

SNAPSHOT

GETTING TO KNOW THE SUITE

Some key FAQs

3.4

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Solomons Europe.

Since 1998

Short and sweet or full-bodied?

Forget cost, or timescales, whether to use an NEC4 Short Contract or 'full' Contract depends primarily on the risk and complexity of the project... whether you require a quick sip or a full pour of contract goodness!

A Chartered Quantity Surveying Practice.

NEC4 Short Contracts

- Best suited for simpler, small-scale projects
- Ideal for contracts where the scope is straightforward, less change is anticipated, and there's minimal risk
- Are quicker to administer and more cost-effective because they have fewer procedures and is less detailed / prescriptive than the full contract
- Includes obligations and duties for the Parties (no Project Manager or Supervisor)
- Typically, 22 pages (ECSC) of contract conditions
- Commonly used for things like minor construction works, repairs, or maintenance projects. It can also be used to award small subcontract packages (with appropriate amendments)

NEC4 'Full' Contracts

- More detailed and comprehensive, suitable for larger, more complex and riskier projects
 - Provides more flexibility and procedures to manage risks, changes, and unforeseen issues
 - Better suited for projects that involve substantial coordination, various interfaces, or higher levels of complexity
 - Includes obligations and duties for the Parties, a Project Manager and Supervisor
 - Typically, 106 pages (ECC) of contract conditions
 - It offers more robust provisions for managing contracts, and the parties involved have more responsibilities and obligations
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In summary:

Use the Short Contract for simpler projects with fewer complexities.

Use the 'Full' Contract for larger, more complicated projects requiring more detailed management and risk allocation.

If in doubt, think of the Short Contract like grabbing a decent, no-frills bottle of wine – something easy to sip on when you just need to get things done without any hassle. It's perfect for smaller jobs or quick fixes (i.e., small subcontract packages, or site investigation works).

But when the project's bigger and you need some room to flex, the 'Full' Contract is like a vintage bottle – more complex, with the kind of flexibility and rigour you need when things get real and details, change and control really matter.

For further expert advice and support, please contact Ian Hedley,
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