

Sarah Williams

Call: 2008

"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



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Practice Overview

Sarah Williams is an award-nominated barrister, specialising in construction, engineering, infrastructure and energy disputes. A feature of Sarah's practice is the technical complexity of the subject matter, whether it be the intricacies of structural engineering in a large-scale infrastructure project, of an off-shore gas-compression facility in the Caribbean, or of the compliance of construction in mixed commercial-residential properties.

Sarah's most recent instructions represent the diversity, breadth and depth of Sarah's practice. In the last 12 months, she has been instructed on a repeat basis in a case concerning allegations of fraud in oil and gas contracts in offshore Africa, on behalf of an architect in respect of a social housing project in north London, and by a major telecommunications company in respect of a hydrocarbons spill involving allegations of nuisance.

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 is "top-notch", "punches above her weight in seniority", that "her cross-examination has been precise and incisive" and "she is completely on top of the detail".

Sarah accepts public access and licensed access instructions in appropriate cases.

Practice Areas

Construction & Engineering

- *Glossbrook Builders Limited v Kennedy (TCC)*: Acting for the Defendant homeowner in respect of final account claims arising from the performance and termination of a JCT Design and Build 2016 contract, including claims for extension of time, liquidated damages, defects and indemnification.
- *GS Woodland Court GP 1 Limited v Various (TCC)*: Acting for the module manufacturer defendant in respect of allegations concerning compliance with Part B of the Building Regulations of the modular build student accommodation (with Jonathan Selby KC).
- *Willmott Dixon Holdings Limited v Karakusevic Carson LLP (TCC)*: Acting for the insured architect defendant in respect of claims for rectification of alleged defects in a social housing development in North London. The claim considers the interplay of assignment, s.130 of the Building Safety Act, contribution claims arising out of the Civil Liability (Contribution) Act 1978 and the Defective Premises Act 1972 (with Krista Lee KC).
- Acting for an insurer client in respect of roofing and water ingress claims against a developer pursuant to new build homeowner insurance policies and guarantees.
- *Shepherd Construction Limited v Kingspan (TCC)*: Instructed for the claimant main contractor throughout this mixed commercial residential property dispute which concerned, amongst other issues, section 149 of the Building Safety Act 2022 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 and the Italian glazing manufacturer Part 20 Defendant in the trial of a claim for direct and consequential losses arising from allegations of nickel sulphide (NiS) inclusion glazing failures in a property in the City of London (with Adam Constable KC).
- *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 subcontractor (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 in this DIFC-LCIA arbitration defending a claim 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).

Energy & Natural Resources

- *Destin Trading Inc v Saipem SA (Ch)*: Acting for the Defendant EPC contractor in respect of allegations of misrepresentation arising from a settlement agreement concerning offshore activities in Angola, Africa (with Veronique Buehrlen KC).
- Acting for an American EPC contractor in respect of the design and construction of an offshore gas compression facility in the Caribbean (with Veronique Buehrlen KC).
- Acted for the Responding Party in an adjudication concerning payment terms and employer's risk events under the NEC3 form of contract relating to a bespoke nuclear testing facility (with Justin Mort KC).
- Acted for a European EPC contractor in arbitral proceedings 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

- Acted for the Responding Party in the successful defence of an adjudication concerning technical claims as to the validity of notices of default and of termination under the JCT Design and Build 2016 contract (with Sean Wilken KC).
- Acted for the Responding Party in an adjudication concerning payment terms and employer's risk events under the NEC3 form of contract relating to a bespoke nuclear testing facility (with Justin Mort KC).
- 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 a letter of intent 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 section 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 aviation fuel infrastructure disputes at the New Doha International Airport in Qatar.

Professional Negligence

- *Willmott Dixon Holdings Limited v Karakusevic Carson LLP (TCC)*: Acting for the insured architect defendant in respect of claims for rectification of alleged defects in a social housing development in North London. The claim considers the interplay of assignment, section 130 of the Building Safety Act, contribution claims arising out of the Civil Liability (Contribution) Act 1978 and the Defective Premises Act 1972 (with Krista Lee KC).

- *Shepherd Construction Limited v Kingspan (TCC)*: Instructed for the claimant main contractor throughout this mixed commercial residential property dispute which concerned, amongst other issues, section 149 of the Building Safety Act 2022 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 bank in a claim against its project monitoring surveyor in respect of a 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

- Acting for a major telecommunications company in respect of claims for nuisance and damages following a hydrocarbon spill.
- 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.

Reported Cases

- *GS Woodland v RGCM Ltd & Others [2025] EWHC 285 (TCC)*
- *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)*
- *Accolade Wines v Volkerfitzpatrick (2) Volkervessels (3) Goodman (4) Keller (5) Twintec (6) GJ3&4*

Other information

Education & Professional Career

- Public Access qualified
- Called to the Bar (Gray's Inn) 2008

- Cambridge University, Jesus College – Natural Sciences M.A. (1st Class Hons), 2001-2004

Appointments & Awards

- Nominated for 'Diversity & Inclusion Future Leader' in Chambers UK Bar Awards 2023.
- Bedingfield Scholar, Gray's Inn

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 is an editor for 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

"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 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

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

Construction, Chambers & Partners UK Bar Guide 2018