

Construction: Non-contentious



Our practice

Our team of non-contentious construction experts provide full life-cycle support, from the inception of a development project to its conclusion, across a broad range of development and fit-out projects including commercial, industrial, arts & leisure, historic buildings, education, healthcare and high-end residential.

We have extensive expertise advising purchaser-led clients, and act for a variety of freeholders, landlords, and tenants on major construction, refurbishment and fit-out projects. Operating from this perspective provides us with a deep understanding of the critical issues and key risks that supplier-led contractors are likely to face during the tender for, and negotiation of, construction contracts.

We help clients identify the important provisions which could impact on the pricing and programming in tender responses, minimise the risks, and navigate any challenges by applying our expert knowledge of construction law and our experience of the current market. We are able to create contracts for our supplier-led clients that provide the optimum balance of risk based on the individual circumstances.

Our approach is to drive projects forward and ensure that any obstacles are resolved quickly and efficiently.

'The team has great depth and breadth. Each matter is staffed appropriately, and the work product is impeccable and delivered with a quick turnaround time.'

Chambers, Construction 2023



**STEPHENSON
HARWOOD**

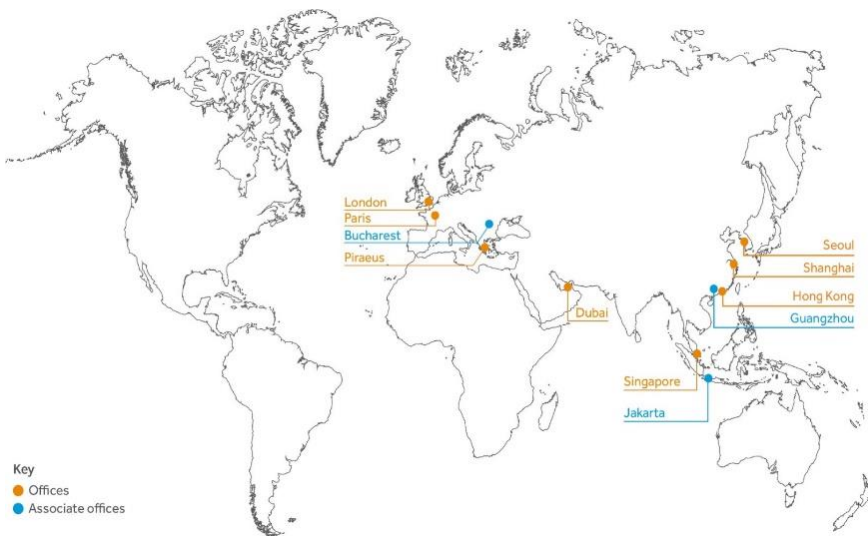
Overview of our firm and capabilities



8 Offices
worldwide



More than
190
Partners



Offices
Dubai
Hong Kong
London
Paris
Piraeus
Seoul
Shanghai
Singapore

Associated offices
Bucharest
Jakarta
Guangzhou

Representing
clients in
+90
countries

+49
Top individual
rankings in
leading directories

**UK TOP
30**

**Global
Top 200**
Law firm by
revenue



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Hotel and Leisure

Stephenson Harwood has been proud to work alongside leading brands across hospitality and leisure on a broad range of high value, multi-jurisdictional matters. We are a significant player in the hotels and leisure sector, having been involved in numerous high profile transactions in the UK, Europe and throughout the world.

4C Hotels Group

Advising 4C Hotels on the re-development of a mixed-use site incorporating hotel, office and commercial space at the Minories Estate.

Macdonald Hotels

Advising on the re-development of the BT telephone exchange in Manchester into a four-star hotel and spa.

Royal College Art

Advising the College on the design and construction of teaching buildings including The Woo Building.

Theatre group

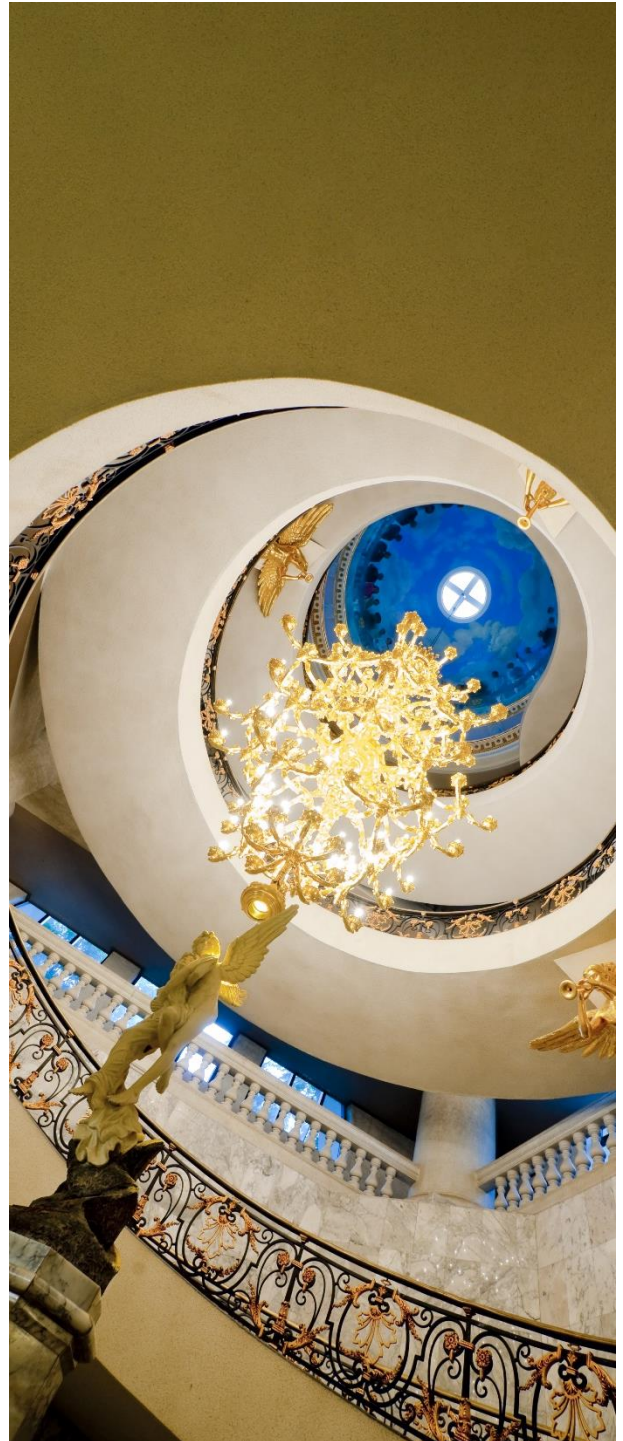
Advising a theatre group on the plans for construction of a new theatre building in London.

Knightsbridge Hotel

Advising on all aspects of the prestigious restoration and renovation of its flagship Knightsbridge hotel which is undergoing its first major renovation since the hotel opened.

"They provide outstanding advice, with a terrific understanding of the law in relation to each case and the subsequent commercial advice offered."

Chambers UK, 2024



Transport

Our Team supports public and private sector clients on some of the largest, most complex and high profile transport related projects, from major new rail lines, the construction and enhancement of depots and rolling stock manufacturing facilities to the construction of airports. Whether it be national or international our team offer reliable and up to the minute advice.

HS2

One of the largest rail construction and engineering projects in the world, we are supporting a consortium of major international construction companies on its bids for the main works civils packages that form part of the UK Government's High Speed Two project.

Construcciones y Auxiliar de Ferrocarriles (CAF)

We advised the rolling stock manufacturer, CAF on the construction and engineering of a final assembly plant and manufacturing centre of excellence in Newport, Wales, with rail connection to facilitate the delivery of new rolling stock.

Franchisee

Advising a franchisee on the set-up of its framework of contractors and consultants for the design and construction of station upgrade works across its franchise network.

Funder

Advised a funder on the construction of rail depot facilities required by a franchisee as part of its franchise obligations.

Trenitalia c2c

Advising Trenitalia c2c on the rail aspects of a construction contract for depot infrastructure modifications associated with the introduction of a new fleet of rolling stock.

Advising on the procurement of construction upgrade works on an operational depot in the North of England.

Abellio

Advising Abellio, the Dutch passenger operator, on the procurement, development, construction and financing of a new depot, required to support its ongoing operations as part of its new rolling stock procurement.

Transport for London/ London Underground Limited

Advising TfL in relation to the development of Framework Agreements (based on NEC construction contracts) for Minor, additional and Ad Hoc facilities management works/services and the connected procurements.





Residential

We have built an in-depth understanding of residential development and re-development and have worked with a range of contractors and high net worth individuals to help drive their projects forward.

High-end residential

Funder

Acting for the funder in connection with c. £40m re-development of shell and core and fit out of a family home in Mayfair.

Ultra-High Net Worth Individual

Acting for the family office of an ultra-high net worth individual based in the UAE in connection with the refurbishment and property management agreements connected with a property in Kensington.

High Net Worth Individual

Acting for a high net worth individual in connection with the fit-out of a penthouse apartment in a luxury apartment building.

Funder

Acting for the funder in connection with the development finance of a £25m mansion in Surrey.

Contractor

Acting for the contractor in connection with the development of a private dwellings in Surrey and Buckinghamshire.

JB Structures Limited

Acting for a contractor on negotiating multiple main contracts and/or sub-contracts for high end residential development across the UK, with varying levels of involvement from red flag reports for small projects to indepth negotiation of bespoke contracts proposed by high-net-worth employers.

Residential

Contractor

Advising a contractor on the terms of a letter of intent, building contract and ancillary documentation in relation to the construction and fit out of a super prime residential development.

Contractor

Advising a contractor on a JV arrangement for the development of 172 units of residential accommodation in Kent.

One Housing Group

Advising housing associations on their procurement procedures, provided them with tender support and negotiated the suite of construction documents for the development including the main contract, sub-contracts and consultant appointments.

Charity

Advising a charitable organization on procurement strategy and negotiating contracts with the preferred bidder for the construction of a new purpose built pioneering trauma informed network of residential accommodation and services for women.

Middle Eastern Investor

Advising a Middle Eastern investor and his London project managers in relation to acquisition financing and redevelopment of large residential property value (value circa £43 million) in Belgrave Square, London.

Real Estate Development

Commercial

Funder

Acting for the funder in connection with c. £40m re-development of shell and core and fit out of a family home in Mayfair.

Ultra-High Net Worth Individual

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Real Estate

Aver Property

Advising on the acquisition, financing, forward funding, letting and disposal of properties within a portfolio of logistics assets for Aver Property.

Tristan Capital Partners LLP and Rynda Healthcare LLP

Advising on the acquisition by way of forward funding and development of portfolios of care homes, at a value of c.£165 million, for Tristan Capital Partners LLP and Rynda Healthcare LLPI.

Contractor

Advising a contractor on a JV arrangement for the development of 172 units of residential accommodation in Kent.

Rolls-Royce

Advising Rolls-Royce Motor Cars on the 24 acre expansion of its production facility on the Goodwood Estate, West Sussex.

Charity

Advising a charitable organization on procurement strategy and negotiating contracts with the preferred bidder for the construction of a new purpose built pioneering trauma informed network of residential accommodation and services for women.

Middle Eastern Investor

Advising a Middle Eastern investor and his London project managers in relation to acquisition financing and redevelopment of large residential property value (value circa £43 million) in Belgrave Square, London.

EPC / Projects

Our construction team have a broad range of expertise especially in Engineering Procurement Construction (EPC) and in Projects, Energy and Infrastructure adding to the breadth of our knowledge and helping us to support our clients.

North London Waste Authority

We advised on the £3 billion energy from waste PFI project for the North London Waste Authority, one of the largest projects Europe. NLWA is the statutory waste disposal authority for the North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

Highview Power

Advising on the contracts for construction of liquid air energy storage plants.

Power Purchase Arrangements

Advised on the construction of a power barge for the Egbin Power Station in Nigeria, and negotiation of a long-term PPA.

Lagos Airport PPP

We advised a consortium on its bid for the new \$450 million Lekki-Epe International Airport in Lagos. The project comprised a 15 to 25 year concession agreement and involved undertaking the construction of the airport on a DBFOM (Design Build Finance Operate Maintain) basis to build the airport and its various components as well as develop access facilities.

Iona Capital

Advising on the development and construction of a series of biomass CHP projects.

Fabricom

Advised on its successful entry into the UK solar PV market and now advising on projects across the UK and EU, including on the EPC and O&M contracts and ancillary documents for a series of ground mounted solar PV projects in the UK.

Battery Storage

Advising in relation to the planning and environmental aspects of the acquisition of two battery storage projects.

UK Power Networks

Advising on the concession agreement and sub-contracting arrangements for design, construction, installation, operation and maintenance of the low voltage electricity network for the London Olympic Park.

Fridge Recycling Plant

We advised SQN Asset Finance on the financing of a fridge recycling plant for the disposal of fridges and subsequent sale of recycled materials including advice on the EPC and O&M contracts and the feedstock arrangements.

Mushroom Composting Plant

Advised SQN Asset Finance (Ireland) on the financing of the construction of a mushroom composting plant in Northern Ireland including advice on civils works and engineering contracts and ancillary documents.

TIRU S.A.

Advised TIRU on the EPC (Engineering Procurement Construction) and O&M (Operation and Maintenance) contracts for the development of a new energy from waste facility in Exeter using PPP.

Windfarm Construction EPIC

Advising the EPIC contractor throughout the installation phase for one of Scotland's largest windfarms, which included UXO investigations, jacket engineering, vessel spreads, subcontractor insolvency, material price escalation clauses, variation orders and quality issues.

