



REAL ESTATE IN SCOTLAND



EVERYTHING MATTERS

ONE TEAM NO BORDERS

DLA Piper has one of the largest teams of real estate lawyers in Scotland. With six partners and over 30 other legal experts, we have the strength to cover all the areas you need, whatever the size of the project.

We advise clients in the private and public sectors for whom real estate is either their primary business or an important resource. A one-stop-shop, you can get the guidance you need at all stages of the investment and development cycles.

As part of an international team, we can offer you a more global outlook than many of our competitors. Local Scottish expertise is mixed with a wider perspective gained from our experience in cross-border work.

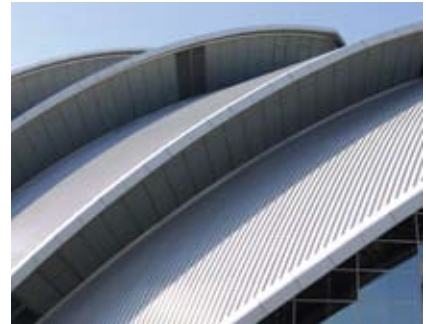


Our commercial and innovative approach provides you with real value. We also have a philosophy of 'everything matters' where we focus on providing you with a personal service of exceptional quality.

In short, we're one team with no borders providing a real advantage to you in Scotland and beyond.

A SELECTION OF OUR CLIENTS

Aberdeen Asset Management
Barclays Bank
Coal Pension Properties Limited
DSG Retail Limited
Goodman
Hansteen
ING Funds
Ivanhoe Cambridge
Invista Real Estate Investment
Management on behalf of
St James's Place
Lloyds Banking Group
Palmer Capital/Manse
The Priory Group
Rezidor Hospitality
Santander UK
Santon Group
Scottish Government Legal
Directorate – Transport
Scotland
The Royal Bank of Scotland
Telereal Trillium
Tiger Group
Wilkinson Hardware Stores



INVESTMENT

Modern collective investment structures have created a new landscape of risk and reward. Our Scottish team works with a range of significant investors, developers and major corporates to successfully address the issues involved.

A multidisciplinary service, incorporating real estate, tax, corporate and financing knowledge, provides the robust base you need to achieve your investment aims.

At the outset, we aim to gain a full understanding of your investment needs to ensure maximum returns. Our knowledge of acquisition, sale, investment and the development and management of real estate will be used to your benefit.

REAL ESTATE FUNDS, TAX AND CORPORATE

We have extensive experience of advising on real estate funds. Our specialist team can guide you on a wide range of investment funds, including open-ended and closed-ended investment companies, limited partnerships, unit trusts, syndicate trusts, limited liability partnerships, and closed-ended corporate funds.

DLA Piper's tax lawyers can also help you to structure your real estate investments and create tax-efficient fund structures. Based in Scotland, we work closely with colleagues in our offices around the world to give you the latest know-how relating to offshore and foreign structures.

REAL ESTATE FINANCE

Our real estate finance team contains both banking and real estate experts. Combining both disciplines, we can provide you with a complete solution that considers all aspects of your situation.

You can rely on lawyers who act for a diverse range of clients, including major lenders and for private investors lending to the property industry. Our experience with both lenders and borrowers has taught us the 'tricks of the trade', and our connections with most of the banks involved in Scottish real estate lending makes for a smoother transaction process.

PLANNING AND ENVIRONMENTAL

From planning appraisals, applications and agreements, to enforcement, appeals, inquiries and challenges, we can support you through every phase of a development. Our experience of working with both public and private sector clients allows us to give you the most pragmatic and commercial approach to realising your strategies.

We have one of the largest planning teams in the sector with over 25 leading individuals who have handled some of the largest and most prestigious developments in Scotland in recent years.

You benefit from our extensive experience with every part of the planning system: from complex applications to rapid turnaround of routine Section 75 Agreements for planning authorities and developers. Other areas include compulsory acquisition, court work on judicial reviews and statutory challenges, environmental impact assessment and enforcement.

Our Safety, Health and Environment team covers a broad range of law and has particular experience in advising both public and private sector clients with property interests; particularly in redevelopment and regeneration projects.

DEVELOPMENT

Our development team has one simple aim: to maximise the value you get from your projects. From site assembly to final sale, we apply cross-sector best practice to secure the best results. Our experience extends throughout the whole life of a development programme, ensuring you benefit from our insight into the needs and objectives of a wide range of stakeholders.

Through our cohesive and streamlined approach, we are able to negotiate robust but acceptable leasing terms, deliver your projects on time, and help you create a successful and marketable development.

REGENERATION

We can advise you on regeneration issues throughout Scotland. Our team has acted on some of the largest projects seen in the country, such as the regeneration of a former palace grounds and the redevelopment of two town centres.

Our core real estate lawyers are complemented by a team that provides you with advice in planning, construction and engineering, environmental corporate and projects teams. It's a holistic approach to the subject of regeneration that allows you to get things done faster and obtain the right long term results for all parties involved.

WHAT OTHERS SAY

Chambers

““Knowledgeable, really responsive and excellent value for money,” this group has forged a strong reputation in Scotland.”

“The calibre of clients the team represents and the headline-grabbing nature of the deals it handles cannot be ignored.”

CONSTRUCTION, PUBLIC PROCUREMENT AND PPP

With a wide variety of experience in the construction industry, our team is well placed to help you on your projects. We act for developers, contractors and funders on significant developments and building projects, major international, domestic civil and process engineering projects, and power projects.

Getting your paperwork right is vital, and we have experience of all the major standard form contracts, including JCT, ICE, FIDIC, GC/Wks, IChemE, Model Forms and the NEC suite. We regularly draft or review bespoke contracts and derivatives of the standard forms covering traditional, design and build, construction management and management contracting procurement routes.

When it comes to major infrastructure projects, we are involved in an ever-increasing volume of top quality Scottish work, including being lead adviser to TIE Limited on the Edinburgh Trams Project (one of the largest infrastructure projects in Scotland). Other projects include advising Transport Scotland on the procurement of heavy rail rolling stock and advising the funding consortium to the preferred bidder on the M80 roads PFI project.

You will have access to lawyers who are international leaders in their field. We often contribute to European and Middle Eastern projects that rely on the expertise that resides in Scotland, especially in the areas of transport and energy.

ENGINEERING

We can advise you on all contentious and non-contentious engineering issues in Scotland, and throughout the UK. Our Scottish team, of one partner and six lawyers, forms part of a wider UK group of over 40 professionals.

We offer you substantial experience in acting for commercial property developers, engineering project owners, large main contractors, project consortia, banks and other funding institutions, professionals, power and utilities companies, specialist contractors and consultants.

On the contentious side, we work with you to resolve problems without the need for entering into a dispute resolution process. The commercial pressure to find an early, economic and mutually acceptable resolution of the dispute is often compelling and we can help you reach the best outcome possible. However, where some type of dispute resolution process is inevitable, we are experienced in all areas of ADR, adjudication, litigation and arbitration.



PROPERTY MANAGEMENT, LEASING AND FRANCHISING

We will deal efficiently and proactively with all aspects of your property management work. In conjunction with our Real Estate Litigation team, we handle all types of properties including industrial units, science parks, residential and mixed-use properties and office and retail space.

We have experience of advising both landlords and tenants on all aspects of commercial leases, including rent reviews. Our 360 degree understanding of property management will be passed on to you, helping you to get the most from your portfolios.

REAL ESTATE LITIGATION

We provide informed advice on a wide range of real estate litigation topics, including rent reviews, landlord and tenant disputes, contractual land acquisition disputes and boundary disputes. Our approach is all about protecting and enhancing the value of your real estate interests in a variety of enterprises.

We also develop strategies to avoid disputes that can arise even in your most carefully managed portfolios. By working with you at an early stage to assess relative strengths and weaknesses, we minimise uncertainty and create pragmatic, workable solutions.

Our knowledge enables us to ensure that, in the absence of a negotiated solution, the most cost-effective and appropriate dispute resolution mechanism is employed to give you a successful outcome.

INSOLVENCY AND SECURITY ENFORCEMENT

If you are a secured creditor, then we can work with you on the options available to enforce security and devise appropriate strategies to recover the sums due to you.

We have substantial experience of acting for stakeholders (including banks, landlords and insolvency practitioners) on insolvencies of entities with property interests. We understand the relevant dynamics in these circumstances and the potential options available to each party. Legal advice is combined with the practical commercial solutions that are often available. We also provide restructuring advice and advise you on entities which may be financially distressed but not in any formal insolvency process.

ABOUT US

From the quality of our legal advice and business insight to the efficiency of our legal teams, we believe that when it comes to the way we serve and interact with our clients, everything matters.

DLA Piper is a global law firm with lawyers across Asia-Pacific, Europe, the Middle East and the United States.

FOR MORE INFORMATION

To learn more about DLA Piper, visit www.dlapiper.com

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