

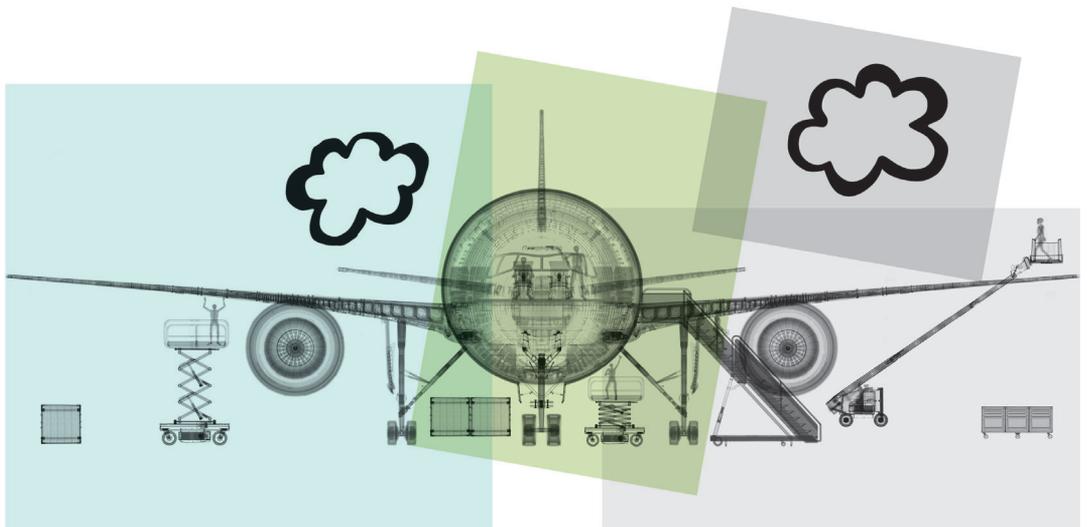
Construction Services



Continuing development in an age of innovation

Working in healthcare has never been more challenging. You're at the frontline of ensuring your organisation's facilities meet the overriding objective of delivering world class medical services.

Against a backdrop of the age of austerity, and an ageing estate, the potential for headaches along the way is huge.



“The advice provided has always been timely, useful and the advisers have become important members of the team developing the schemes.”

Assistant Director, Estates

Understanding your needs

You're constantly looking for ways to improve the functionality and efficiency of your estate. The role of the estates team has evolved over recent years to meet your organisation's needs, by embracing new technology and ways of using the estate to support ever changing services. Making the most of technological innovation in both medical services and building know-how is key.

We can add value to your project by providing sensible and informed construction legal advice that helps to optimise the opportunities whilst managing and reducing the risks.

Protecting your organisation

Your construction and engineering projects are often high-profile. Problems can be damaging in terms of time, money, disruption to clinical services and reputation. This, and an increase in disputes caused by current economic conditions, shows how important it is to get the right contractual arrangements in place at the outset with clear mechanisms for dealing with unexpected delays, costs and any insolvency.

Building contracts, appointments, warranties and bonds are rarely completely standard documents and need to be tailored to individual projects. Even in very time pressured situations, we'll cut through the jargon to help you identify and overcome common pitfalls. This includes where clinical functionality needs to be designed into the project at the outset, and space needs to be future-proofed and flexible.



How we can help

Specialist healthcare expertise

We offer a unique service, as every member of our construction team of 13 lawyers is a healthcare specialist. As well as offering construction law expertise we know the healthcare business inside out, which means we don't need to reinvent the wheel for your project and can focus our energies on getting the best deal for you.

We understand that effective construction is about people, communication and co-operation. We are very experienced in working with healthcare clients and the various members of your project team, including external consultants. Our advice brings considerable benefits in helping you plan your project to control risk, time and cost whilst avoiding surprises.

Disputes

Our aim is to ensure that costly disputes are avoided: we have a great track record of helping healthcare clients to head off "live" disputes during the currency of the project. If, however, you find yourself in a position when a formal dispute has arisen, or is looming, then we can help. We have extensive experience of assisting clients at all stages, including negotiation, mediation, adjudication, arbitration and litigation.

Practical results-based approach

From years of working in the healthcare sector, we always ensure that:

- We understand what is really important for you;
- Our advice is practical, simplifying what can be a complex process, and focusing on achieving the right project outcome;
- We'll help plan your project from inception to delivery and ensure your risks (including to reputation) are minimised;
- We always drive the best possible deal for you, even in short timescales; and
- We speak the language, and know the cultures, of both construction and healthcare and provide a link between the two.

Examples of our work

Capsticks has advised on several billion pounds worth of capital projects nationwide for all types of healthcare organisations, including £2bn of PPP projects alone. Here are a few examples of recent work:

Creating specialist units

We have recently advised on an NHS trust's radiotherapy project where we helped with the complex works phasing programme and the interface with the services agreement. Clear communication with all parties was essential as, in addition to the contractor and its supply chain, the deal also involved a third party freeholder, a PFI contractor, PFI FM providers and a new tenant service provider.

Innovative technologies

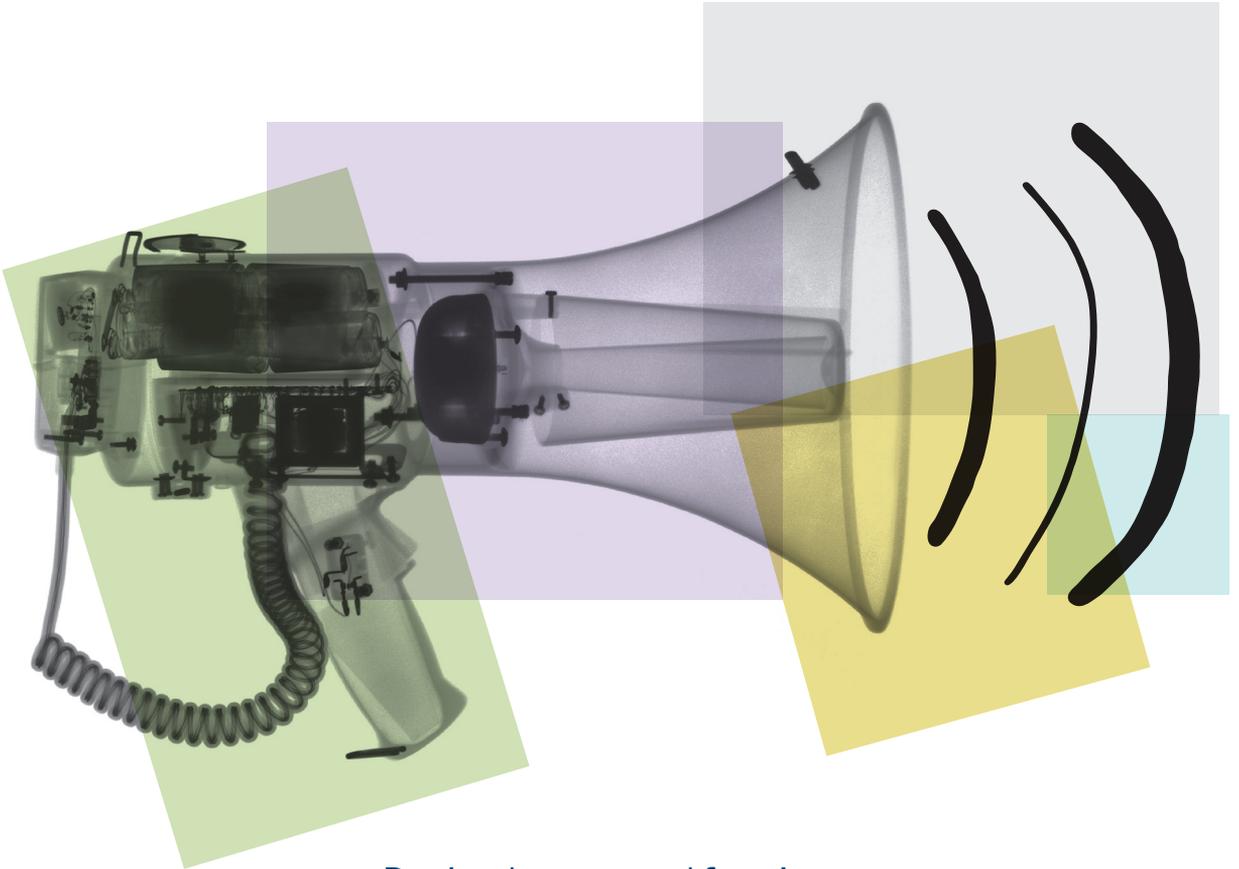
We are currently advising on a cutting edge retro-fit energy project. Our involvement spans from helping our client to access available funding from the EU, dealing with the intricacies of carrying out works to improve energy efficiency and helping drive the best deal with suppliers and exploit commercial opportunities with neighbours.

Dealing with sensitive equipment

We recently helped a healthcare client to resolve successfully a dispute regarding the design of the floor in a modular build outpatients department. There was significant oscillation in the operating theatres and key treatment rooms, and we were able to ensure that the floor stability was rectified by the contractor, entirely at its own cost.

Dealing with insolvent contractors

We recently advised an NHS trust on a contractor insolvency that put an entire major wing of an acute hospital at risk. We were able to guide the Trust through the process so that the new wing opened with only minimal delay and without an adverse impact upon either service delivery or the Trust's reputation.



Don't take our word for it!

"We were very pleased how quickly and effectively the matter was resolved."

(Assistant Director of Estates)

"Very sensible and got us the right result."

(Director of Estates)

"We felt fully supported in our dispute with a contractor that became extremely stressful and difficult to manage. Capsticks provided effective legal support to find the right solution and we received an extremely high level of service."

(Associate Director for Capital Projects)

"Capsticks's team was very well integrated, involving commercial, property, and construction."

(Director of Estates)

Like to know more?

Please visit our website: www.capsticks.com or if you would like to speak with us, please call one of our team on the attached teamsheet.

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