

PROPERTY LAW CONFERENCE
THURSDAY 16 NOVEMBER 2023 – 09:15 – 16:00
Marsham Court Hotel, 3 Russell Cotes Road, Bournemouth BH1 3AB

COST	
£135	Solicitor Member/Associate Member/Trainee Solicitor
£180	Non-Member of BDLS
CPD	
6 Hours	
BOOKING	
Please book online at: www.bournemouthlaw.com/bournemouth-district-law-society-lectures	
Ref: 960	
Solicitor Competence: B (SRA Statement of solicitor competence Solicitors Regulation Authority)	
HOTEL PARKING	
Marsham Court Hotel, 3 Russell Cotes Road, Bournemouth BH1 3AB	
Parking: This is at the rear of the hotel (postcode BH1 3AU) No parking charge. On arrival, please inform hotel reception of your car registration number and, when you leave, ask for the exit code to raise the exit barrier. Alternatively, there is parking at Berry Court in St Peter's Road, Central Car Park in Upper Hinton Road or street parking around the hotel.	

Sponsored by:



08:45 – 09:15	
09:15	Registration and refreshments
	INTRODUCTION BY CHAIR Martyn Hudson  <p>Martyn is a solicitor at Rawlins Davy Reeves in Bournemouth. He specialises in Commercial property work and Business Affairs. He is chair of the BDLS Property Group</p>

09:15 – 10:30
1 hour 15 mins

CQS – WHAT'S NEW IN 2023?

Tracy Thompson

Tracy is a 15 year qualified property lawyer who has spent over two decades in the legal profession, having been managing partner in a Merseyside multi million pound multidisciplinary practice. Tracy possesses a diverse mix of skills and is highly experienced in both operational management, business strategy and risk management. Tracy is extremely passionate about compliance with quality standards having been appointed to The Law Society Lexcel Panel in 2013. Tracy has been a Law Society Lexcel consultant and Lexcel assessor for over 10 years and was appointed as Lead Assessor for the Law Society Conveyancing Quality Scheme (CQS) in 2019. Tracy wears many different hats and is a well-known legal trainer, risk and compliance consultant specialising in CQS, Lexcel and AML, in addition to providing general risk management services to many practices nationwide.



Changes introduced by The Law Society in the first half of 2023 will impact on all CQS accredited practices in various ways. So far this year The Law Society have introduced;

- **The compulsory SRO exam**
- **New updated CQS Scheme Rules**
- **The launch of the CQS application portal**

The CQS application portal in particular will be a significant area of interest for CQS firms given the very strict process and timescales firms will need to comply with to ensure their CQS accreditation is not compromised.

During this session, CQS Lead Assessor, Tracy Thompson, will provide an insight into each of the updates to explain the new requirements and how they will need to be complied with in practice. Tracy will also provide an update on the progression of the onsite CQS assessments?

10:30 – 10:45

Refreshments

10:45 – 12:15
1 hour 30 mins

HEDGE ROWS – THE WHY, WHAT AND HOW OF DISPUTES

Carl Geary



A former Solicitor and Partner in a highly regarded Legal 500 firm, Carl specialised in Civil litigation exclusively from qualification in 2010 until transferring to the Bar and joining College Chambers in 2019 to follow his passion for advocacy. Since then, Carl has taken on the role as head of the Civil Team at College Chambers and has qualified as a Mediator.

We focus on the legal solution to the problems presented to us, but do they always help us resolve the dispute the most effective way? In this talk we will discuss WHY people fall into dispute, WHAT keeps them stuck in it and HOW to resolve it.

12:15 – 13:00

Lunch

13:00 – 14:15 1 hour 15 mins	<p>A REVIEW OF THE BSA 2022: RECENT DEVELOPMENTS, TIPS AND TRAPS</p> <p>Ian Quayle</p>  <p>Qualified as a solicitor and worked in private practice for 12 years specialising in property law matters. Since 1998 he has worked as a consultant for national housebuilders, national and international property developers in relation to all aspects of property, landlord and tenant law with a particular interest in defective title issues – and also for the last 13 years he has worked as a legal trainer specialising in property law with and for national and international firms providing property law training. He has also spoken at numerous property law conferences. He is currently working on a number of projects including soft skills for property lawyers and artificial intelligence and property law.</p> <p>This session will cover:</p> <ul style="list-style-type: none"> • What is in force • Dealing with the Schedule 8 protection • Scoping the retainer and reporting on title - protecting your firm
14:15 – 14:30 15 mins	<p>CLIMATE LEGAL DUTIES</p> <p>Nick Treble, Strategic Account Manager at Groundsure</p> <p>Nick joined Groundsure in August 2011 as an environmental consultant with an MSc in GIS & Environmental Management, and a Bachelor of Science degree with Hons in Physical Geography. Nick's duties as a consultant and later as manager of the residential team included writing/reviewing assessments of risk, and addressing a wide range of technical scientific queries including report findings on contaminated land, flooding, ground stability and more. Having spent almost 4 years managing the residential consultancy team, Nick took on the responsibilities with our channel partners in 2015. He spends most of his time providing training/updates and CPDs on a broad range of environmental subjects and environmental searches. This gives him wide ranging experience of environmental risk in property and Groundsure's environmental search reports alongside a passion for environmental science and geo-spatial risk.</p>  <p>This session will give an understanding of the impact of climate change in property transactions, the guidance for advising clients and how to mitigate the risk. The Law Society Guidance on climate risks was only published in April this year. It is important to translate the findings from climate analysis in our environmental searches to actionable advice. At the end of this session, you will:</p> <ul style="list-style-type: none"> • Understand the scale of climate risks in the future • Understand your duties and how you can comply with the new Law Society Guidance • Know how you can discharge your duties and best advise your client • Understand how to mitigate the risks.
14.30 – 14.45	Refreshments

14.45 – 16:00
1 hour 15 mins

**DEALING WITH RESTRICTIVE COVENANTS IN RESIDENTIAL
TRANSACTIONS: BEST PRACTICE AND RECENT CASE LAW**

Ian Quayle

This session will cover:

- Advising the buyer on restrictive and positive covenants
- Protecting covenants in registered and unregistered land
- Dealing with title indemnity insurance with problem covenants
- An overview of S.84 of the LPA 1925 and the jurisdiction of the Land Tribunal