



Principal Contractor



Expert Delivery You Can Trust, Every Project, Every Time

Lawtech has substantial experience of fulfilling the dutyholder role of Principal Contractor on various contracts, both successfully completed and ongoing, in accordance with PAS 8672:2022.

Building Safety Regulator Experience

Under the Dutyholder Roles of Principal Contractor and Principal Designer, Lawtech has extensive expertise working with the Building Safety Regulator on remediation projects for Higher Risk Buildings (HRBs). Our dedicated Pre-Construction Coordination Team are specialists in managing Planning Applications required under Gateway One, and we have a proven track record of successfully preparing, submitting, and securing approval for Gateway Two applications.

In addition to our in-depth understanding of the regulatory requirements, we continuously refine our processes using cumulative feedback from each submission. This ongoing improvement ensures our applications are consistently robust, compliant, and aligned with the expectations of the Building Safety Regulator.



Excellence & Expertise

Expertise

“Competence derives principally from an accumulation of learning and experience, which assists the development of skills and can influence ethics and attitude.” - PAS 8672:2022, Section 4.2

As an experienced Principal Contractor and Cladding Specialist, Lawtech remain cognizant of relevant legislation, regulations, and standards, which influence our overall management approach. As experts in this sector, we ensure our staff have the experience and Specialist Knowledge to effectively deliver such projects to an exceptional standard, in accordance with the Building Safety Act, Building Regulations, and additional legislation.

We are Certified for Excellence:





Collaboration & Client Testimonial

Lawtech Group undertake all duties required of the Principal Contractor, ensuring we have the internal competence to do so.

As per Clause 4.1 of PAS 8672:2022, this includes the planning, monitoring and management of the construction process, communication with other dutyholders (through ongoing meetings, our Cloud-Based File Sharing System, etc.), and crucially the ability to recognise the limits of our own competence. Where we do not have the in-house capability, we will engage a trusted external party that does have this. Knowing when to seek expert input is imperative.

We work closely with all dutyholders to enhance our own competence, and engage specialists such as Fire Engineers, Structural Engineers, etc. as required to ensure our own knowledge is augmented.

Client Testimonials:



“From initial project assessment and pricing to mobilisation to site, to delivery of the project Lawtech Group proved to be an exceptional main contractor.

Overall, we could not fault the delivery of the project in any way.”

Senior Surveyor - Building Safety, VIVID Homes



BARRATT
DEVELOPMENTS PLC

“From tender to completion Lawtech undertook their duties and responsibilities with the professionalism that is demanded on such a sensitive project.

The QA/QC proved challenging due to the complexities of the building and encountering non-standard scenarios. However, Lawtech were committed and determined to deliver the essential information to ensure sign-off.”

Senior Technical Manager, BDW Kent



Case Study

Empress Heights

As Principal Contractor, Lawtech completed extensive remediation works at Empress Heights. The block stands at around 24.65m, located slightly south-east of Southampton city centre. The block is 8 storeys at its highest point, with underground car parking, commercial office units, and a podium comprising hardscaping and astroturf.

Scope of Works:

- Removal of 472m² timber cladding back to substrate. Supply and installation of fire-retardant cladding system - Rockpanel Premium.
- Removal of 2,487m² EPS render system back to substrate. Supply and installation of fire-retardant render system - Wetherby HECK Silicone Render.
- Removal of 1,750m² brickwork back to substrate. Supply and installation of new brickwork along with new fire-retardant insulation - Rockwool Duo Slab and Ketley Staffordshire Blue Bricks.
- Removal of 46m² spandrel panels. Supply and installation of new Genius Façades spandrel panels.
- Removal and replacement of curtain walling on the staircase.



The project won the prestigious RICS Refurbishment and Revitalisation Award for the South East region in June 2024. Our Regional Manager, members of the project team, and representatives from Bailey Partnership attended the awards.

The judging criteria focused on professional excellence, teamwork and sustainability, and competition standards were high.



Case Study

180 Stratford High Street

We completed as Principal Contractor the £8m removal/replacement of rainscreen and EWI at three adjoining mixed-use residential/retail blocks. These three blocks are: Athena Court (27 storeys), Aphrodite Court (10 storeys) and Apollo Court (8 storeys).

An initial PCSA determined remedial works required, allowing us to devise a design and plan of work satisfying all stakeholders and providing cost certainty. During the PCSA we mitigated a number of risks and created a clear plan of work. This was agreed with the client, Capital PCC and Savills ahead of the second stage contract.

Scope of Works:

The project was to replace ACM with non-combustible rainscreen, as well as the installation of fire barriers, replacement of EWI, balcony decking and replacement of window pods. We allocated one Contracts Manager, one Project Manager and three Site Managers to this project – one Site Manager per block. This ensured we had sufficient management capacity on site to manage a project of this scale to the high standards we expect.



"The recladding project was always going to be very challenging. Unforeseen technical challenges also had to be dealt with as the project progressed and the COVID pandemic set in part way through the programme. Despite all of this, Lawtech successfully worked alongside the client consultancy team to find the necessary solutions, keep the project moving forwards, provide detailed QCQA, and deliver the project to a very high standard within budget. Overall, an impressive achievement."

James Wickens
Savills, Director