

BUILDING CONTRACT AGREEMENT

Location: _____ Contract Number: _____

Builder Information:

Company/Name: _____

Address: _____

Contact Phone/Email: _____

Client Information:

Full Name: _____

Address: _____

Contact Phone/Email: _____

Project Details:

Project Address: _____

Description of Works: _____

Contract Price and Payment Terms:

Total Contract Price: _____ GBP

Payment Schedule: _____

Clause 1 – Definitions

In this Contract, unless the context otherwise requires, the following terms shall have the meanings assigned to them herein. The Builder means the party responsible for the construction and completion of the works described. The Client means the party commissioning the works.

Clause 2 – Scope of Works

The Builder shall carry out and complete the works described in the Project Details section in a proper and workmanlike manner and in accordance with all relevant regulations and standards applicable in the United Kingdom.

Clause 3 – Contract Price

The Client shall pay to the Builder the Contract Price set forth above, subject to any adjustments as agreed in writing by both parties in accordance with this Contract.

Clause 4 – Payment Terms

Payments shall be made as per the agreed Payment Schedule. The Client shall make payment within 14 days of receipt of each invoice. Late payments shall bear interest at the statutory rate under the Late Payment of Commercial Debts (Interest) Act 1998.

Clause 5 – Variations

Any variations to the works must be agreed in writing by both parties. Any changes may result in an adjustment to the Contract Price and/or the completion date.

Clause 6 – Completion

The Builder shall complete the works within the agreed timeframe, subject to any extensions granted under this Contract. Time is of the essence.

Clause 7 – Inspection and Approval

The Client shall have the right to inspect the works at reasonable times. Any defects or incomplete works must be notified in writing within 7 days of completion.

Clause 8 – Defects Liability Period

The Builder shall be responsible for remedying any defects arising from the works for a period of 12 months following completion at no additional cost to the Client.

Clause 9 – Health and Safety

The Builder shall comply with all applicable health and safety legislation and ensure that the works are carried out safely.

Clause 10 – Insurance

The Builder shall maintain adequate insurance coverage for the duration of the works, including public liability and employer's liability insurance.

Clause 11 – Termination

Either party may terminate this Contract with immediate effect by written notice if the other party commits a material breach and fails to remedy such breach within 14 days of notice.

Clause 12 – Force Majeure

Neither party shall be liable for delay or failure to perform their obligations where such delay or failure results from events beyond their reasonable control, including but not limited to acts of God, war, terrorism, strikes, or governmental actions.

Clause 13 – Intellectual Property

All intellectual property rights in any designs or plans created by the Builder shall remain the Builder's property unless otherwise agreed in writing.

Clause 14 – Confidentiality

Both parties shall keep confidential all information relating to the business and affairs of the other party obtained in connection with this Contract.

Clause 15 – Dispute Resolution

Any disputes arising out of or in connection with this Contract shall be subject to amicable negotiation between the parties. Failing which, disputes shall be referred to mediation before any other form of dispute resolution.

Clause 16 – Governing Law and Jurisdiction

This Contract shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

Clause 17 – Entire Agreement

This Contract constitutes the entire agreement between the parties relating to the subject matter hereof and supersedes all prior agreements and understandings.

Clause 18 – Amendments

No amendment of this Contract shall be valid unless made in writing and signed by both parties.

Clause 19 – Notices

Any notices required to be given under this Contract shall be in writing and delivered by hand, pre-paid post, or email to the addresses provided by the parties.

Clause 20 – Counterparts

This Contract may be executed in any number of counterparts, each of which shall be an original and all of which shall together constitute one and the same instrument.

BUILDER'S SIGNATURE

CLIENT'S SIGNATURE

Signature: _____

Signature: _____

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