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Service  
Supplier



DAVITT  
JONES  
BOULD

REAL ESTATE LAW SPECIALISTS

RM6240 PUBLIC SECTOR  
LEGAL SERVICES  
LOT 2 – GENERAL SERVICE  
PROVISION  
DAVITT JONES BOULD ('DJB')



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**Disclaimer:** We confirm that the use of information provided throughout is not commercially sensitive, and where it is not a matter of public record then appropriate permission has been sought for inclusion.

# INTRODUCTION

Davitt Jones Bould (DJB) has been awarded a place on the RM6240 CCS Public Sector Legal Services Framework under Lot 2. We are approved providers of property, construction, planning, property litigation and environment advice across England and Wales.

DJB has remained on the CCS and equivalent frameworks on every renewal since their inception, totalling 23 continuous years of experience. Founded by senior members of the former Government Property Lawyers, and with extensive experience of working with public sector bodies on crucial cases, we are ideally equipped to provide specialist legal services to the public sector.

Our entire business model was created to help our public sector clients achieve that all-important, yet difficult balance of 'best-value'. We know that your officers have a high fiduciary duty – to steward not only public funds well but also your estate, your investments and your development plans, with an ever-increasing focus on environmental sustainability. At the same time, many of your projects and cases are complex and have a major impact on a national and/or local level, meaning you really need support from top quality lawyers at the very best price.

We achieve this by only employing highly experienced City-level lawyers. All work is completed by senior lawyers and not passed on to juniors or paralegals. Our lawyers have an average PQE of over 20 years, with 94% of them having specific experience in public sector matters.

Our innovative business model separates commercial client care and other functions from legal advice. For example, we provide all of our clients with a free of charge, dedicated single point of contact from our highly professional client care team, all of whom have extensive experience in servicing public sector departments' needs. This model not only enables us to be more competitive on pricing, it allows our expert lawyers to be just that – lawyers. This is a problem often struggled with by competitors using a partner-led approach.

Our firm has therefore been trusted to advise over 250 public sector clients on 20,000+ cases, covering the management of large estates, major town and city regeneration projects and more complex legal issues such as Crichel Down advice and judicial reviews. We would be delighted to act for you too.

# SOCIAL VALUE

Our Corporate Social Responsibility (CSR) policy has been developed in line with the Public Services (Social Value) Act 2012 and the seven key principles of ISO 26000 Social Responsibility, as well as our own values.

We are committed to contributing to national and local economic, social, and environmental sustainability on all contracts. Preferring a collaborative methodology, we work closely with our clients to ensure their socio-economic priorities are met, and we can leave a positive legacy in the areas in which they work. We are committed to achieving and maintaining high standards, and these important initiatives are sponsored and led by our firm's management team.

Here are some examples of ESG work:

## LOOKING AT OURSELVES: IMPROVING EQUALITY AND DIVERSITY IN OUR WORKPLACE

We have been obsessed with creating an equal and diverse workforce since we were founded 22 years ago. The data backs this up as we perform favourably in EDI compared to our peers. For example, 58% of our Partners are women, compared with the average of 31% for law firms of our size/standing. Our gender pay gap is currently 0%, with all lawyers being paid an equal hourly rate for their grade, compared with 11.5% average in favour of men elsewhere. 6% of our entire firm is from an ethnic minority group, compared to the national average of 13% (HM Government, 2019 – latest data). 4% of our lawyers are over the age of 55, compared to 8% in other law firms. 66% of our staff attended state-run schools, compared to the national average of 53% and for 76% of staff, neither of their parents attended university, compared to 62% in law firms in the UK (a key indicator for social mobility). We have achieved this by removing the key barriers preventing under-represented groups from succeeding and supporting all staff to achieve their potential.

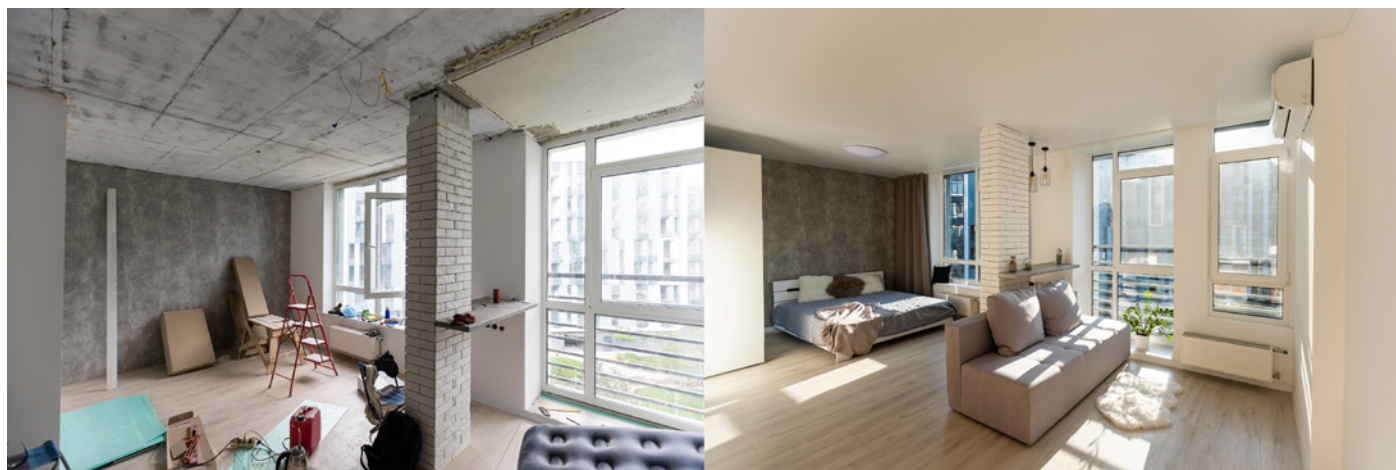


## TRANSFORMING PLACES: LEVELLING-UP AND HABITAT FOR HUMANITY'S EMPTY SPACES TO HOMES COALITION

As an example of our involvement in social value projects, we are working very closely with the charity Habitat for Humanity to help them turn derelict commercial property into high quality homes for the homeless and people living in 'unliveable' conditions (e.g. homes overtaken by mould etc). We are helping them to turn this plan into action on a national scale by sitting on their Coalition Board with a number of other organisations.

## OPERATION SUSTAINABILITY: NET-ZERO CARBON TRACKER

DJB is working hard to achieve our net-zero target by 2030. We are one of only a few law firms to hold the ISO14001 Environmental Management accreditation. We have an ESG Taskforce which spends time considering our impact on the environment and ways to further ensure we are effective stewards of the environment. This is then developed into a firmwide policy and actioned. By way of example, we have replaced most of our petrol and diesel cars with electric cars (and will replace the rest soon). We are building a state-of-the-art carbon tracker as well so that we can constantly monitor our levels and identify any potential issues before they become a problem.



# TEAM STRUCTURE



## **MADELEINE DAVITT (Senior Partner)**

**Role: CCS Supplier Relationship Manager and Client Director for Central Government**

**Email: [madeleine.davitt@djblaw.co.uk](mailto:madeleine.davitt@djblaw.co.uk)**

**Phone: 020 3026 8295**

Madeleine has been the contract lead to many public sector clients including The Royal Parks, Ministry of Defence, Defra, UK Health Security Agency, Cabinet Office and many more. She understands the wider commercial, operational, political and legal issues affecting the public sector, and her client relationship management is highly regarded by so many organisations.



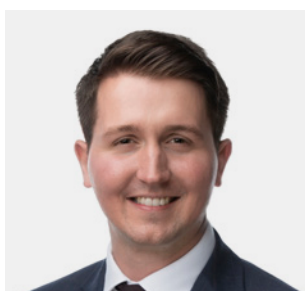
## **SUE McCORMICK (Client Director)**

**Role: Client Director for Local Government**

**Email: [sue.mccormick@djblaw.co.uk](mailto:sue.mccormick@djblaw.co.uk)**

**Phone: 020 3026 2824**

Sue has built excellent working relationships with our Local Government clients for nearly 15 years, including Surrey County Council, Woking Borough Council, North Somerset Council, Kirklees Council and many more. Sue takes a very proactive approach to developing the relationship with our clients and with the firm's legal team to ensure successful delivery of our services.



## **SEAN GARDNER (Client Director)**

**Role: Client Director for Central Government and the wider Public Sector**

**Email: [sean.gardner@djblaw.co.uk](mailto:sean.gardner@djblaw.co.uk)**

**Phone: 020 3026 8303**

Sean is a Client Director who works alongside a wide portfolio of DJB clients in Central Government and the wider public sector, leading our contract management work with National Highways and their enormous estate. Sean has a reputation among our clients for being approachable and supportive to their needs.



## **CHRISTOPHER KERR (Client Director)**

**Role: Client Director for the wider Public Sector (including the non-profit sector)**

**Email: [chris.kerr@djblaw.co.uk](mailto:chris.kerr@djblaw.co.uk)**

**Phone: 020 3026 2827**

Christopher is a key point of contact for DJB clients including National Highways and Habitat for Humanity. He is leading DJB's support to Habitat for Humanity on their Empty Spaces to Homes Coalition. Chris does extensive volunteer work outside of DJB, including working with the Cranfield Trust to mentor and advise non-profit leaders across the UK.

## **OUR PUBLIC SECTOR LEGAL TEAM**

Our Public Sector Legal Team includes in excess of 50 lawyers, averaging over 20 years post qualification experience. The team has advised many public sector clients including Central Government (Departmental and Non-Departmental), Local Government, Education, Emergency Services, Health, Housing, Care and other sub-sectors. A number of our lawyers have worked in-house for public sector organisations and as a minimum, join us from top City, national and international law firms bringing with them the expertise in all aspects of property law, planning law, construction law, environmental law and property litigation.

## **CAPACITY**

We can rapidly increase capacity whenever our clients need us to. As we act for many public sector clients on deadline driven work, we maintain capacity at higher levels than most firms and have a continuous recruitment policy to maintain this 'flex in the rope' (we have a waiting list of senior lawyers who want to join us due to our flexible working ability). All of our 50+ lawyers are specialists, with extensive public sector experience giving us unique strength-in-depth. Our Client Directors can assemble any lawyer(s) from that team to meet capacity needs e.g. when a law firm exited their contract with a Central Government client, we were able to quickly take on 168 ongoing cases.





# SPECIALISMS

## PROPERTY AND CONSTRUCTION

Our property and construction team includes 40 commercially minded, pragmatic lawyers, with extensive public sector experience. They have advised on some of the nation's most significant properties including 10 Downing Street, Admiralty Arch, The Old Admiralty Building, House of Lords, Horse Guards Parade and more. Our team has extensive knowledge and experience of a wide range of transactions and property types – there is rarely anything we haven't seen before – from Nuclear Power Stations to Sea Beds - our expertise allows us to deal with routine or more complex legal issues.

## CASE SUMMARIES

### Advised:

- UK Health Security Agency on the negotiation and completion of new leases for their Health Protection Team during the Covid-19 pandemic.
- National Highways, with Gowling WLG, delivering acquisitions, disposals and other commercial property advice relating to their Road Investment Strategy.
- Department for Business, Energy and Industrial Strategy (BEIS) on the transfer of the Wave Hub, including dealing with complex leasehold relating to the sea bed.
- Several local authorities on investment acquisitions ranging from £500,000 - £110million.
- Many public sector bodies including The Royal Parks, Defra, Natural England, Environmental Agency on the management of their rural estates.



## WHAT WE CAN DO:

- Acquisitions and disposals of commercial property.
- Clawback and overage.
- Landlord and tenant work
- Leasebacks
- Estates / portfolio management
- Estates rationalisation
- Wayleaves
- Licences
- Crichton Down Rules
- Property litigation
- Easements, covenants and other third-party rights
- Title investigations and issues
- Common land, town and village greens
- Public law including vires issues
- Development work
- Investment
- Property finance
- All construction law (contentious and non-contentious)

## SOCIAL HOUSING

Our team of lawyers are experienced in helping social housing providers to acquire new homes for social housing purposes and advising on their major development projects. With an experienced team in place, we can complete projects rapidly ensuring there are no delays in operations.

## CASE SUMMARIES

### Advised:

- A number of housing providers on bulk asset purchases, including one on a 500 property new build development acquisition.
- A public sector body on the development of 1,200 new homes, all high-quality and energy efficient.
- On many s.106 agreements (and other planning agreements) to ensure sufficient homes are built for social housing purposes.



## PLANNING AND ENVIRONMENT

Our planning team represents landowners, developers and public authorities in relation to all aspects of planning law, policy and procedures across the UK, covering town and city regeneration schemes, commercial and residential developments and the construction of infrastructure projects. We have an in-depth understanding of the pressures that the public sector faces on a daily basis for example changing demands and priorities and a reduction in budgets. As a result we are used to, and very comfortable with, being "on call", with the skill and resource to flex capacity in order to meet urgent deadlines, meet key milestones or deliver key outcomes.

## CASE SUMMARIES

### Advised:

- Multiple local authorities on the planning aspects of major regeneration schemes, including Woking Borough Council's mixed-use redevelopment of Sheerwater.
- The Department of Health and Social Care on a new Covid-19 laboratory facility and associated infrastructure.
- Several local authorities on the planning agreements including Section 106, Section 278 and more.

## WHAT WE CAN DO:

- Acquisitions/disposals of land/buildings including new build plot sales / tenanted stock
- Site assembly
- Options to purchase
- Stock swaps
- Statutory agreements e.g. s.38, 278, 104
- Planning advice
- Planning agreements e.g. s.106 and s.111
- Development agreements and funding
- Establishing development-related management companies
- Construction agreements (incl collateral warranties/framework agreements) · Contentious construction
- Novation agreements
- Wayleaves and other utility agreements
- Overage
- Development disputes
- All construction law (including contentious and non-contentious)
- Compulsory purchase

## WHAT WE CAN DO:

- Planning application advice and appeals
- Planning agreements including 106 agreements
- Planning inquiries including judicial and statutory reviews
- Highways law
- Compulsory purchase orders and land appropriation
- Development Consent Orders under the Planning Act 2008
- Transport and Works Act Orders
- Environmental issues
- Listed building and heritage advice
- Strategic planning advice
- Certificates of lawfulness
- Co-ordinating complex multi-jurisdictional projects
- Due diligence and transactional support
- Environmental risk management
- Liability for contaminated land
- Liability for nuisance
- Environmental damage regulations
- Environmental permitting
- Asbestos
- Flood risks and alleviation schemes
- Collateral warranties
- Sites of special scientific interest (SSSIs)
- Nature reserves



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