

Minor Works Building Contract 2011

Minor Works Building Contract with contractor's design 2011

Amendment 1

Issued March 2015 (Effective from 6 April 2015)

CDM Regulations

Clause number and heading	Action
Sixth Recital	Delete '2007' and insert '2015'
Article 4 heading	Delete 'CDM Co-ordinator' and insert 'Principal Designer'
Article 4	Delete 'CDM Co-ordinator' and insert 'Principal Designer'; Delete 'or, if he ceases to be the CDM Co-ordinator, such other person as the Employer shall appoint pursuant to regulation 14(3) of those regulations' and insert 'or such replacement as the Employer at any time appoints to fulfil that role'
Article 5	Delete 'or, if he ceases to be the Principal Contractor, such other contractor as the Employer shall appoint pursuant to regulation 14(3) of those regulations' and insert 'or such replacement as the Employer at any time appoints to fulfil that role'
Footnote [8]	Delete the existing text and insert the following: 'Insert the name of the Principal Designer in Article 4 if the Architect/Contract Administrator is not to fulfil that role and that of the Principal Contractor in Article 5 if that is to be a person other than the Contractor. Under the CDM Regulations 2015, regardless of whether or not a project is notifiable, there is a requirement to appoint a principal designer and a principal contractor in all cases where there is more than one contractor, or if it is reasonably foreseeable that more than one contractor will be working on a project at any time. For these purposes, the term 'contractor' is broadly defined by the regulations and treats the Contractor's sub-contractors as separate contractors.'
Footnote [12]	Delete the existing text and insert the following: 'Under the CDM Regulations 2015 a project is notifiable if the construction work on a construction site is scheduled either to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project or to exceed 500 person days.'
Contract Particulars, 1-1	Delete the entire entry on 'CDM Planning Period' and footnote [14]
Clause 1-1	Delete the definitions of 'CDM Co-ordinator' and 'CDM Planning Period'; 'CDM Regulations': delete '2007' and insert '2015'; 'Construction Phase Plan': delete the existing text and insert 'the plan referred to in regulation 2 of the CDM Regulations, including any updates and revisions.'
Clause 2-1	After 'Construction Phase Plan', delete '(where applicable) and other' and insert 'and'
Clause 2-1-4	Delete '11, 12 and 18' and insert '8 to 10'
Clause 2-10	Delete 'clause 3-9-4' and insert 'clauses 2-1-5 and 3-9 in respect of the supply of documents and information'
Clause 3-3-2-2	Delete the existing text and footnote [30] and insert the following: 'each party to the sub-contract shall in relation to the Works and the site comply with applicable CDM Regulations;'

Clause number and heading	Action
Clause 3-9 heading	Delete ‘– Undertakings to comply ^[30] , and footnote [30]
Clause 3-9	<p>Delete the existing text and insert the following:</p> <p>‘Each Party undertakes to the other that in relation to the Works and site he will duly comply with applicable CDM Regulations. In particular but without limitation:</p> <ul style="list-style-type: none"> ·1 the Employer shall ensure that the Principal Designer carries out his duties and, where the Contractor is not the Principal Contractor, shall ensure that the Principal Contractor carries out his duties under those regulations; ·2 the Contractor in addition to any obligations under clause 2-1-4 shall comply with regulation 15 and, where he is the Principal Contractor, with regulations 12 to 14;^[31] ·3 whether or not the Contractor is the Principal Contractor, compliance by the Contractor with his duties under the regulations, including any such directions as are referred to in regulation 15(3), shall be at no cost to the Employer and shall not entitle the Contractor to an extension of time; ·4 if the Employer appoints a replacement for the Principal Designer or Principal Contractor, the Employer shall immediately upon that appointment notify the Contractor with details of the new appointee.’
Footnote [31]	<p>Delete the existing text and insert the following:</p> <p>‘Where the Employer is a domestic client, as defined in regulation 2, the Principal Contractor may also be responsible for carrying out certain of the client’s duties under regulations 4, 6 and 8.’</p>
Clause 3-10	Delete the clause heading, number and text

Incorporation of the modifications

The modifications may readily be incorporated in one of two ways:

either by amending the contract document itself in accordance with this Amendment and executing it in its amended form, with each amendment initialled by or on behalf of each party

or by attaching this Amendment to the Contract; and, prior to execution, inserting the following further provision in the Articles with the next available number (i.e. normally as Article 9):

“Article [___]: Amendment 1: CDM Regulations – incorporation

This Agreement and the Conditions shall have effect as modified by the amendments set out in the attached Amendment 1: CDM Regulations.”

(that Article in similar fashion being initialled on execution.)