



Meet our new Development team

Development and Housing issues constitutes a staple ingredient of the legal services required by registered provider clients. Arguably the requirement for professional and expert advice has never been more paramount when faced with the ever growing backdrop of demands facing the sector, from rent reductions to the proposals being put forward in the recently published Housing White Paper.

Who are we?

Our Tier 1 Rated Housing and Development Team is led by 14 partners located throughout the country enabling us to provide nationwide coverage to all our legal services. As recognised leaders in this sector we offer competitive fixed fee pricing for our services. We receive instructions and communicate with our clients in a variety of media formats to suit your requirements.

We pride ourselves on our ability to offer our clients a unique service in all aspects of housing and development. We make it our mission to understand the individual requirements of our clients and the frameworks in which they operate, to ensure that we deliver a bespoke, professional and committed service delivered on time and to budget.

"Capsticks has provided excellent support to First Wessex over the last 20+ years. We value their consistently high level support, proactive approach and dedication to service excellence. They are a vital extension of our team and make every effort to get to know both our everyday business needs and longer-term strategic projects. Their speedy response and practical advice is valued throughout our organisation."

Ian Lichfield, Procurement Manager, First Wessex

We can help you with:

- Land acquisitions
- S106 sites, Off the shelf developments, Regeneration schemes, mixed use and mixed tenure schemes development of care homes and facilities
- Conditional contracts, development agreements, options, pre-emption agreements, joint ventures
- Overage agreements/HCA equity share, framework agreements and nomination agreements
- Planning agreements
- Infrastructure and utility agreements
- Compulsory purchase agreements
- Development agency agreements
- Development funding arrangements and grant funding agreements
- Building Contracts, warranties, parent company guarantees and performance bonds
- Management and resolution of construction disputes

Our lawyers have the skills to ensure that our clients are supported through every stage of the development cycle. In particular we can help you with:

Site acquisition

Our experienced team has acted for over 150 registered providers in all types of site acquisitions from golden brick to turnkey projects, s.106 schemes to joint venture agreements with private developers. We also work on a large number of estate regeneration projects often working closely with key stakeholders such as funders and local authorities

Planning

Our planning team is able to advise on all related planning issues including s.106 agreements, CIL, planning appeals and the use of compulsory purchase orders.

Construction

We offer experts advice and representation on all construction matters from drafting and approving construction documents, collateral warranty, construction disputes and financing for construction projects.

Procurement and Governance

Issues relating to procurement and governance are key considerations for any registered provider. Our dedicated team is on hand to assist you in navigating through the various layers of rules and regulations and to ensure your continuing compliance.

Asset Management and Disposals

We regularly act for a large number of registered providers in large scale stock rationalisation projects including advice on acquiring regulator and other 3rd party consents to disposals.

Tax

Our experience and knowledge of the sector enable us to ensure we can provide you with all necessary tax advice in relation to real estate projects including specific advice on VAT and Stamp Duty Land Tax.

Contact Kevin, Spencer, Mike or Perrie to find out more



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