

## PROPERTY LAW CONFERENCE

THURSDAY 1 DECEMBER – 9:15 – 15:45

Inspiration Suite, The Village, Wessex Fields, Deansleigh Road, Bournemouth BH7 7DZ

### This Conference will cover:

- Property Sector Update 2022
- CQS update:
  - CPMS additions required from May 2022
  - Findings from 2022 CQS assessments
- Lexcel Version 7 update:
  - What to expect in the new standard and when to expect it.
- Emerging risks for conveyancing practices:
  - What should you be aware of in practice and how can you mitigate the risks?
- SDLT Update & Overview
- Due Diligence in Residential Transactions
- Unregistered Land – first registration and cautions against first registration

### COST

£125 Solicitor Member/Associate  
Member/Trainee Solicitor  
£170 Non-Member of BDLS

### CPD

5 Hours

### BOOKING

Please complete and return the booking slip below. Please note that places are limited so early booking is recommended to avoid disappointment

### VENUE

The Village, Wessex Fields, Deansleigh Road,  
Bournemouth BH7 7DZ

### Kindly sponsored by:



08:45 – 09:15	<b>Registration and refreshments</b>
09:15	<p><b>INTRODUCTION BY CHAIR</b> Martyn Hudson</p>  <p>Martyn is a solicitor at Rawlins Davy 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	<p><b>PROPERTY SECTOR UPDATE 2022</b> Tracy Thompson</p>  <p>Tracy Thompson a lawyer who has spent over two decades in the legal profession, most recently as managing partner of a Merseyside multi-disciplinary practice. She is very hands on in her approach to management and has a unique perspective of the many challenges facing law firms. Tracy possesses a diverse mix of skills and is highly experienced in operational management and risk management. She provides valuable practice management support to many law firms nationally and is an experienced trainer particularly in the areas of Law Firm Compliance, Health &amp; Safety and Quality Management Standards. Tracy is a Law Society accredited Lexcel Consultant and a Lexcel Assessor for both the England &amp; Wales standard, and the International standard and was recently appointed as Lead Assessor for the Law Society’s Conveyancing Quality Scheme.</p> <ul style="list-style-type: none"> <li>• <b>CQS update:</b> <ul style="list-style-type: none"> <li>○ CPMS additions required from May 2022</li> <li>○ Findings from 2022 CQS assessments</li> </ul> </li> <li>• <b>Lexcel Version 7 update:</b> <ul style="list-style-type: none"> <li>○ What to expect in the new standard and when to expect it.</li> </ul> </li> <li>• <b>Emerging risks for conveyancing practices:</b> <ul style="list-style-type: none"> <li>○ What should you be aware of in practice and how can you mitigate the risks?</li> </ul> </li> </ul>
10:30 – 10:45	<b>Refreshments</b>
10:45 – 12:15 1 hour 30 mins	<p><b>2022 SDLT REVIEW</b> Paul Clark</p>  <p>Paul has been a commercial property solicitor for almost 50 years - at Linklaters, D J Freeman - where he was head of property – and as a consultant at Cripps. He now provides SDLT training. He is responsible for many standard forms, including the RICS common auction conditions. He is also a member of the Stamp Taxes Practitioners Group.</p>

	<p>As a result of “internet reclaim agents” (HMRC’s label) bringing many doubtful tax appeals (none of which has yet been successful), and following consultation, major changes to SDLT rules on mixed use and on MDR (multiple dwellings relief) are expected. If those changes are announced in time, that will be the main topic for consideration, illustrated with examples.</p> <p>If not, we will look at the proposals for change, and then review all the tax rates that can apply to transactions: non-residential, normal residential, 3% surcharge (HRAD), 15%, and non-resident surcharge (NRS, with or without first-time buyer relief or MDR. It can be difficult to work out which rate, or combination of rates, applies. We will use case studies.</p>
12:15 – 13:00	<b>Lunch</b>
<p>13:00 – 14:15 1 hour 15 mins</p>	<p><b>DUE DILIGENCE IN RESIDENTIAL TRANSACTIONS</b> Ian Quayle</p> <div data-bbox="325 734 679 994" data-label="Image"> </div> <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>In this session Ian will explore some of the key issues and developments in performing due diligence in residential transactions.</p> <p>He will include:</p> <ul style="list-style-type: none"> <li>• Searches, Enquiries, Surveys and Client Inspection – explaining due diligence and advising clients</li> <li>• How to report due diligence findings</li> <li>• Dealing with problems – incomplete searches, and issues that warrant further investigation</li> <li>• Scoping the retainer</li> </ul> <p>Dealing with practical issues this presentation will look at recent case law and will provide tips on effective due diligence Extensive notes will be provided</p>
14.15 – 14.30	<b>Refreshments</b>
<p>14.30 – 15.45 1 hour 15 mins</p>	<p><b>UNREGISTERED LAND – FIRST REGISTRATION AND CAUTIONS AGAINST FIRST REGISTRATION</b> Ian Quayle</p> <p>In this session Ian will look at common problems when dealing with unregistered land transaction. As 12% of England and Wales remains unregistered such transactions remain quite common. This session will examine:</p> <ul style="list-style-type: none"> <li>• Preparing an epitome of title – tips and traps</li> <li>• Acting for buyers – dealing with problem or defective unregistered titles</li> <li>• SIM Searches</li> <li>• Dealing with cautions against first registration</li> <li>• Applications for first registration and dealing with requisitions</li> </ul> <p>Extensive notes will be provided</p>

**BOOKING FORM  
PROPERTY LAW CONFERENCE**

**THURSDAY 1 DECEMBER 2022  
9.15 – 15.45 – THE VILLAGE HOTEL, BOURNEMOUTH**

Please complete and return this slip by email to [office@bournemouthlaw.com](mailto:office@bournemouthlaw.com) together with your payment by  
Thursday 24 November 2022  
Tel: 01202 587551 [www.bournemouth.law.com](http://www.bournemouth.law.com)

No*	Membership Type	Cost
	Solicitor Member	£125
	Associate Member	£125
	Trainee Solicitor	£125
	Non-Member	£170
<b>BACS payment made for</b>		<b>£</b>

**Payment by BACS:**

Account Name: Bournemouth & District Law Society  
Account No: 56568851 Sort Code: 56-00-35.  
Important: Please quote reference **"938/initials or surname of delegate"**

\*Please indicate

Name of Delegate(s)	
Name of Firm	
Email	
Any special dietary requirements?	

**Parking arrangements:**

Please note there is no charge for BDLs delegates to park at the hotel. For a 4 hour period you will just park, no registration number to register and no code needed to exit the car park. If you stay over 4 hours you will need to get a code from the hotel reception to exit. For all day Conferences the Organiser – Dawn or Mandy will be given the code to give out to delegates