

Foundations



January 2025

Residential Development

Welcome to the first edition of Foundations for 2025 which includes the following articles:

- Birketts' Residential Development Team hosts dinner with guest speaker, Dame Kate Barker
- Riparian rights for residential developers
- New legislation to standardise consumer code for housebuilders
- The new NPPF – what does it say, and what does that mean?
- Developers, dwellings and stamp duty land tax (SDLT)
- CSR day at Purfleet Heritage and Military Centre
- Q&A with Chris Hoxley, joint Head of Residential Development

What a busy few months we had at the end of 2024. Below are just some of the highlights.

September

Birketts' Housebuilder teams at Birketts (Housebuilder South East and Housebuilder Norwich) merged to become the Residential Development Team which is now under the joint leadership of [Steven Kay](#) and [Chris Hoxley](#), supported by fellow Partners [Nicola Curle](#) and [Helen Stewart](#). See our full Residential Development brochure [here](#).

The Real Estate Development sector group was launched under one umbrella offering a co-ordinated and specialist service to clients developing sites (whether as landowners, promoters, developers or affordable housing providers). This group has two sub-sectors encompassing expert lawyers in real estate, planning, environmental, construction, agriculture, tax and banking focussed on:

- Residential Development
- Strategic Land

October

The highlight of the residential development calendar was the hosting of a Thought Leadership Dinner with Dame Kate Barker as the keynote speaker in October. The event was attended by prominent developers and housing delivery specialists. We learn more about the evening later in this edition.

November

We attended a number of events together with key members of the housing and construction industry, including the Eastern Winter Ball and the autumn Climate Summit 2024 (focus on Net Zero Homes and Homes for the Future).

We were proud to be sponsor of the Essex Housing Awards 2024 for the fourth year running. The event is growing year on year celebrating the success of an array of housing projects and professionals. Congratulations to all winners on the night.

We participated in the third Hertfordshire Infrastructure and Development Board.

December

We hosted the December meeting of the Essex Developers Group at our Chelmsford office with over 20 guests from the residential development sector in attendance.

We attended the launch of the State of Play report in Westminster hosted by HBF, Close Bros Property Finance and Travis Perkins, discussing the barriers to development faced by SME housebuilders.

What's next for 2025?

Our next Essex Builders Breakfast will take place on 27th February. Once again it will be held at Writtle College, Chelmsford. Guest speakers include:

- Birketts' Head of Planning, Tom Newcombe, discussing the NPPF revisions
- Essex County Council discussing net zero initiatives and the new standard for building homes in Essex

If you would like to attend, please register your interest [here](#).

The Norwich and Kent Builders Breakfast events are scheduled to take place in June. For the Kent event, we will be sponsoring the Kent Housing Group Conference.



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Featured articles

Birketts' Residential Development Team hosts dinner with guest speaker, Dame Kate Barker

Find out more about some of the topics discussed at our evening with Dame Kate Barker.

[Read more →](#)





Riparian rights for residential developers

When acting for residential developers on land acquisition, it is important to establish that there are sufficient legal rights for the passage of services to and from the proposed site. Surface water rights in particular, have not proved easy, especially where surface water drains to a nearby river or other natural watercourse.

[Read more →](#)

New legislation to standardise consumer code for housebuilders

On 22 October 2024 the Government published their response to the Competition and Market Authority Housebuilding Market Study report. This will result in secondary legislation to ensure that all housebuilders are using a single mandatory consumer code to provide parity for all new homebuyers.



[Read more →](#)



The new NPPF – what does it say, and what does that mean?

The Government has published the NPPF and it takes effect for all development management decisions from 12 December 2024, whereas for the purposes of plan-making this version of the Framework will generally take effect from 12 March 2025.

[Read more →](#)

Developers, dwellings and stamp duty land tax (SDLT)

The Autumn Budget 2024 included a number of changes to SDLT that may have potential implications for housing developers who acquire dwellings for redevelopment. We consider these in our article and explore potential opportunities to mitigate the increased costs.



[Read more →](#)



CSR day at Purfleet Heritage and Military Centre

In early 2024, members of the Residential Development Team from the Chelmsford and Sevenoaks offices assembled in the tranquil town of Purfleeton-Thames for their annual Corporate Social Responsibility (CSR) day.

[Read more →](#)

Q&A with Chris Hoxley, joint Head of Residential Development

Hear from Chris Hoxley, who shares anecdotes about his time working in the residential development sector.



[Read more →](#)

Events



Builders Breakfast Seminar

Our next Builders Breakfast will take place on 27h February. Once again it will be held at Writtle College.

[Read more →](#)