

## WHY NOT JUST USE CHATGPT?

# ChatGPT reads contracts.

## Beacon Risk reads contracts the way an experienced UK construction QS would.

A general-purpose AI can describe a clause. Beacon Risk is purpose-built for UK construction subcontracts — and trained to tell you exactly what matters, what doesn't, and what to do about it.

A general AI tool can read your contract. **Beacon Risk tells you what to negotiate before you sign.**

## FOUR REASONS BEACON RISK IS THE RIGHT TOOL FOR THE JOB

### 1 It's an expert in your work, not a generalist

ChatGPT and Claude are general-purpose tools — trained to be helpful across every domain on earth. Beacon Risk is built specifically for UK subcontractors, trained on the language and clause patterns of NEC, JCT, FIDIC and the bespoke forms main contractors actually use.

It knows that "retention free amount" means something different to a "minimum retention amount", that an NEC2 Option P works nothing like an NEC4 Option P, and that a clause about "further 24 months" after main contract completion is a serious red flag — not just an interesting detail.

**A general AI can describe a contract. Beacon Risk tells you what to negotiate before you sign — in the language and frameworks your industry actually uses.**

### 2 It's reliable, repeatable, and defensible

When you ask ChatGPT or Claude to review a contract, the output varies between runs — different findings, different emphasis, sometimes contradictory advice. That's fine for brainstorming. It's not the basis for a commercial decision worth tens or hundreds of thousands of pounds.

Beacon Risk runs the same contract through a structured, repeatable analysis pipeline — built around UK construction clause patterns. The framework is consistent. The risk categories are consistent. The structure of the report is consistent. You get a defensible record — clause-by-clause references, severity ratings, and reasoning — that your team can use to make commercial decisions, share with a QS, or take to a solicitor.

- ✓ Structured report with clause references, risk levels, and reasoning
- ✓ Consistent framework across every contract
- ✓ Downloadable PDF for your records, your team, or your legal advisor
- ✓ Built so a commercial director, QS, or solicitor can act on it directly

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### It's safer to use, by design

Pasting a confidential subcontract into a free public AI tool means feeding it into a system you have no commercial relationship with, no data agreement around, and no control over. Many of these tools explicitly train on user data unless you pay for an enterprise tier — and even then, the legal protections are weak for a small subcontractor.

Beacon Risk operates under a clear commercial agreement. Your contracts stay yours. We don't train on your data. We operate as a UK business with a defined privacy policy, terms of service, and an AI output disclaimer that reflects how this kind of tool should be used responsibly.

⚠ Most subcontracts contain confidentiality clauses prohibiting third-party sharing. ChatGPT is a third party. **Beacon Risk is a UK business you have a commercial agreement with.**

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### There's real engineering behind it

A general AI tool gives you one shot at the document: paste it in, it reads what it can, it answers. Beacon Risk is a multi-stage analysis system with specialised detection layers that work together to find risks a single pass would miss.

The system identifies the contract framework first, then tailors how it reads the document accordingly. It cross-references information across different parts of the contract package — so a retention percentage hidden in a schedule and a release trigger hidden in the conditions get joined up automatically, the way an experienced QS would do it.

Beacon Risk catches what a single AI pass routinely misses: framework-specific vocabulary differences, presence-only clause signals, cross-document references, and edge cases unique to UK construction practice that general-purpose AI has no reason to know about.

**This is purpose-built infrastructure, not a chatbot wrapper.**

## WHERE IT ACTUALLY MATTERS

Capability	General AI ChatGPT, Claude	Beacon Risk
Construction-specific knowledge	Generic	Purpose-built for UK construction subcontracts
Framework awareness (NEC / JCT / FIDIC / bespoke)	Limited; same approach for all frameworks	Framework-specific analysis, tailored vocabulary
Consistent, repeatable output	Variable between runs	Consistent framework & report structure, defensible findings
Cross-document analysis	Single-pass; loses context between sections	Joins up information across the whole package
Structured, exportable report	Chat output; hard to share or file	PDF report with clause references and risk grading
Data confidentiality	Trained on public data; weak commercial protections	UK commercial agreement; your data stays yours
Suitable for commercial decisions	Brainstorming aid only	Built for commercial decisions, with traceable findings

## ON PRICING

### £20 a month for ChatGPT vs £395 a month for Beacon Risk?

It's a fair question — but it's not a like-for-like comparison. Compare Beacon Risk to what subcontract review actually costs you today:

**£300–£600**

A consultant QS reviewing a single subcontract

**£350–£450/day**

Fully-loaded cost of an in-house QS (salary + NI + pension + holiday + overheads) — before counting the valuations, variations, and final accounts they're *not* doing while reviewing contracts

**£1,500–  
£3,000+**

A solicitor reviewing a single subcontract

**Many thousands**

What a single missed clause can cost: delayed retention, uncapped LDs, hidden payment traps, scope creep nobody priced for. **Worst case? Your business.**

Beacon Risk pays for itself the first time it surfaces a single high-risk clause your team would otherwise have missed. ChatGPT at £20/month is a writing assistant — not a contract risk tool. They're solving different problems.

"WHAT ABOUT WHEN CHATGPT GETS BETTER?"

## Better general-purpose AI helps us — it doesn't replace us.

Beacon Risk's value isn't the underlying language model. It's the construction-specific intelligence layered on top: the framework awareness, the clause-pattern detection, the cross-document analysis, the structured reports your team can actually use.

When the next AI model launches, we update the underlying engine and your experience gets better automatically. **The gap widens — it doesn't close.**

# BeaconHQ Risk

TRY IT YOURSELF

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