



Accommodation  
Projects

## Core strengths

Simmons & Simmons advises on all aspects of accommodation projects and has particular experience of PPP/PFI accommodation projects. Our team advise Governments, property developers, lenders, borrowers and contractors across a number of jurisdictions. Our extensive resources and experience means we can assemble teams of lawyers with the appropriate skills to deal with all types of accommodation project requirements.

“This team is going from strength to strength... Clients applaud[ing] the team as “technically skilled, always thinking ahead and with a very commercial mindset.”

Chambers UK 2013

## Our services

### Finance

- representing lenders, universities, operators, private equity and funds in connection with the provision of finance for student accommodation projects

### PFI/PPP Concessions

- we have extensive experience negotiating and advising on PFI/PPP concession agreements involving accommodation requirements, to ensure a robust structure for the financing of the project and a bankable deal. We have been involved in some of the most complex PFI/PPP projects to have achieved financial close

### Construction

- we advise on all stages of construction from the inception of the project through to its completion including the preparation and negotiation of the terms of construction documentation, contracts, sub-contracts, drafting of performance bonds, guarantees and insurance arrangements, dispute resolution and advice on EC and other public procurement issues.

### Property acquisition

- we advise on the acquisition of accommodation properties, including property due diligence

### Funding and finance

- experience in acting for both lenders and borrowers, covering the full range of financing and funding options, including securitisations and private equity finance

### Planning

- we provide specialist advice in both contentious and non-contentious planning matters and have extensive experience in negotiating planning, planning applications, planning appeals and local plan enquiries

### Environment

- we advise on regulatory compliance and provide advice on guidance on environmental issues including due diligence and disclosure, the appointment of environmental consultants and the negotiation of contractual provisions

### Joint venture/consortium agreements

- we advise on the structuring of consortia to bid for major projects and the shareholder agreements establishing special purpose vehicles

### Operational arrangements

- we have wide-ranging experience of advising in relation to nomination agreements with educational institutions, managing agents' appointments, facilities management contracts and other service level agreements for the operation of student halls accommodation schemes

### Tax structuring

- we have extensive experience of the structures and techniques which can enhance the tax efficiency of accommodation projects, and also the experience to recognise the particular requirements of different types of clients and how the various transactional structures can be effectively combined. In the student halls accommodation sector, we have the necessary experience of advising on direct taxes, capital allowances and VAT

Clients say: "It's a reliable firm, always responsive and supportive when deep in negotiations," with a skill for managing clients well.

Chambers UK 2013

"They pop up on some of the most interesting deals outside of London done from London"

Chambers UK 2014

## Expertise in practice

Our lawyer's key experience includes advising:

### Unite

- in the bid for the Reading accommodation project.

### Barclays Bank

- in the provision of development finance to Unite to enable Unite to develop two major schemes in Southwark London.

### Olympic Park accommodation finance

- representing Grosvenor in connection with the provision of bank finance for the development of the Olympic Park student accommodation tower block adjacent to the Olympic site.

### Lloyds Banking Group

- in connection with the provision of finance for the University of Aston phased accommodation scheme providing 2000 new beds as part of the redevelopment of the University of Aston campus. Similar finance provided for Buckinghamshire New University student accommodation scheme.

### UK Ministry of Defence

- on the Defence Training Review Rationalisation project (DTR), the £12 billion project covering the delivery of non-flight based specialist training across the three armed forces over the next 30 years. The project, which seeks to deliver the best technical and value-for-money solutions to meet the future needs of defence specialist training, is the largest accommodation

PFI in the UK including the construction and operations of the new military "campus" in St Athan, Wales and is one of the most high profile of the MoD's projects.

### DERA

- on the PPP for the Defence Evaluation and Research Agency (DERA), which includes a long term partnering agreement for the rationalisation of the testing ranges and aerodromes including the accommodation aspects. Our team won The Lawyer's 'Projects/PFI Team of the Year' award for our work on this project.

### Devonport

- on the partnering arrangements at Devonport and Portsmouth Naval Bases relating to the upgrade of certain facilities including some accommodation aspects.

### Ministry of Justice

- on various accommodation projects across the custodial courts and prison estates including in relation to a competition to provide a full operational and maintenance and facilities management services at contracted-out prisons.

### Allenby and Connaught

- on the due diligence review of the MoD's contract for the provision of modern, high quality, fully serviced, purpose-built living and working accommodation.

### Colchester Garrison

- advising RMPA Services plc on the financing of the £680m bond financed Colchester Garrison living and working accommodation PFI Project for 3,500 military and 220 civilian personnel.

### Middlesex First (SPV)

- on its PPP project for student accommodation with the University of Middlesex.

### Nene College

- on its university accommodation for students on campus

### Carillion

- on the project and funding documents in relation to the bond financed University of Hertfordshire student residence Project.

### MJ Gleeson Group

- in connection with the redevelopment of the former Netherne Hospital site at Coulsdon, Surrey.

### UPP

- a fund now owned by PGGM and Gingko Tree Investments that invests in university accommodation, on a £5bn bond issuance programme used to refinance of a number of their project loans.

## Key contacts

Key contact biographies can be viewed at [simmons-simmons.com](http://simmons-simmons.com)

### **Richard Armitage**

London

T +44 20 7825 4475

E [richard.armitage@simmons-simmons.com](mailto:richard.armitage@simmons-simmons.com)

### **Adam Cooper**

London

T +44 20 7825 3431

E [adam.cooper@simmons-simmons.com](mailto:adam.cooper@simmons-simmons.com)

### **Richard Dyton**

London

T +44 20 7825 4203

E [richard.dyton@simmons-simmons.com](mailto:richard.dyton@simmons-simmons.com)

### **Nick Jones**

London

T +44 20 7825 3278

E [nick.jones@simmons-simmons.com](mailto:nick.jones@simmons-simmons.com)

### **Simon Kildahl**

London

T +44 20 7825 4889

E [simon.kildahl@simmons-simmons.com](mailto:simon.kildahl@simmons-simmons.com)

### **Andrew Petry**

London

T +44 207 825 4012

E [andrew.petry@simmons-simmons.com](mailto:andrew.petry@simmons-simmons.com)

### **Juliet Reingold**

London

T +44 20 7825 4397

E [juliet.reingold@simmons-simmons.com](mailto:juliet.reingold@simmons-simmons.com)

### **David Thompson**

London

T +44 20 7825 3302

E [david.thompson@simmons-simmons.com](mailto:david.thompson@simmons-simmons.com)

### **Patrick Wallace**

London

T +44 20 7825 3082

E [patrick.wallace@simmons-simmons.com](mailto:patrick.wallace@simmons-simmons.com)

[simmons-simmons.com](http://simmons-simmons.com)

[elexica.com](http://elexica.com)

[@SimmonsLLP](https://twitter.com/SimmonsLLP)

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