

# Foundations



June 2024

Housebuilders newsletter

Welcome to the June 2024 edition of Foundations.

We've had an eventful few months! In early March, we hosted our Builder's Breakfast at Writtle University College, which saw a record turnout and received fantastic feedback. This event featured a panel of speakers from various sectors of the housebuilding industry discussing the challenges in housing delivery. [Antonia Akande](#) highlights the key takeaways from this event in this edition.

March also saw us attending the Kent Housing Group Conference as one of the headline sponsors.

In April, [David Springett](#) participated in the quarterly in-person meeting of the Essex Developers Group, while I attended both the HBF Policy Conference and the Building Garden Communities Conference.

On 2 May, several team members attended the Marie Curie London Brain Game. This event, well-attended by housebuilders, provided us an excellent opportunity to reconnect with many of our contacts while supporting a worthy cause.

[Rafal Jedrasiak](#) represented our housebuilder team at the Essex Young Farmers Show on 19 May.

On 11 June and the 27 June we also hosted our Builder's Breakfasts in Norwich and Orpington, Kent respectively.

In other news, last month, Essex County Council's Climate and Planning Unit (CaPu) approached us. Essex is committed to a sustainable future, aiming for all new homes and commercial buildings to be carbon zero by 2025. Working with consultants Currie & Brown, Introba, Etude, and Levitt Bernstein, CaPu is developing a comprehensive net zero specification evidence base to support low carbon projects across the region. They sought our help in gathering feedback from our contacts within the Essex housebuilding sector through a survey. Thank you to everyone who participated. We will share feedback from CaPu once available. At Birketts, we are passionate about the environment and collaborate with the industry to protect the planet, a key part of our ESG policy.

In this edition of Foundations:

- [Joris Salden](#) reviews the Levelling Up and Regeneration Act 2023, focusing on Part 11, which mandates more transparency in land transactions and ownership, and aims to discourage "land banking".
- [Antonia Akande](#) provides an overview of the panel discussion at our March Builder's Breakfast.
- Sam Harding from Cheffins participates in our Q&A session, instigated by [Gavin Smith](#).
- [Steven Kay](#) and [Edward Long](#) consider Mandatory Biodiversity Net Gain for residential developers.
- [Ben Clarke](#) looks at SDLT on the acquisition of garden land.



**[Steven Kay](#)**  
Partner  
T: 01245 211292  
E: [steven-kay@birketts.co.uk](mailto:steven-kay@birketts.co.uk)

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## Featured articles

## Disclosure and transparency: a new frontier for trust ownership of land

[Joris Salden](#) looks at Part 11 of the Levelling Up and Regeneration Act which allows for the gathering of three categories of information that have not previously been publicly available.

[Read more](#) →



## A housebuilding landscape - how do we move forward?

[Antonia Akande](#) provides a useful roundup of our March Builder's Breakfast.

[Read more](#) →

## Spotlight on: Sam Harding

[Gavin Smith](#) interviews Sam Harding, Director of Land, Planning, Development and New Homes at Cheffins.

[Read more](#) →







## Mandatory Biodiversity Net Gain for residential developers

[Steven Kay](#) and [Edward Long](#) share their key points that developers should consider when it comes to BNG.

[Read more →](#)

## SDLT on the acquisition of garden land

[Ben Clarke](#) discusses the difference between the residential and commercial rates for SDLT in relation to garden land.

[Read more →](#)

