



SITEPACK
— STUDIOS

UK EDITION

JCT SBC 2016 · 2024

THE MILESTONE THAT CHANGES EVERYTHING

PRACTICAL COMPLETION.

The point where the works are complete for all practical purposes and the Employer can take possession and use the building — and the moment risk, money, and responsibility start to shift off your shoulders.

WHY IT MATTERS

One certificate sets a single date that starts the **rectification period**, transfers **insurance and possession**, stops **liquidated damages**, and releases **half of your retention**. Get the inspection right and the rest follows.

01 THE INSPECTION

NOTICE → CERTIFICATE

1

YOUR OWN SNAGGING WALK

Before you notify anyone, walk the works yourself and clear your own snagging list. Anything left is something the Contract Administrator will find.

TYPICALLY PC - 14 DAYS

2

NOTICE TO THE CONTRACT ADMINISTRATOR

You give written notice that the works are ready for inspection, with your completed documentation — O&M manuals, as-builts, test certificates and warranties.

3

CA INSPECTION & SNAGGING LIST

The Contract Administrator or Architect inspects the works and records outstanding items. Minor snags do not prevent Practical Completion — incomplete works do.

MINOR SNAGS ≠ INCOMPLETE WORKS

4

CERTIFICATE OF PRACTICAL COMPLETION ISSUED

The Contract Administrator issues the certificate in their professional opinion — it is not negotiated or countersigned. The date stated on it governs everything that follows.

SETS THE OFFICIAL DATE · CA'S OPINION

ONE DATE · FOUR CONSEQUENCES



THE CERTIFIED DATE TRIGGERS EVERYTHING.

From the date on the certificate, the contract clock starts on defects, insurance, damages, and retention release.

02 WHAT THE DATE TRIGGERS

EFFECTIVE FROM THE
CERTIFIED DATE



TRIGGER 01

RECTIFICATION PERIOD BEGINS

The defects liability period starts — commonly 12 months, sometimes 6. You remain liable for making good defects notified during it.

CLOCK STARTS • 12 MONTHS



TRIGGER 02

POSSESSION & INSURANCE TRANSFER

The Employer takes possession of the works and becomes responsible for insuring them. Your works insurance obligation ends.

EMPLOYER NOW INSURES



TRIGGER 03

LIQUIDATED DAMAGES STOP

No further liquidated damages accrue after the certified date. Any deduction the Employer makes is capped at the period up to Practical Completion.

LADS CEASE



TRIGGER 04

HALF OF RETENTION RELEASED

Typically 50% of retention is released at Practical Completion. The balance follows the Certificate of Making Good at the end of the rectification period.

50% NOW • 50% AT MAKING GOOD

BUILT FOR SITE. READY TO USE.

Educational summary of the JCT Practical Completion process under SBC 2016 / 2024 — for orientation, not legal advice. Always follow your contract documents.

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