



DAWSONS
SOLICITORS

Affordable housing

March
2009

"Working with Dawsons has been great for us. Together we have progressed some complex projects to successful conclusions."

AmicusHorizon

Housing associations

Clients have targets to meet. We are very aware of the pressures exerted by the Homes and Communities Agency funding process, funding constraints, cash planning targets and the need to reach key milestones on time - but not at the expense of quality. We aim to be accessible, responsive and expert partners to help clients meet these potentially conflicting requirements and to make the experience as stress-free and even enjoyable as we can.

Experience

We have over twenty years experience in the sector, working with some of the South East's biggest and most successful developing Housing Associations (such as Family Mosaic, London and Quadrant and AmicusHorizon) as well as medium-sized and smaller RSLs. We advise on pretty much all aspects of property law, including site acquisitions, property development, residential and commercial conveyancing, landlord and tenant, leasehold enfranchisement and portfolio management, and also corporate and constitutional matters, charity issues,

employment, all types of litigation (including arrears, obtaining vacant possession, construction disputes, Lands Tribunal applications and so on), public procurement, tenant consultation and pretty much any other legal issue our clients can challenge us with.

Expertise and service

We aim to combine the best traditions of a firm nearly 300 years old with an innovative contemporary approach. With approximately 60 lawyers we can advise on a huge range of issues. Our central London location means we are close to specialist counsel, accountants, surveyors and other professionals and institutions, so we can co-ordinate a truly comprehensive service. Above all we work to fit in with your requirements, not ours. We have excellent wide-ranging technical expertise but understand this is only part of the picture. We look to be responsive, provide advice in plain English, make sensible, practical and

commercial recommendations on risk and be competitive on fees where we can. We emphasise a quick turnaround and a pro-active approach.

Development and construction

The team, led by Andrew Harbourne, has for many years acted in developments ranging from a few dwellings to over 200, often involving offices, shops, private dwellings, live/work units and planning gain of many different kinds. We cover all the legal aspects from site identification through acquisition and procurement to plot sales. Development is dynamic and time-constrained so our goal is to deliver a responsive pro-active and commercial service you can rely on. We also recognise that getting development agreements and ancillary documents right at the outset takes the pain out of project management and is the key to successful and timely delivery of a development.

Don't just take our word for it...

Chambers UK - A Client's Guide to the Legal Profession 2009 Edition

"Affordable Housing is a key strength of this compact, London-based firm. Clients are impressed with the "warm and friendly attitude of the team ..." The 2007 edition said: *"DAWSONS SOLICITORS is said to provide a service to clients that is "efficient and thorough at reasonable prices". It advises on the whole gamut of social housing matters for RSLs and tenants and is especially well known for its prowess in acquisition and development"* A previous edition of Chambers UK said: *"the depth of knowledge" and "the ability to "deal with matters consistently well" generates loyalty in clients, who depend upon the firm's "good quality advice" on a host of matters, including significant acquisitions.*

Examples of specialist advice given include:

- Land purchase contracts
- Development agreements
- Joint ventures
- S106 planning agreements
- Nominations agreements
- Construction contracts
- Professionals' appointments
- OJEU Procurement
- Rights of light
- Release of, or insurance against, restrictive covenants and title defects
- Stamp Duty Land Tax and VAT
- CDM Regulations
- Easements, rights of way and other neighbour issues
- Contamination/Environmental Issues
- Adverse possession
- Party Wall Awards and disputes
- Boundaries and plans advice
- Burial sites
- Compulsory purchase
- Management agreements
- Management company structural issues
- BME transfers
- Construction over railway tunnels

Litigation

Often mentioned in the legal directories as a leader in the field of property litigation, David Masters heads a team greatly experienced in advising housing associations in arrears claims, disrepair claims, service charge disputes, obtaining vacant possession and construction disputes (including adjudications). The focus is to provide sound practical support.

Employment

Jo Keddie, the head of our employment team, is regularly recommended in the legal directories. Her team acts for a large number of employers both in the private and charitable sectors. They cover all aspects of contentious and non-contentious employment business and advise across a broad range of law including large scale restructuring and redundancy exercises; board room disputes and executive departures; discrimination claims and also, more generally, employment handbooks; contracts and policy guidance.

Corporate Commercial

Harender Dahia leads the affordable housing team in a department that has been recommended in the legal directories for mergers and acquisitions and partnership advice. They advise on constitutional and governance matters, data protection, management company issues and all aspects of commercial agreements from information technology contracts to contracts for the provision of services. The company commercial team can also assist with your financing documents, including advice in connection with the negotiation of bank facilities and loan agreements and related security documentation.

To summarise

We enjoy working for Housing Associations and aim to provide comprehensive, expert help which is also commercial (our long experience is immensely helpful in this) speedy and focussed on results.

All of us are committed to making dealing with us as pleasant and satisfying as we can. We look forward to helping you.

Andrew Harbourne (Partner, Head of the Affordable Housing Team)

020 7821 4823

Chambers Guide 2009 quotes clients as saying Andrew gives "extremely sound, well-informed advice" and mention his "fine attention to detail and insightful understanding of clients' businesses".

Simon Livesey (Partner, Commercial Property/Property Development)

020 7421 4816

James Riddoch (Senior Assistant, Property Development)

020 7421 4824

Richard Wootton (Assistant, Property Development/Commercial Property and Specialist in Stamp Duty Land Tax and VAT)

020 7421 4767

David Masters (Partner, Head of Property Litigation)

020 7421 4869

Angela Gregson (Senior Assistant, Property Litigation)

020 7421 4761

Jo Keddie (Partner and Head of Employment and Litigation)

020 7421 4872

Chambers 2009 edition describes Jo as "a fantastic communicator who is easy to work with and makes the technicalities of employment law accessible".

Harender Dahia (Partner, Corporate Commercial)

020 7421 4876

Phillip Wood (Partner, Employment)

020 7421 4881

Laura Harcombe (Partner, Health & Safety)

020 7421 4837

For e-mail addresses follow the format: initial.surname@dawsonslip.com