTANT:	Provided by contractor
QUANTITY SURVEYOR:	MPA Construction Consultants
DIGITAL & DATA CONSULTANTS:	Camden SITSS
PRINCIPAL DESIGNER:	Tuckey Design Studio
APPROVED BUILDING INSPECTOR:	Camden Building Control



## JCT PARLIAMENTARY RECEPTION CELEBRATES CONCLUSION OF LATEST NEW EDITION AND PUBLICATION OF TCC



JCT used the occasion of its annual Construction Industry Parliamentary Reception to celebrate and acknowledge the work of its members in producing the latest addition to the JCT contract suite, the JCT Target Cost Contract, and concluding the publication of all documents within the JCT 2024 Edition.

The reception, which took place on Friday 13 June at The House of Commons Terrace Pavilion, is an exclusive event for JCT's members and guests, celebrating achievement in the built environment and highlighting the hard work of those from across all sectors of the industry that contribute to JCT and its success.

In her welcome address, JCT chair, Karen Kirkham, provided more information about the release of the Target Cost Contract family.

The documents include a main contract, sub-contract, and their respective guides, and were released on 25 June.

A Target Cost Contract hub, available on the JCT corporate website, is also live, containing a range of information for those working with the Target Cost Contract for the first time.

In addition to an introductory article explaining the key elements of the new contract, the hub also features worked examples, supporting video commentary for worked examples, and more information.

A launch event for the Target Cost Contract, aimed at providing a more detailed explanation of the contract family is being planned for after the summer.

Karen Kirkham, said:

*"It has been an exciting last 12 months for JCT as we have seen the release of the 2024 Edition of Contracts and its uptake by the industry."*

*"Our members can be extremely proud of the work that has gone into producing this latest Edition, demonstrating once again their commitment to ensuring that JCT remains the standard-bearer for contracts in the construction industry."*

*"As we conclude the publication of the JCT 2024 Edition, the release of a brand new form - the Target Cost Contract - represents our continuing work in listening to the industry and ensuring we meet and adapt to its needs."*

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JCT TARGET COST CONTRACT 2024

Visit our online hub for all the information you need on the new JCT Target Cost Contract.

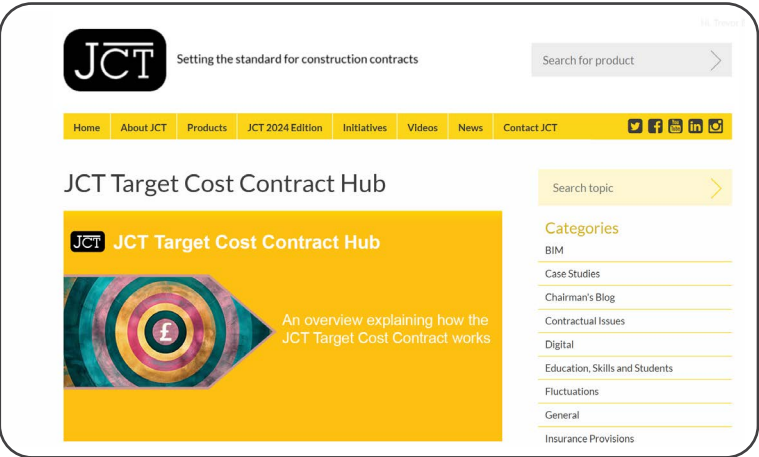
The JCT Target Cost Contract 2024 was released on 25 June. The contract family consists of the following documents:

- Target Cost Contract 2024 (TCC 2024)
- Target Cost Sub-Contract Agreement 2024 (TCCSub/A 2024)
- Target Cost Sub-Contract Conditions 2024 (TCCSub/C 2024)
- Target Cost Contract Guide 2024 (TCC/G 2024)
- Target Cost Sub-Contract Guide 2024 (TCCSub/G 2024)

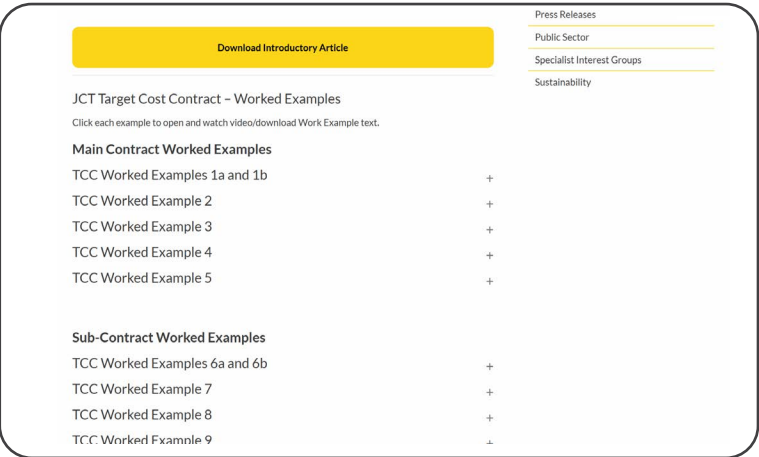
The JCT Target Cost Contract is designed for construction projects where the Employer wishes to incentivise the Contractor, and which is achieved through the setting of a Target Cost and the provision of sharing arrangements (a pain and gain mechanism) in relation to actual allowable costs incurred. Parties are encouraged to foster collaboration and working practices that maximise opportunities to make gain savings, thereby reducing the overall costs of a project.

The Target Cost Contract Hub contains a range of information and guidance to assist users in working with and understanding the contract.

- An introductory article explaining the key elements of the contract and how the payment and risk/reward arrangements work.



- Worked Examples providing more detailed text on how the various costs and payment calculations are made.
- Supporting video commentaries on the Worked Examples providing enhanced guidance.



Keep checking the TCC Hub for more updates coming soon – more content is due to be added including further information and links to resources.

Visit: [corporate.jctltd.co.uk/target-cost-contract-hub](https://corporate.jctltd.co.uk/target-cost-contract-hub)

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# JCT 2024 EDITION – AVAILABLE PRODUCTS UPDATE

The following JCT 2024 contracts are now available via the JCT Online Store – access instantly online through *JCT On Demand* digital and via the *JCT Construct* digital subscription service, or purchase in hardcopy for delivery.

## JCT Target Cost Contract 2024



### Contract family includes:

- JCT Target Cost Contract 2024 (TCC 2024)
- JCT Target Cost Sub-Contract Agreement 2024 (TCCSub/A 2024)\*
- JCT Target Cost Sub-Contract Conditions 2024 (TCCSub/C 2024)\*
- JCT Target Cost Contract Guide 2024 (TCC/G 2024)
- JCT Target Cost Sub-Contract Guide 2024 (TCCSub/G 2024)

## JCT Tendering Practice Note 2024 (PN/Tender 2024)



## Guide to JCT Contracts Series\*\*



Authored by Sarah Lupton and Manos Stellakis, the latest edition of the JCT guide series provides an indispensable resource to help navigate contracts from the JCT 2024 Edition. The guides offer a clear, practical breakdown of each contract's provisions, procedures and party obligations.

### The series currently includes:

- Guide to JCT Minor Works Building Contract 2024
- Guide to JCT Design and Build Contract 2024
- Guide to JCT Intermediate Building Contract 2024

## THE PROCUREMENT ACT 2023 – INFORMATION FOR JCT USERS

In addition to the changes as part of the JCT 2024 Edition, the above documents incorporate changes resulting from the implementation of The Procurement Act 2023, which came into force on 24 February 2025.

Information on the changes included regarding The Procurement Act 2023 can be found via the JCT website at [www.jcttd.co.uk/useful-documents](http://www.jcttd.co.uk/useful-documents).

\* For digital versions (*JCT On Demand* and *JCT Construct*) the product includes both the Agreement (TCCSub/A) and Conditions (TCCSub/C)

\*\*This is not a JCT product

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## JCT TRAINING: AUTUMN 2025 COURSE DATES LIVE



The Autumn 2025 series of JCT Training is now live with a range of full-day in-person courses and 3-hour online webinar courses.

Scheduled to take place in October and November, the courses will focus on three different contract families from the JCT 2024 Edition of Contracts, as well as offer a brand new in-person course, 'Working with JCT Contracts 2024 (The Legal Aspects)', introducing the legal background to the JCT 2024 Edition.

The sessions to take place and the dates are as follows:

### In-person courses

#### Thursday, 2 October 2025

Working with JCT Contracts 2024 (The Legal Aspects)

#### Wednesday, 8 October 2025

JCT Design and Build Contract 2024

#### Thursday, 16 October 2025

JCT Intermediate Building Contract 2024

### Online courses

#### Wednesday, 22 October 2025

JCT Design and Build Contract 2024

#### Wednesday, 19 November 2025

JCT Minor Works Building Contract 2024

The autumn courses are now open for booking at [www.jctltd.co.uk/jct-training/available-courses](http://www.jctltd.co.uk/jct-training/available-courses).

**Don't forget our latest JCT Training Video Modules covering contracts from the JCT 2024 Edition**



**Introduction to JCT Standard Building Contract 2024 and Introduction to JCT Intermediate Building Contract 2024**

The latest JCT Training Video Modules can be purchased at [www.jctltd.co.uk/category/jct-training-videos](http://www.jctltd.co.uk/category/jct-training-videos).



## JCT YOUNG PROFESSIONALS GROUP – FOUNDER MEMBER LEADERS

In this series we find out more about some of the key people who give their time to support the JCT Young Professionals Group (JCT YPG). We will look at our interviewees' background and how they got into the industry, the importance of their contribution to JCT YPG specifically, and gain their views on JCT's wider role within the industry.



### Christakis Miltiadous

Legal Counsel – Construction and Consulting | Bovis

**JCT:** Tell us a bit about your background. What is your current role, and why did you decide on a career in the construction industry?

I completed a law degree, an LLM in international commercial law, and then completed my LPC in London. My first exposure to construction was working within a digital editorial role. That role led me to find an in-house training contract at a French main contractor. A few years later, I joined Lendlease as Legal Counsel, and following the divestment of its construction business, I am now Legal Counsel at Bovis where I am firmly embedded within its construction and consulting business.

I didn't necessarily choose or plan a career in construction, but, especially as you learn the intricacies of construction law as a discipline and get the opportunity to work on some very interesting projects, I am glad that my career has progressed in this direction. I am especially keen to bring these in-house insights to the JCT YPG and to help others navigate the practical side of construction law and understand how contracts play out on live projects.

**JCT:** How did you first come to be involved with JCT's Young Professionals Group? Why do you think it is important to be involved with the new focus group?

I first learned about the JCT YPG from a former colleague. I already knew several of the volunteer leaders and I admired the initiative - I only wish it had been founded earlier, particularly when I was a junior lawyer.

The JCT YPG offers a great mix of networking and training events tailored to professionals in the construction industry. It's a brilliant forum under the umbrella of one of the most widely recognised construction contract organisations in the industry.

**JCT:** Can you tell us about any specific work you're currently doing that has any association to JCT and its contracts (e.g. any case studies/webinars/podcasts/blogs/vlogs)?

I use JCT contracts regularly — whether that's building contracts, sub-contracts, or other standard forms. A good understanding of the strengths and limitations of different procurement routes goes hand in hand with knowledge of JCT contracts and there is always more to learn (and insights to share).

Since the legal landscape is constantly evolving, I value the opportunity to work closely with JCT and be part of those conversations around best practices.

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

Definitely. Site visits and being involved in high-profile projects have been highlights. During my time at main contractors, I've had the chance to work on some incredible projects across the country. A few site visits stand out in particular — including projects for Google and the Houses of Parliament — experiences I'll never forget.

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

I am proud of the scale and ambition of the projects being delivered — especially in London, where I grew up. It's inspiring to see the city continuously reshaped by innovative construction.

*Productivity* is a buzzword in construction. Improving productivity should be borne in mind as we work in the industry and I often ask myself how I can advise my in-house clients in the most competent and efficient way, with the ultimate goal of helping projects run smoothly and deliver value.

We are seeing more digital tools being used both on-site, and in the office, and I hope this momentum continues. Innovation will be essential in making construction smarter and more efficient and I am very curious to see what the next big 'disruptor' in the industry will be.

Sustainability is another critical area. I believe we can — and must — do more to set and achieve ambitious carbon targets and ensure that construction continues to evolve in a way that supports both people and the planet.

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

Absolutely. Producing contracts is only part of the picture — it's just as important to ensure they're properly understood and administered. That's where the JCT and the YPG can make a huge impact, by offering training and producing practical guidance that supports both legal and non-legal professionals across the industry.

## Join JCT's YPG

### Networking and resources for new construction professionals.

Once you are a member you can start connecting with your peers across the industry, share information, and can access a whole host of benefits for just £5.

Link up with your peers from across the industry to gain information and perspectives from a range of construction disciplines.

Join events and webinars that provide vital updates on a range of key issues within the industry. Learn about payment under the JCT Design and Build Contract 2024 and gain insights into the Building Safety Act from a holistic perspective across disciplines (construction and property law). Watch for our next round table discussion on the JCT 2024 Edition of Contracts and register for our third partnered networking event.

Quickly and easily join online as an individual member, or get corporate membership on account by teaming up with a minimum of 5 colleagues.

Get a 10% discount on JCT Training online courses.

Access your own account on the YPG online portal – home to a growing hub of articles, videos, and other resources, and where you can sign up for networking events, and join in on comments and discussion.

## Events tailored to and developed by you

**Payment under the JCT Design and Build Contract 2024 - Members' Talk**  
by Mark Pantry JCT YPG Leader Member

### MEMBERS' TALK

*Payment under the JCT Design and Build Contract 2024*  
by Mark Pantry  
Partner at Fenwick Elliott LLP  
Tuesday, 10 June at 12.00 pm



**CONSTRUCTION LAW - Members' Quiz**  
by Phillip Chambers JCT YPG Leader Member

## CONSTRUCTION LAW QUIZ

### JCT YPG 'spot mentoring'

*Spot mentoring provides an informal opportunity for casual, short, or one-off guidance sessions (of about 30mins), primarily delivered through online meetings, where YPG members can benefit from the knowledge and experience of the construction professionals that contribute to JCT.*



### YPG member spotlight

*A chance for individual members to share their story with the YPG.*



## MEMBER SPOTLIGHT



## Build and create your JCT contracts online

The system enables the editing of the JCT contract text itself, so that you can add your own amendments, clauses, or other customised text. This works alongside an intuitive Q&A process so that you can be guided through filling in your contract easily and comprehensively.

**Get started on your digital JCT contract today with *JCT Construct*.  
Buy online: [jctltd.co.uk/jct-construct](https://jctltd.co.uk/jct-construct)**