

Sarah Williams

Call: 2008

"She is an invaluable asset in that she brings top-notch and highly skilled construction expertise to any litigating party that she acts for."

Chambers & Partners UK Bar 2024



Clerk Details

Will Shrubsall

T: +44 (0)20 7544 2712

wshrubsall@keatingchambers.com

Robert Garvan

T: +44 (0)20 7544 2696

rgarvan@keatingchambers.com

Practice Overview

Sarah Williams is an award-nominated barrister, specialising in construction, engineering, infrastructure and energy disputes.

Most recently, Sarah has been instructed throughout one of The Lawyer's Top 20 Cases in the UK 2024, a residential cladding dispute in the TCC which raised issues in respect of s. 149 of the Building Safety Act 2022 and Part B of the Building Regulations.

Sarah was also involved throughout in a long running, technically-complex engineering dispute in the TCC, concerning the design and construction of a guided busway in Cambridgeshire, UK, under the NEC2 form of Contract. She has also been involved in a number of glass curtain-walling disputes, including in respect of alleged defects in an award-winning building in the Middle East, and a case concerning NiS inclusions in a commercial property in the City of London.

Internationally, Sarah has been instructed in a number of oil and gas and renewable energy arbitrations, often on repeat instruction. These included an LCIA arbitration to final hearing which concerned an EPF, a s. 68 challenge arising out of that dispute, and an ICC arbitration which concerned issues of termination arising from a major oil and gas facility in the Middle East.

Sarah is recognised for the quality of her oral and written advocacy, and her approachable, straightforward style. She is recommended in the directories as one who "punches above her weight in seniority", "her cross-examination has been precise

and incisive” and “she is completely on top of the detail”.

Practice Areas

Construction & Engineering

- *Shepherd Construction Limited v Kingspan and Others (TCC)*, Sarah was instructed throughout for the main contractor in this multi-handed dispute which concerned, amongst other issues, s. 149 Building Safety Act 2022, K15, and Part B of the Building Regulations (with Sean Brannigan KC). Listed by *The Lawyer* as one of the top 20 cases of 2024.
- *Cambridgeshire County Council v BAM Nuttall Limited (TCC)*. Repeat instruction from the Council to trial in respect of the design and construction of a bespoke guided busway in Cambridgeshire under the NEC2 form of Contract. The council claimed damages for various defects in the busway, raising complex issues of engineering and quantum (with Piers Stansfield KC).
- *125 OBS v Lend Lease Construction (EMEA) Limited (TCC)*. Represented the Defendants in the trial for a claim for direct and consequential losses arising from allegations of NiS glazing failures in a property in the City of London (with Adam Constable KC).
- Acted for the main contractor defending a claim in this DIFC-LCIA arbitration for alleged defects in the bespoke and unique glazing to an award-winning building in the Middle East (with Simon Hughes KC).
- Acted for a European EPC contractor in respect of electrical defect disputes at a European offshore wind farm.
- Various cases acting for and against homeowners in disputes in respect of domestic dwellings.
- *Northumbria Healthcare NHS Foundation Trust v Lendlease and others (TCC)*. Acted for the M&E subcontractor in respect of a multi-million pound claim for defects and consequential costs arising in respect of a new hospital in the north east of England (with Piers Stansfield KC).
- *Costain v Haase Environmental Consulting GmbH (TCC)*. Acted on behalf of the main contractor of this waste management facility in the north of England in a claim against its specialist sub- contractor (with Adam Constable KC).
- *Accolade Wines Limited -v- VolkerFitzpatrick (TCC)*. Acted for the tenant in a substantial defects claim in respect of a large wine distribution warehouse (with Alexander Nissen KC). Listed by *The Lawyer* as one of the top 20 cases of that year.
- *Multiplex Constructions (UK) Ltd v Mott Macdonald Ltd (TCC)*. Instructed in the Wembley Stadium litigation as part of the counsel team for the main contractor in a professional negligence claim against the consultant engineers.

International Arbitration

- Instructed throughout an LCIA arbitration to the successful final hearing on behalf of the EPC contractor in respect of matters of defects and causation concerning an EPF in the Middle East, and in respect of a Section 68 challenge arising out of that

dispute (with Richard Harding KC).

- Instructed by an engineering company in a technically complex ICC arbitration arising out of infrastructure disputes at the New Doha International Airport in Qatar.
- Instructed by the Claimant French company throughout all stages to the successful final hearing in an ICC arbitration claim concerning questions of force majeure, bailment and causation in a mining facility in Western Africa (with Veronique Buehrlen KC).
- Acted for the main contractor defending a claim in this DIFC-LCIA arbitration for alleged defects in the bespoke and unique glazing to an award-winning building in the Middle East (with Simon Hughes KC).
- Repeat client instruction in an ICC arbitration concerning the termination of works for an oil and gas booster station facility in the Middle East (with Veronique Buehrlen KC).
- Acted for the claimant JV in an LCIA arbitration concerning issues of delay and variations in respect of a large nuclear power facility (with Simon Hughes KC).
- Acted for an international JV in a substantial claim in respect of a large new medical facility in Doha, Qatar (with Richard Harding KC).
- Instructed by the shipbuilder in a variations claim against the purchaser of a mega yacht.

Energy & Natural Resources

- Acted for a European EPC contractor in respect of electrical defect disputes at a European offshore wind farm.
- Advice on the application of English law in respect of issues relating to stacks at gas-fired power stations in the Middle East, as part of European appellate enforcement proceedings.
- Repeat client instruction in an ICC arbitration concerning the termination of works for an oil and gas booster station facility in the Middle East (with Veronique Buehrlen KC).
- Instructed throughout an LCIA arbitration to the successful final hearing on behalf of the EPC contractor in respect of matters of defects and causation concerning an EPF in the Middle East, and in respect of a Section 68 challenge arising out of that dispute (with Richard Harding KC).
- Instructed by the Claimant French company throughout all stages to the successful final hearing in an ICC arbitration claim concerning questions of force majeure, bailment and causation in a mining facility in Western Africa (with Veronique Buehrlen KC).
- Acting for the claimant JV in an LCIA arbitration concerning issues of substantial delay and variations in respect of a large nuclear power facility (with Simon Hughes KC).

Adjudication

- Instructed in the successful defence of a professional negligence adjudication concerning technically interesting M&E issues in respect of an insect-breeding facility.

- Instruction in adjudication proceedings concerning issues raised by the decision in Spartafield and whether an LOI can be superseded where there is a requirement for agreement under seal.
- De Haan v 89 Drayton Gardens Limited (TCC). Instructed at all stages of the successful adjudication enforcement, which considered jurisdictional challenges in respect of variations and multiple contracts.
- Universal Sealants (UK) Ltd (t/a USL Bridgecare) v Sanders Plant and Waste Management (TCC). Enforcement proceedings concerning s. 105(2)(d)(ii) of the Housing Grants, Construction and Regeneration Act 1996, and whether the delivery of concrete in-situ amounted to its installation.
- Various instructions concerning payment, including 'smash and grab' and 'true valuation' disputes.

Infrastructure

- Acted for a major European train manufacturer in disputes with train operators in respect of delay and defects under supply agreements (with Sean Wilkens KC).
- Cambridgeshire County Council v BAM Nuttall Limited (TCC). Repeat instruction from the Council to trial in respect of the design and construction of a bespoke guided busway in Cambridgeshire under the NEC2 form of Contract. The council claimed damages for various defects in the busway, raising complex issues of engineering and quantum (with Piers Stansfield KC).
- Instructed by an engineering company in a technically complex ICC arbitration arising out of infrastructure disputes at the New Doha International Airport in Qatar.

Professional Negligence

- Shepherd Construction Limited v Kingspan and Others, Sarah was instructed throughout for the main contractor in this multi-handed dispute which concerned, amongst other issues, s. 149 Building Safety Act 2022, K15, and Part B of the Building Regulations (with Sean Brannigan KC). Listed by The Lawyer as one of the top 20 cases of 2024.
- Instructed in the successful defence of a professional negligence adjudication concerning technically interesting M&E issues in respect of an insect-breeding facility.
- Governor and Company of the Bank of Ireland v Watts PLC (TCC). Acted for the Claimant in a claim against its project monitoring surveyor in respect of residential development in the North (with Veronique Buehrlen KC).
- Multiplex Constructions (UK) Ltd v Mott MacDonald Ltd (TCC). Instructed in the Wembley Stadium litigation as part of the counsel team for the main contractor in a professional negligence claim against the consultant engineers.

Telecommunications and Utilities

- Repeat instructions from British Telecommunications Plc at all stages to trial in respect of claims of varying scale and nature, including multi million pound disputes regarding nuisance, negligence, fire damage and wayleaves under the Telecommunications Code.

- Acted for a JV in respect of disputes arising out of public waste water processing facilities across the north of England (with Alexander Nissen KC).

Reported Cases

- Cambridgeshire County Council v BAM Nuttall Limited [2022] EWHC 275 (TCC)
- Universal Sealants (UK) Ltd (t/a USL Bridgecare) v Sanders Plant and Waste Management Ltd [2019] EWHC 2360 (TCC)
- 125 OBS (Nominees1) & another v Lend Lease Construction (Europe) Limited & another [2017] EWHC 25 (TCC)
- GS Woodland v RGCM Ltd & Others [2025] EWHC 285 (TCC)
- Accolade Wines v Volkerfitzpatrick (2) Volkervessels (3) Goodman (4) Keller (5) Twintec (6) GJ3&4

Other information

Education & Professional Career

- Public Access Training, 2015
- Barrister, Keating Chambers, 2009
- Pupillage, Keating Chambers, 2008-2009
- Called to the Bar (Gray's Inn) 2008
- Nottingham Law School – L.LB (1st Class Hons), BVC (Very Competent) 2007-2008
- Nottingham Law School – Graduate Diploma in Law (Distinction), 2006-2007
- Cambridge University, Jesus College – Natural Sciences M.A. (1st Class Hons), 2001-2004
- Keswick School, Cumbria, 1994-2001

Appointments & Awards

- Sarah has been nominated for 'Diversity & Inclusion Future Leader' in Chambers UK Bar Awards 2023.
- Bedingfield Scholar, Gray's Inn, 2007 – 2008
- Scholar, Jesus College, Cambridge, 2003 – 2004
- Exhibitioner, Jesus College, Cambridge, 2001 – 2002

Memberships

- Technology and Construction Bar (TECBAR)
- Society of Construction Law (SCL)

Seminars & Publications

Sarah is guest speaker at numerous events in London, the regions, and internationally. She is a contributor to several leading texts including Keating on Construction Contracts, Keating on Offshore Construction and Marine Engineering Contracts, and the Construction Law Reports.

Recommendations

"Sarah shows great attention to detail in her written work, both in her advice and submissions. She has demonstrated a marked ability to digest significant quantities of technical and expert information, and to pull this together into persuasive written submissions."

Construction, Legal 500 UK Bar 2026

"Sarah Williams provides good clear submissions and has a good strategic brain. She quickly arrives at the heart of the issue."

Construction, Chambers & Partners UK Bar 2026

"In court, she is measured but effective, and has helped to secure excellent results."

Construction, Chambers & Partners UK Bar 2026

"She is a very good junior, hard-working and diligent."

Construction, Chambers & Partners UK Bar 2026

"Sarah is a superb construction barrister. She quickly masters the facts, is very sensible and produces excellent written and oral submissions. She is very good at dealing with clients too."

Construction, Chambers & Partners UK Bar 2026

"She is all over the latest legal developments and how to apply them to a case."

Construction, Chambers & Partners UK Bar 2025

"Sarah Williams is very much into the detail."

Construction, Chambers & Partners UK Bar 2025

"Sarah's key strength is her attention to detail, forensic analysis of the key facts and also thinking outside the box with difficult legal arguments. She is an all round excellent barrister and is attentive, efficient and hands-on."

Construction, Legal 500 UK Bar 2025

"She is an invaluable asset in that she brings top-notch and highly skilled construction expertise to any litigating party that she acts for."

Construction, Chambers & Partners UK Bar 2024

"Sarah has a canny ability to digest and simplify complex, intricate matters into straightforward, accurate drafting."

Construction, Chambers & Partners UK Bar 2024

"Sarah is not afraid to roll up her sleeves and do the heavy lifting, and she regularly thinks outside the box to strengthen the client's position."

Construction, Chambers & Partners UK Bar 2024

'Sarah is extremely organised, into the detail and sees arguments and angles to a claim that no-one else seems to.'

Construction, Legal 500 UK Bar 2024

'Sarah is calm, considered, and very hardworking.'

Construction, Legal 500 UK 2023

"Sarah has a good grasp of technical detail and understanding. She is able to assimilate technical issues quickly, and get to the nub of the issue."

Construction, Legal 500 UK 2022

"She has a good attention to detail and grasp of the technical aspects of a case."

Construction, Chambers UK 2022

"Sarah is always impressive on technical issues."

Construction, Chambers UK 2022

"Provides both excellent legal representation and commercial advice. She is always one step ahead of the game."

Construction, Legal 500 UK 2021

"She punches above her weight in seniority and is certainly a junior to watch. She is great with the detail."

Construction, Chambers UK 2021

"Sarah provides both excellent legal representation and commercial advice and is able to quickly and effectively develop a case strategy."

Construction, Chambers UK 2021

"Has shown the ability to master highly complex technical issues and express them in a reader-friendly way. She is highly intelligent, a pleasure to work with and very able."

Construction, Chambers UK 2020

"A quality junior who works hard. In particular her cross examination is highly recommended."

Construction, Chambers & Partners UK Bar Guide 2019

"Sarah is hard-working. She rolls her sleeves up and gets on with it."

Construction, Chambers & Partners UK Bar Guide 2018

"Her cross-examination has been precise and incisive, and she is completely on top of the detail."

Construction, Chambers & Partners UK Bar Guide 2018

"Popular junior with a strong practice that often sees her instructed in high-value TCC litigation and international arbitration."

Construction, Chambers & Partners UK Bar Guide 2017

"She is hard working, diligent and proactive, and has a good grasp of the finer details."

Construction, Chambers & Partners UK Bar Guide 2017

"She is very good with clients."

Construction, Chambers UK 2016