

PROPERTY LAW CONFERENCE

WEDNESDAY 26 NOVEMBER 2025 – 09:15 – 17:00

Sponsored by:



08:45 – 09:15	Registration and refreshments
09:15	INTRODUCTION BY CHAIR Martyn Hudson 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 
09:15 – 10:15 1 hour	LEASEHOLD REFORM: THE PATCHWORK QUILT OF ANNOUNCEMENTS, CONSULTATION DOCUMENTS, ACTS AND BILLS! WHERE ARE WE NOW? Matt Lewis Following the introduction of LAFRA 2024, the confirmation of a draft Leasehold and Commonhold Reform Bill on its way, a series of secondary legislation, further announcements, and consultation documents, this session will look at the headlines relevant to property lawyers, with a specific emphasis on residential conveyancing. In a very consistent theme, whilst most provisions are not yet in force, there are some considerations which lawyers ought to be thinking about now. As well as exploring the headlines and identifying the parts of all of this that have been introduced, in this short session Matt will look to update the room with the latest consultation documents and announcements, along with the future reform agenda to enable those attending to consider how they may adapt to these changes now.  Matt has spent his career advising and assisting clients with their residential leasehold relationships, principally concerning developments in Dorset and Hampshire. Matt is co-founder and Director of Leasehold Management Professionals (LMP). Matt co-edited for one of the largest legal journals, LexisNexis Butterworths, including both their commonhold and enfranchisement volumes. Matt regularly speaks on the topic of leasehold reform, block and estate management at various conferences including those for the Association of Leasehold Enfranchisement Practitioners (ALEP), News on the Block, and the Property Institute (TPI). A sitting judge at the national Property Management Awards, Matt has been recognised in News on the Block's Hot 100 feature, and numerous times in the Enfranchisement & Right to Manage Awards, along with featuring in Flat Living's 'Property Management 50 Hall of Fame'. Most recently Commonhold and Leasehold Experts were recognised in the enfranchisement space winning the title of Solicitors Firm of the Year in the national Apartment Advisor Awards.

10:15 – 10:45
30 mins

UNDERSTANDING CONTAMINATED LAND, DESIGNATION AND ASSESSMENT

Nick Treble, Groundsure

This session is particularly useful as an introduction to contaminated land and its potential impact on transactions. By the end, you will have an appreciation of how land becomes contaminated, how sites become designated and the planning/control regimes for managing them. You will hear case studies to illustrate some of the complexities but also solutions available and discover more about how assessments work using historic land use and other environmental data.

Nick Treble 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.



10:45 – 11:00

Refreshments

11:00 – 12:20
1 hour 20 mins

HOW TO AVOID NEGLIGENCE CLAIMS AND CLIENT COMPLAINTS IN RESIDENTIAL TRANSACTIONS

Ian Quayle

Using case studies Ian will explore

- Scoping the Retainer and setting realistic client expectations .
- Getting key messages across using third party resources
- Issues with co-ownership
- Giving advice
- Effective Communication



Ian Quayle 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.
12:20 – 12:30 10 mins	INTRODUCING THE SOLICITORS' CHARITY Anita McCallum, The Solicitors' Charity • The Solicitors' Charity – what support does it offer? Can anyone access it? • Call to action – spreading the word to those needing support right now. • Finding new funding for what we do – “<i>Firm Friends</i>” (a corporate giving scheme) is a way for your organisation to help keep our vital services running. • How you can help – by donating unclaimed client balances and also telling us what you think of “<i>Firm Friends</i>”. Please chat to us over lunch so we can get your views on what we are doing and how you could get involved! Anita is Director of Impact and Development at The Solicitors' Charity, responsible for spreading the word about what the Charity does and for fundraising to ensure it can provide a range of wellbeing services for solicitors and their families. She acts as an external ambassador for the Charity, liaising with key sector players like The Law Society, SRA and the LSB and always puts the case for solicitor wellbeing and support. Anita attends professional events and meetings regularly at national and regional level, including for local law societies. Along with The Law Society, The Solicitors' Charity is the major funder of LawCare, the mental health charity for the legal sector spanning everyone working in the law.   Ed is Creative Director at Carswell Gould, based in Southampton, and Chair of VenturfestSouth. He has worked with The Solicitors' Charity for many years helping them to adopt different approaches to successfully promote what they do and make sure they have a high profile within the legal sector. Ed is also helping the Charity refine its approach to fundraising and fine-tuning “<i>Firm Friends</i>”. As the Chair of Venturefest South, Ed is deeply committed to showcasing the South's vibrant innovation ecosystem. This annual Festival of Innovation is a dynamic platform that unites thousands of entrepreneurs, investors, and thought leaders to celebrate groundbreaking ideas and foster collaboration.
12:30 – 13:15 45 mins	Lunch
13:15 – 14:30 1 hour 15 mins	DUE DILIGENCE AND REPORTING ON TITLE IN RESIDENTIAL TRANSACTIONS - LESSONS FROM RECENT CASE LAW Ian Quayle Ian will explore the following issues • Reporting on title in residential freehold transactions • Reporting on title in residential leasehold transactions • Reporting on BSA issues In addition, Ian will be covering the use of the new revised TA6 which CQS members will be required to use from March 2026

14:30 – 14:45 15 mins	THE NEW STANDARD: ELEVATING CONVEYANCING WITH ON POINT DATA AND NAVRO ART Kevin Johnson, On Point Data • Introducing On Point Data • How we are different • Who we are and what we do • ART; making the difference! Kevin has spent over 35 years delivering exceptional customer service across industry and commerce. He began his career as a Development Underwriter in the insurance sector, where he honed his skills in handling complex client needs. Kevin joined FTSE 250 company Serco Group, working in Media Relations and Project Management before launching several successful ventures. In 2013, Kevin entered the Property Search industry as an Index franchise owner, serving London South West and Surrey. He built strong Council relationships and a reputation for getting things done, giving clients a real edge in the conveyancing process. In 2023, in conjunction with business partner, Jeremy Dorkins, On Point Data Ltd was launched. Kevin and Jeremy believe the legal sector deserves independent, impartial advice, and that customers deserve honest, transparent, and helpful communication delivered by a team that fully understands their requirements. 
14:45 – 15:00 15:00 – 16:00 1 hour	Refreshments AML AND QUALITY STANDARDS - A 2025 ROUNDUP AND WHAT TO EXPECT IN 2026 Tracy Thompson 2025 has been an active year with numerous AML updates, all of which require firms to react accordingly and review their Firm Wide Risk Assessment and AML Policies and Procedures. April saw the new revision of the Legal Sector Affinity Group guidance. July saw the publishing of the long awaited National Risk Assessment, the Treasury Money Laundering Regulations consultation, and an updated SRA Sectoral Risk Assessment During the session, Tracy will provide a useful round up of the years activities and will highlight the key changes which firms need to be aware of, including the dissemination of key information and areas of upcoming focus as identified at the SRA Compliance Conference in October. In addition, Tracy will highlight unpublished key areas of focus as identified by the SRA during their AML Thematic review visits throughout the year which will include specific pointers relating to expectations

	regarding source of funds/source of wealth, AML training and the Regulation 21 AML Independent Audit Process. Tracy will further highlight any recent updates to the Law Society Conveyancing Quality Scheme and Lexcel accreditations and will identify any upcoming changes to be expected in relation to both quality standards.  Tracy Thompson is a Law Society Accredited Risk & Compliance Specialist, Law Society Accredited Lexcel Assessor and Consultant, and is a 15 year qualified property lawyer who has spent over 25 years in the legal profession, most recently in practice as Managing Partner in a Merseyside multi million pound multidisciplinary practice. Tracy is an expert in Conveyancing Quality Scheme compliance having previously carried out the role of Lead Assessor and is extremely passionate about compliance with quality standards having been appointed to The Law Society Lexcel Panel in 2013. Tracy possesses a diverse mix of skills and is highly experienced in both operational and risk management and is very practical in her guidance and support. Tracy wears many different hats and is a well-known legal trainer, legal risk and compliance consultant specialising in CQS, Lexcel and AML in addition to providing support to many legal practices nationwide with their Regulation 21 AML Independent Audit function.
16:00 – 17:00 1 hour	RESIDENTIAL SDLT REVIEW 2025 Paul Clark It was announced in July 2025 that, as from 1 April 2026, those who advise clients on tax must be registered with HMRC. Although membership of a professional body may be sufficient, it is possible that we might also need to demonstrate competence in the taxes on which we give advice. We await the detailed requirements. Although we are not expecting material changes to SDLT law, official guidance continues to be updated and are now getting 25 to over 30 reported SDLT cases each year. In addition to relevant news, we will work through some interesting residential case studies based on advice given in the past couple of years. Now in his 56th year as a solicitor, Paul Clarke remains a consultant at Cripps LLP, Tunbridge Wells. He now advises on SDLT only, but he was a commercial property lawyer for over 40 years. He is an active member of the Stamp Taxes Practitioners Group and continues to conduct public and in-house SDLT training sessions for property lawyers, accountants and tax advisers. 