

PROPERTY LAW CONFERENCE

WEDNESDAY 25 NOVEMBER 2026 – 09:15 – 16:15

Queens Hotel, Meyrick Rd, East Cliff, Bournemouth BH1 3DL

COST

£135 Member/Trainee Solicitor
£180 Non-Member of BDLS

CPD

6 Hours

BOOKING

Please book online at:

www.bournemouthlaw.com/bournemouth-district-law-society-lectures

Booking Ref: 704

Solicitor Competence: B

([SRA](#) | [Statement of solicitor competence](#) | [Solicitors Regulation Authority](#))

HOTEL PARKING

Queens Hotel, Meyrick Road, East Cliff, Bournemouth
Parking: There is limited complimentary parking at the hotel, available on a first-come, first-served basis. Alternatively, delegates can park in the nearby Carlton Hotel and pay on arrival - the entrance to the car park is in Grove Road. Also, road parking is available nearby.

Sponsored by:



08:45 – 09:15

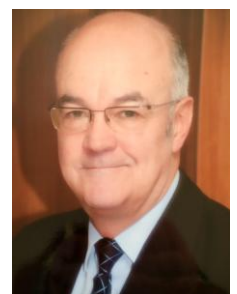
Registration and refreshments

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

SDLT 2026 REVIEW

Paul Clark

Budget Day is 26 November. If there is a significant SDLT announcement, this will be covered in a brief note circulated after the property law conference. Otherwise, the review will concentrate on SDLT case law (more on mixed use and dereliction, and an important case on substantial performance); the new rules for us as registered 'tax

advisors'; and any new official guidance. And then there will be a fresh batch of case studies, all based on advice given during the previous 12 months – since very few SDLT questions turn on a single issue. These cases will include the following topics:

- joint owners, one selling, one giving
- FTB relief for wife when husband owns a dwelling in Wales
- administration of an estate that includes a mortgaged house
- inheriting houses
- multiple house purchases
- overlap relief issues
- company buys garden land
- property transfer on divorce or separation
- giving a house away



Now in his 56th year as a solicitor, **Paul Clark** 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.

10:15 – 10:45
30 mins

ENVIRONMENTAL UPDATE - FOREVER CHEMICALS: THE EMERGENCE OF PFAS

Nick Treble, Groundsure

It is important that property lawyers understand this increasingly important and fast-evolving environmental issue, as PFAS contamination is becoming a key consideration in property transactions, environmental searches and risk assessment. Per- and polyfluoroalkyl substances (PFAS), widely known as "forever chemicals," are rapidly changing the landscape of environmental due diligence. In this short session, Nick will aim to answer the following questions:

- Where did PFAS come from?
- What makes PFAS different from other contaminants?
- How are PFAS being considered by Groundsure?

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 15 mins	Refreshments
11:00 – 12:30 1 hour 30 mins	ARTIFICIAL INTELLIGENCE IN CONVEYANCING Ian Quayle Ian will explore: • the benefits of the use of AI in residential conveyancing and what products are currently in the marketplace • compliance issues for conveyancers - data protection and client confidentiality • AI policies for staff, third party providers and clients • Dealing with AI generated questions from clients • The application of AI on best practice  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.
12:30 – 12:45 15 mins	TITLE INSURANCE: IF YOU CAN'T EXPLAIN IT, CAN YOUR CLIENT TRULY UNDERSTAND IT? Robert Kelly, Stewart Title A practical session for conveyancing professionals on understanding title insurance and communicating its benefits with confidence. Robert Kelly, Director of Partnerships at Stewart Title and an experienced property lawyer, explores the risks title insurance can address, how to explain cover to clients in plain English, and how to deliver advice that is both client-focused and compliant with best practice and FCA requirements. 

12:45 – 13:30 45 mins	Lunch
13:30– 14:15 45 mins	WHAT PLANET ARE YOU FROM? Andy Edwards • Why technical expertise is only half the story • Understanding the personalities behind every transaction • The Trust Dividend • Connecting with the ‘Aliens’ • Practical behavioural psychology you can use immediately  Andy Edwards is an award-winning professional speaker, accredited behavioural psychologist and author whose work explores the impact of human behaviour on leadership, communication, and professional relationships. Creator of the RELATIONOMICS® framework, Andy combines behavioural psychology with humour and memorable storytelling to help professionals build stronger trust, communicate more effectively, and create cultures where people genuinely want to work together. His engaging "What Planet Are You From?" approach gives audiences a practical way of understanding personality differences, making complex behavioural science accessible, memorable and immediately applicable. At a time when legal expertise is increasingly expected, Andy argues that the real competitive advantage lies elsewhere: in the quality of the relationships we build with clients, colleagues - and one another.
14:15 – 14:30 15 min	THE FRICTION YOU'VE STOPPED NOTICING - WHAT'S HOLDING YOU BACK? Kevin Johnson, On Point Data Join Kevin Johnson for a thought-provoking and interactive discussion on the hidden obstacles affecting conveyancing transactions and client experience. Drawing on real-world challenges faced by conveyancers and search providers, this session will identify opportunities to streamline processes, improve collaboration and deliver better outcomes for clients. With over 35 years of client-facing experience across industry and commerce, Kevin brings a sharp, solutions-driven edge to the property and data sectors. He launched his career as a Development Underwriter in insurance, mastering complex client requirements. Kevin later joined FTSE 250 

	leader Serco Group, excelling in Media Relations and Project Management before stepping out to build several successful ventures. In 2013, Kevin entered the Property Search market as an Index franchise owner for London South West and Surrey. Cultivating deep local council relationships, his swift execution consistently streamlined conveyancing for his clients. Driven by a shared vision to modernise legal services, Kevin co-founded On Point Data Ltd in 2023 alongside Jeremy Dorkins. Together, they offer the legal sector independent, impartial advice, backed by transparent communication and solutions tailored to client needs.
14: 30 -14:45	Refreshments
14:45 – 15:30 45 mins	LAND REGISTRATION ISSUES Ian Quayle This session will cover: • Land Registration and Digitisation - what does the future hold ? • Electronic signatures - tips, traps and best practice • Land Registration issues and elderly clients -powers of attorney and court of protection issues • Boundary issues and the significance of the Court of Appeal decision in <i>White v Alder</i> 2025 • Recent Changes to Practice Guides • Lessons from case law .
15:30 – 16:15 45 mins	HIGHWAYS AND PARKING: KEY ISSUES FOR RESIDENTIAL CONVEYANCERS Ian Quayle This session will include: • Due diligence and highways: what will searches and enquiries reveal and what can be relied upon • The extent of the highway: width, subsoil and airspace