

# Social housing

## Our services

Our social housing team has looked after the interests of registered social landlords (RSLs) and housing associations (HAs) for more than 30 years.

Taylor&Emmet LLP is one of the main providers of legal services to the social housing sector in the South Yorkshire and North East Midlands region and our clients range from the smallest housing associations to nationally known names.

Our specialist team provides commercial and practical advice across the whole range of property and other services required by RSLs. Our aim is to build a long term relationship by providing a partner-led service which is designed to meet clients' requirements so that our team can be viewed as an extension of the clients' own teams.

By adopting a collaborative approach to work, we are often able to develop innovative and commercially attractive solutions tailored to the very specific and fast changing needs of our clients, but with a friendly, courteous and efficient service.



## We specialise in:

- Site acquisition and disposals, including site assemblies and related development work for residential development to be carried out by housing associations from the very smallest up to and including major household names
- Site re-developments/property development
- Funding arrangements and refinancing
- Effecting bank security including collateral warranties and step in rights
- Joint ventures disposals of development sites and commercial property
- Development agreements
- Environmental, building regulations and planning matters including S106 agreements.
- Infrastructure projects to include S278/S38/S104 agreements
- Nomination agreements
- Mixed tenure developments
- Infrastructure documentation rent to home buy
- Plot disposals for rent, shared ownership and outright sale
- Right to buy and right to acquire
- Shared ownership leases including resale and staircasing, drafting advice and contractual documentation
- Leasehold schemes for the elderly/frail
- Alternative dispute resolution and dispute avoidance
- Assistance and representation in court, arbitration and adjudication proceedings
- Legal audits, including reviews of terms and conditions
- Construction contracts and warranties
- Deeds of variation and rectification

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## Key cases

### Recent projects include:

- Acquisition of many development sites for our housing association clients. A recent example was the purchase of a local site for General Needs Rent Social Housing and Shared Ownership. The case involved entering into a licence to permit early occupation, resolving complex title issues and including dealing with a right of way.
- Acquisition of an apartment based care scheme involving communal facilities to be made available to other members of the community. Our role included advising on integrating a restaurant facility into the service charge and delegation of a catering contract for a third party catering firm with all associated transfer of undertaking, protection of employment regulations implications drafting assured tenancies to include service charge provisions.
- Purchase of a development site for a mixed tenure development including Shared Ownership Leases in a double block of apartments. We dealt with complications which arose due to a drainage easement over privately owned land and we handled complex negotiations with a private landowner to resolve.
- Acting for significant housing developer in a dispute with vendor of development land regarding illegal waste dumping.
- Acting for national housing association defending claim brought against them for adverse possession in relation to high profile property.

If you would like to know more about our services, please contact:

Vincent Green on 0114 218 4000

[vincent.green@tayloremmet.co.uk](mailto:vincent.green@tayloremmet.co.uk)

Sheffield City Centre  
20 Arundel Gate, Sheffield S1 2PP  
Fax: 0114 218 4223  
Email: [info@tayloremmet.co.uk](mailto:info@tayloremmet.co.uk)

[www.tayloremmet.co.uk](http://www.tayloremmet.co.uk)

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