# Lloyds Living sites

Our team have been providing multidisciplinary services on a package of three sites on behalf of for-profit developer Lloyds Living. Once complete the sites will provide 210 new homes across Kent, Nottingham and Bradford.

Each project is being delivered through a bespoke development agreement; our team have been appointed since the technical due diligence stage to review and ensure what the client was looking to contract with each developer was fit for purpose. We drafted technical due diligence reports to demonstrate to the client and solicitor's feasibility of acquisition and our team then supported on drafting particulars of the contract.

Once Lloyds and the developer were in contract, we supported with attendance at monthly progress meetings and visiting site at least once a month, alongside the appointed Clerk of Works.

**Client**
Lloyd Living

**Contractor**
Bellway Homes, Gleeson & Keepmoat

**Contract Value**
12-26m

**Duration**
1 year 8 months

**Contract Type**
Bespoke Sale and Purchase Agreement (SPA)

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There were a number of challenges across the sites which our team helped to manage and mitigate risks with respect to programme, costs and quality. On Kings Hill in particular, a project comprised of two sites which would provide 84 homes in total, we needed to ensure that both blocks were Regulation 38 compliant. As Lloyds Living had a Managing Agent for the blocks, this party would be responsible for the blocks and its inhabitants. We had tight timescales for reviewing the Regulation 38 packs and getting documents to the Managing Agent to ensure compliance.

## Services Provided

- Employer's Agent
- Health & Safety