

Dominic Swift

Partner

 Birmingham

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Dominic is a member of the Real Estate Board and the Education Senior Leadership Group. Recognised for his expertise in property development and regeneration in the public sector, he brings expertise in advising on procurement in the context of land transactions. Dominic leads on major complex property projects for our education and public sector clients with his skills extending beyond the application of his legal knowledge into the field of project management.

His experience, first as a governor of a maintained school and latterly as a chair of a multi-academy trust, has given him a genuine insight into the challenges faced in the education sector and what good legal advice really looks like.

Dominic spent time on secondment with Kings College London and has seen life from both sides of the fence appreciating the pressures that in-house teams are under and the expectation they have of their external advisors.

Dominic regularly presents on issues impacting on universities, colleges, schools and academies most recently speaking on regeneration at ASCL's annual conference and organising and participating in a series of presentations on topics ranging from health and safety to student accommodation for the Association of University Directors of Estate.

Featured experience

Further education college

Advising a city centre further education college on methods of disposing a major city centre site. This involved the possibility of using a local asset backed vehicle; and advising on complex issues surrounding the rights of tenants to renew their leasehold interests, including advising the client on their statutory position, and leading the negotiation with the tenants to reach agreements to enable the college to achieve its overall goal of disposal at best value. This work involved the relocation of a number of tenants and the negotiation of new leases as a result.

Local authority - major regeneration project

Acting on behalf of a local authority in relation to a major regeneration project with outputs estimated to be in the region of £1 billion. Dominic's role involved advising on the structure of the transaction, and how the existing leaseholders interests could be terminated to

facilitate the development. The project also involved the grant of a number of wayleaves, the relocation of other existing wayleaves, and advice relating to issues relating of best consideration and procurement.

Non-departmental public body

Acting on behalf of an executive non-departmental public body on a wide range of projects, ranging from site assembly to disposal, both by development agreement and building lease; dealing with leasehold issues arising throughout these major projects; and the challenge associated with the development of site as a result of the existence of wayleaves.

Single academies to multi academy status

Converting traditional single academies to multi academy status and advising on group governance arrangements.