

Construction Works Contract Template

Between [YOUR COMPANY NAME] of [YOUR ADDRESS], [YOUR CITY] ("the Contractor")
and [CLIENT NAME] of [CLIENT ADDRESS], [CLIENT CITY] ("the Employer").

Dated [DATE].

1. The works

The Contractor will carry out the works described in the attached specification and drawings at the site agreed with the Employer, in a good and workmanlike manner and in accordance with applicable building regulations.

2. Programme

Work starts on [START DATE] and is to reach practical completion by [END DATE]. Dates move only for variations, adverse weather beyond what is reasonably expected for the season, or delay caused by the Employer.

3. Contract sum and payment

The contract sum is [CONTRACT VALUE]. Payment is by monthly application based on work completed, payable within 30 days. A retention of 5% is held until the end of the defects period.

4. Variations

No variation is valid unless instructed in writing. Each instruction records the change in scope, the change in price and the change in programme before the work begins.

5. Defects

The Contractor will make good defects notified within twelve months of practical completion at its own cost, unless caused by misuse, wear and tear, or work by others.

6. Insurance

The Contractor holds public liability insurance and, where required, contractors' all risks cover. Certificates are available to the Employer on request.

7. Health and safety

The Contractor is responsible for the safety of its operatives and for compliance with health and safety law on the parts of the site under its control.

8. Termination

Either party may end this contract on [NOTICE PERIOD] written notice for material breach that is not remedied within 14 days of notice. The Employer pays for work properly executed up to termination.

9. Governing law

This contract is governed by the laws of [YOUR COUNTRY].

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