

# REAL ESTATE DEVELOPMENT



## SECTOR EXPERTISE

### MODERN LEGAL SERVICES FOR THE REAL ESTATE SECTOR

- Regeneration
- Development
- Compulsory purchase
- Lettings, disposals and acquisitions
- Landlord and tenant
- Right to buy
- Property and housing disputes



## REAL ESTATE DEVELOPMENT

Sharpe Pritchard's real estate team has gained particular recognition for its expertise in acting for the UK public sector in connection with large scale and complex regeneration and development projects, both housing led and mixed use schemes. In close collaboration with planning, procurement and construction law colleagues we are able to provide seamless legal support at all stages, from inception to final delivery. We offer a solution focused approach coupled with an understanding of the concerns and requirements of both public and private sector participants covering:

- strategic advice in relation to complex site assembly;
- specialist CPO expertise;
- procurement and state aid;
- delivery vehicles for public or private sector collaboration including joint ventures and SPVs;
- leasing structures;
- environment;
- planning and highways;
- construction;
- security;
- specialist local government issues including appropriation and vires; and
- effective project management.

Our real estate team has also played a key role in the delivery of some of the most significant PFI and PPP deals in the last 12 months. Particularly within the waste, leisure, housing and education sectors, with the firm currently being ranked second in PPP Bulletin's Legal Adviser league.

## COMMERCIAL REAL ESTATE

Our real estate team is experienced in advising on all types of commercial real estate, acting for both the public sector, including central government, local authorities, registered providers and other public bodies, as well as private sector organisations, charitable bodies and developers.

Our advice and expertise in this sector covers a wide range of areas including:

- lease and licence arrangements;
- disposals and acquisitions;
- landlord and tenant;
- title due diligence;
- service charge mechanisms;
- rent reviews;
- sale and leaseback agreements;
- right to buy, buy backs and staircasing; and
- nomination agreements.

## OUR EXPERIENCE

### Regeneration

- Two estate renewal projects for London Borough of Enfield at Ladderswood and New Avenue
- Multi-million pound regeneration of Wokingham Town Centre
- Aylesbury Vale Town Centre redevelopment.

### Development

- Major phased development of Egham Gateway and Addlestone Town Centre for Runnymede Borough Council
- Acting for Daventry District Council on the development of two new strategic town centre sites
- Advised London Borough of Newham on the Emirate Airline London Cable Car
- Acting for a community sports trust on a multi-party agreement for the construction of the Herne Hill flood alleviation scheme in South London.

### Compulsory purchase

- Acting for Stoke City Council in the use of its CPO powers to acquire land for the construction of a new link road
- Acting for London Borough of Greenwich on its compulsory acquisition of extensive freehold and leasehold interests on the Ferrier Estate, Kidbrooke, in order to facilitate a regeneration scheme, which included a public inquiry
- Acting for Leicester City Council and London Borough of Wandsworth on the compulsory acquisition of empty properties to support the councils' empty homes strategy.

### Right to buy

- Disposal of Brent Town Hall to a French government backed organisation for a French Lycée school
- Disposal of Camden Town Hall Annex and the acquisition and development of new council offices at 5 Pancras Square, Kings Cross
- Disposal of former Southwark Bridge Fire Station site for London Fire and Emergency Planning Authority
- Investment acquisition by Mansfield District Council of a retail park in Doncaster.

**Partnerships**  
AWARDS 2012  
WINNER  
Best Legal Adviser  
Sharpe Pritchard



### What clients say

The real estate team has  
*'... a pragmatic and constructive approach which is essential for concluding any major property transaction and are also very pleasant people to work with. They have even worked through the night when necessary to meet critical deadlines and have always delivered'*

## KEY CONTACTS



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Sharpe Pritchard, solicitors and parliamentary agents, focus on public law and act for a large number of public sector bodies and corporate clients. Our experienced team of lawyers, many of whom have worked within the public sector, advise on:

Academies and free schools

Commercial

Construction

Education

Elections

Employment

General public law

IT and information law

Litigation and dispute resolution

Parliamentary agents

Planning

PPP and PF2 projects

Procurement

Real estate

Waste and energy

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