

NEC3: FRIEND OR FOE OF THE ARCHITECT?

A large number of architects across the country are unfamiliar with NEC contracts. While many are cognisant of JCT, quite a few have no experience of using any contracts and some fear that NEC3 will disadvantage them.

During the autumn of 2009, a firm of building consultants in Newbury, DSG Quantity Surveyors, sought to address this knowledge gap by designing an interactive CPD seminar “NEC3: friend or foe of the architect. Introduction to NEC3 Contracts.” The seminar is presented by a member of the DSG team who is an NEC consultant and leading participant in the NEC User Forum. The success of the seminar in London and across the South has led the firm to devise a more involving NEC training programme to help architect practices gain a deeper and practical understanding of the mechanics of NEC3 contracts.

History of NEC

The NEC contract first emerged in the early 1990s. NEC2 was published in 1995 and then in 2005 NEC3 launched the first complete set of integrated NEC documents. NEC3 benefits from many years’ successful use and industry feedback and is now poised to become the contract of choice for both the private and public sectors.

Purpose of NEC3 Contracts

In an industry plagued by contractual disputes, the purpose of NEC is to provide a non-adversarial environment in which to work. Compared to the traditional and

typically fragmented and non-integrated approach to construction projects, NEC is drafted on a relational contracting basis that embodies efficient management processes.

What differentiates NEC is a clear and simple approach that uses language and structure designed to be easily understood. As an integrated set of contract documents NEC3 is intended to provide ‘project-focused outcomes’ whether relating to quality, performance, cost and time aspects by encouraging collaborative working across the entire supply chain.

Global ambition

NEC is intended for global application. This is possible because it is drafted on a neutral jurisdiction basis. Some UK amendments are provided to satisfy particular governing legislation and similar provision can be made to support its use in other jurisdictions.

Endorsed by the UK and South African governments

NEC3 now has the unique distinction of being fully endorsed by the UK Governmental Office of Government Commerce (OGC) for all public sector construction projects. NEC3 is also recommended by The Construction Clients’ Board which promotes good practice in line with the principles of “Achieving Excellence in Construction” and overseas by the South African Government, a country in which DSG consultants have extensive operating experience.



Book your CPD

To arrange a CPD “NEC3: friend or foe of the architect?”

email steven@dsgquantitysurveyors.co.uk or call 01635 277670

About DSG

DSG Quantity Surveyors Limited is a firm of building consultants in Newbury. Unusually for a growing company of around 12 people, the team includes an NEC consultant, Glen Hide, who is a leading light on the user Forum.

DSG provides Blank Bills for main contractors and a full spectrum of commercial and project management services for architects and property developers. Its principals have experience of major infrastructure and buildings in both the UK and South Africa.

Whether you require a pre-development feasibility study, an outline cost estimate or a full blown consultancy service from initial planning to completion – DSG will bring certainty to your project. Find out more today by visiting our website: www.dsgquantitysurveyors.co.uk or calling 01635 277670. Talk to DSG and build with confidence.



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