



Technology and Construction Court

The construction project is connected with various risks factors that may lead to disputes arising between parties involved, for instance concerning the payment, improper performance of work, delays or defects. There are various options to resolve the construction dispute, and many can be resolved through alternative dispute resolution. However, in some cases, this process will not work and litigation is inevitable.

The Technology and Construction Court (TCC) is the specialist court which handles cases about buildings, engineering and surveying, which include:

- claims with regards to services provided by engineers, architects, surveyors and other professionals
- claims about local authority duties relating to land and buildings

- environmental claims
- claims resulting from fire
- challenges on a decision of arbitrators in construction and engineering disputes

TCC is a group of courts within the Queen's Bench Division of the High Court of Justice, including both the High Court and the County Court. Cases heard in TCC are diverse and also include

personal injury and public nuisance or procurement disputes. In addition, the TCC deals with allegations of lawyers' negligence with planning, property and construction. However, the TCC will not usually accept cases with a value of less than £250,000. Deciding when to take the case to the TCC requires the knowledge and it is advised to seek the legal assistance.

What are TCC Claims?

- construction disputes
- engineering disputes
- claims in connection with services by engineers, architects, surveyors, accountants and other construction specialists
- claims relating to local authorities duties of the development of land or the construction of buildings

- claims relating to the design, supply and installation of computers, computer software and related network systems
- claims about the quality of works, products, materials or services
- claims by or against landlords and tenants for breach of a repairing covenant
- claims between neighbours, owners and occupiers of land in trespass, nuisance, etc.
- claims relating to the environment (pollution cases)
- claims arising out of fires
- claims involving a taking of accounts where these are complicated; and challenges to decisions of arbitrators in construction and engineering disputes including applications for permission to appeal and appeals

How to start the claim?

TCC claims must be issued in the High Court or in a county court specified. The claim form

must be marked 'Technology and Construction Court' below the words 'The High Court, Queen's Bench Division' or 'The _____ County Court'. A party who intends to issue a TCC claim must make an application before the claim form is issued to a TCC judge. The written evidence in support of such an application must state that the proposed claim is a TCC claim. The court notifies the parties of the date and time of the case management conference, it will at the same time send each party a case management information sheet and a case management directions form. When the court fixes the date for a pre-trial review, it will send each party a pre-trial review questionnaire.

Construction disputes produce the large amount of documentation what may lead to expensive and time consuming disclosure. The policy of The Pre Action Protocol (PAP) is to limit the amount of documentation that parties exchange. Before any claim is started, the court expects you to have exchanged information and documents relevant to the claim to assist in settling it,

THE TECHNOLOGY AND CONSTRUCTION SOLICITORS' ASSOCIATION

The solicitors who practise in the TCC deal with technical cases involving all aspects of the built environment, including technical defects claims and claims for money and extension of time.

There are also negligence and nuisance cases. TeCSA supports and promotes best practice in all forms of disputes resolution like civil litigation, adjudication, arbitration, mediation.

and to have complied with the construction and engineering disputes protocol.

The above is for general information only and does not constitute legal advice.



General enquiries to TCC (London High Court) should be directed to:

Technology and Construction Court
7 Rolls Buildings
Fetter Lane
London EC4A 1NL
Telephone 020 7947 7156

General enquiries (London - County court)

Technology and Construction Court
County Court at Central London, Royal Courts of Justice
Thomas More Building
Royal Courts of Justice
Strand
London WC2A 2LL
Telephone 0300 123 5577