



Steve Morris

Partner

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ABOUT

Steve has an expertise in commercial and residential property development, in particular high value real estate projects with elements of property finance and planning.

Having joined Acuity in 2005, Steve played a key part of the growth of its real estate team. Steve has a strong track record in advising private developers and investors with portfolio management needs, pension funds and institutional lenders, substantial blue-chip occupiers, public and third sectors.

Steve is ranked as a Band 2 lawyer in Chambers & Partners and a Leading Individual in Legal 500.

EXPERTISE

- Commercial property deals and transactions – acquisitions and disposals of freehold and leasehold land, landlord and tenant, placing of security, securitization of assets
- Real estate development projects – from site assembly to land acquisition, site due diligence, procurement, finance and advice on planning applications and appeals. Particular experience in complex land assembly and split financing projects
- Property finance – negotiation of forward funding and property development finance agreements, drafting of security agreements, collateral guarantees and complex facility arrangements
- Planning – from assessment of the site and application process through to negotiation and drafting of detailed planning agreements (including viability and affordable housing delivery) with advice on divergences between England and Wales in statute and policy
- Insolvency and effect on ownership of property – protecting tenanted properties

WORK

- Drafting and negotiating the development, construction and letting of the new BBC Wales headquarters
- Advising on the procurement and delivery of a £150m school, sports academy and residential development in South London
- Drafting and negotiation of package of documents for the development, construction and letting to HMRC of its new South Wales headquarters in the largest property deal in Wales

- Leading a team in the development, construction and letting to Department of Work and Pensions of its new South Wales valleys HQ
- Lead lawyer on the redevelopment of Cardiff's International Sports Village, a £500m residential and leisure project delivered over several years on reclaimed land in Cardiff Bay
- Advising on and drafting the funding documentation for the redevelopment of a former paper mill into a 53 acre 800 home urban village with 50% affordable housing
- Advising a national holiday resort operator in the potential acquisition of a new £100m site
- Providing planning advice to a client in the sale of part of a £50m investment fund property portfolio to residential property developers
- Acting for a University in a new £300m waterfront campus and technology development