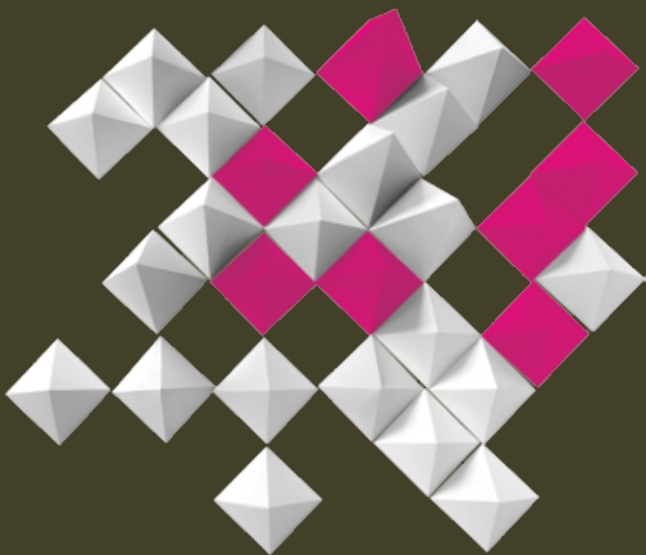


MUNDAYS.



**CONSTRUCTION
HELPING BUILD
SUCCESS**

A building contract, like any contract, is essentially an agreement by one party to do something for another for payment. It does not have to be written, but if it is not it will be difficult to remember exactly what has been agreed, which leads to difficulties in proving the terms in the case of any dispute.

RESIDENTIAL DEVELOPERS

We advise housebuilders and property companies on:

- **Drafting construction documentation specific to individual developer's needs including building contracts, sub-contracts and appointments;**
- **Negotiating both industry standard and bespoke building contracts;**
- **Collateral warranties to interested third parties, eg any funder;**
- **Development agreements and development management agreements;**
- **Letters of intent;**
- **Letters of reliance.**

INDIVIDUALS

A well drafted building contract will give you comfort and security of legal protection for your renovations and the investment you are making to your home. We can assist you in choosing the right form of contract, negotiate the contract with your builder and ensure you understand how the contract works and the obligations that will apply to both you and your builder.

We advise individuals on their construction documentation for new build developments and substantial extensions all over the United Kingdom and on the appointments for an appropriate professional team for example an architect, quantity surveyor or structural engineer.

FUNDERS

We can support you in carrying out due diligence checks on development finance documentation in relation to residential or commercial developments, including reviewing building contracts, appointments, collateral warranties and parent company guarantees to ensure you have the appropriate step-in rights and that your loan is best protected.

COMMERCIAL DEVELOPMENTS

We act for commercial clients assisting and advising on the best form of contract for their development. We negotiate the building agreement and consultant appointments to ensure the risks are allocated correctly and that there is a suite of collateral warranties available to any potential interested third party for example any funder, freeholder, future purchaser or tenant.

In addition we can assist in carrying out due diligence on any construction documentation in relation to any property you are either buying or leasing if there has been any substantial construction work carried out within the past 6/12 years.

WE HAVE ADVISED:

- **Octagon Developments Limited** on the relevant construction law issues linked to the conversion of a landmark listed building in Wimbledon to luxury flats.
- **A mid-tier corporate** focused on specialist engineering on all of the construction aspects of the company's new global headquarters.
- **Private individuals** on their construction documentation for new build developments and substantial extensions all over the United Kingdom.
- **Funders** in carrying out due diligence checks on development finance documentation in relation to multi-million pound residential developments.
- **Developers** on their standard form documentation.

DISPUTE RESOLUTION

Disputes are better avoided. We can advise as to how to act under the contract arrangements in place to ensure that you are in the best possible position to deal with any that do arise. In guiding you in this way, dealing with any disputes is made much easier and your position is likely to be strengthened. Other parties can more easily be dissuaded from resisting or taking matters further. When needed we can step in and act with you to deal with the issues.

We act for a broad range of clients, including nationally recognised house builders, property developers and private individuals. We represent our clients in various forms of dispute resolution procedure including:

- **Litigation**
- **Arbitration**
- **Adjudication**
- **Mediation**
- **Expert determination**

In each case we work with you to decide on the appropriate strategy aiming to maximise the outcome for you and to limit the time and cost involved. The choice of procedure is crucial in this process. Most clients prefer to find a swift and pain free solution. We do our best to meet that aim.

CONTACT US.

For more information or advice:

Pippa Beesley

pippa.beesley@mundays.co.uk

+44 (0)20 7123 5896

+44 (0)1932 590621

Kevin Healy

kevin.healy@mundays.co.uk

+44 (0)1932 590638

Joseph Kean

joseph.kean@mundays.co.uk

+44 (0)1932 590615

Cobham Office

Mundays LLP
Cedar House,
78 Portsmouth Road,
Cobham,
Surrey
KT11 1AN

+44 (0)1932 590500

London Office

Mundays LLP
1 Berkeley Street,
London
W1J 8DJ

+44 (0)20 7123 5890

✉ enq@mundays.co.uk

🐦 [@MundaysLaw](https://twitter.com/MundaysLaw)

www.mundays.co.uk