


PROPERTY LAW CONFERENCE
THURSDAY 7 NOVEMBER 2024 – 09:15 – 17:00
Marsham Court Hotel, 3 Russell Cotes Road, Bournemouth BH1 3AB

Sponsored by:



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: 607
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.

08:45 – 09:15	Registration and refreshments
09:15	<p>INTRODUCTION BY CHAIR Martyn Hudson</p> <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	<p>AML landscape and quality standards update 2024 Tracy Thompson</p> <p>It is unlikely to have escaped attention that since the SRA issued their warning notice in October 2023 the levels of enforcement action being taken against legal practices working within the scope of the Money Laundering Regulations has been unprecedented.</p> <p>Law firms who practice in high-risk areas such as residential and commercial property would</p>

	<p>be wise to equip themselves with the appropriate knowledge relation to the SRA expectations for what they expect practices to be carrying out in order to meet their regulatory and legislative obligations.</p> <p>During this session, Tracy will disseminate the most recent updates to delegates to allow them to react accordingly and ensure they are following the most up-to-date guidance. These updates were include off the press information obtained from the SRA compliance conference taking place on 5 November 2024.</p> <p>Tracy will also provide an update to delegates in relation to the current position relating to the Conveyancing Quality Scheme and any future updates, and will provide an update on Lexcel Version 7 which is expected to be launched in autumn 2024.</p> <p>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.</p> 
10:30 – 10:45	<p>Refreshments</p>
10:45 – 11:15 30 mins	<p>Stamp Duty claims on the rise. How best for a law firm to protect itself and what mistakes are commonly missed Neil Wood, Compass SDLT</p> <ul style="list-style-type: none"> ➤ Complexities of Stamp Duty ➤ What now that the Chancellor has abolished Multiple Dwellings Relief? ➤ Claims companies and how they are positioning themselves to target your clients for miscalculated stamp duty ➤ How at risk is my firm? ➤ What are the common mistakes and how to avoid them? ➤ Case studies on huge claims where most law firms are missing them altogether ➤ How it's possible to outsource your Stamp Duty with confidence <p>Neil has been in the property sector for 11 years developing valuable industry experience in face-to-face consultation with lawyers on their conveyancing due diligence requirements. Formerly discussing environmental risk and in the last 2 years, Stamp Duty risk, with Compass. Stamp Duty has become more complex over the years and Neil delivers regular keynote presentations and webinars, educating conveyancers as to the common pitfalls. Also going on to discuss how Compass fits in as a solution, to guide purchasers to an accurate and indemnified calculation. Neil's focus is developing key business relationships, growth in awareness of stamp duty miscalculation, plus ensuring law firms are protected from a PI standpoint.</p> 

11:15 – 12:30
1 hour 15 mins

BUILDING SAFETY ACT UPDATE

Ian Quayle

This session will cover:

- **Scoping the retainer and reporting on title - how to deal with BSA related issues**
- **Dealing with transactions related to relevant buildings**
- **Dealing with transactions related to higher risk buildings**
- **Getting to grips with the Law Society Guidance**

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 – 13:30
1 hour

Lunch

13:30- – 14:00
30 mins

CLIMATE CHANGE RISKS IN PROPERTY TRANSACTIONS - AN UPDATE

Nick Treble, Strategic Account Manager at Groundsure

This session will provide practical advice, and an overview of Groundsure's ClimateIndex module, a unique climate analysis, automatically included in our key environmental searches. This session will help you:

- **Understand our ClimateIndex module**
- **Meet guidance and best advise your client**
- **Understand what professional support is available from Groundsure.**

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>14:00 – 15:15 1 hour 15 mins</p>	<p>ENQUIRIES BEFORE CONTRACT - DEALING WITH THE TA6 AND TA7</p> <p>Ian Quayle</p> <p>The revised TA7 and TA6 forms have raised significant concerns for residential conveyancers. This session aims to address those concerns and discuss best practices in light of these changes. It will cover:</p> <p>For the seller's conveyancer:</p> <ol style="list-style-type: none"> 1. Scoping the retainer 2. Assisting clients with form completion 3. Advising sellers on proposed replies 4. Discussing the risks of misrepresentation and offences under the Fraud Act 2006 <p>For the buyer's conveyancer:</p> <ol style="list-style-type: none"> 1. Scoping the retainer and reporting on title 2. Advising clients on received TA forms 3. Discussing misrepresentation risks and Fraud Act offences 4. Raising additional enquiries and when it is appropriate
<p>15:15 – 15:30</p>	<p>Refreshments</p>
<p>15:30 – 16:00 30 mins</p>	<p>FIRE DOOR INSPECTIONS IN RESIDENTIAL BUILDINGS</p> <p>Alan Oliver, Golden Thread Fire Delay</p> <p>This session will outline a new NFCC approved Reference Document, providing guidance on how to inspect fire doors in Residential Buildings. It recommends 3 different types:</p> <p>A prescriptive Type 1 inspection, including invasive elements, that would typically take place soon after new fire doors have been installed.</p> <p>A robust but potentially pragmatic and flexible Type 2 inspection, carried out on existing fire doors in occupied buildings where there is no evidence of performance and where no, or little, fire door information exists.</p> <p>A Type 3 ongoing inspection, undertaken on fire doors that have already been either Type 1 or Type 2 inspected, where the doors are known to meet / have met the standard of fire compliance required and where a paper trail exists.</p>

	<p>Alan has been involved in passive fire protection for over 40 years, joining Pilkington Insulations in 1981. From 1991 to 2017 he worked for installer Checkmate Fire as director and managing director, leaving to undertake consultancy work for BRE Academy. In 2019 he set up consultancy Golden Thread Fire in partnership with long established installation company Fire Delay; the 2 companies merging in 2022. He is an active member of NAHFO.</p>	
<p>16:00 – 17:00 1 hour</p>	<p>THE LEASEHOLD AND FREEHOLD REFORM ACT 2024 & THE POSSIBILITY OF FURTHER REFORM IN LEASEHOLD ARRANGEMENTS – THE IMPACT FOR PROPERTY LAWYERS Matt Lewis, Commonhold and Leasehold Experts</p> <p>Following the Leasehold and Freehold Reform Act 2024 receiving Royal Assent, and the confirmation of a draft Leasehold and Commonhold Reform Bill, this session will look at the headlines relevant to property lawyers, with a specific emphasis on residential conveyancing.</p> <p>Whilst not yet in force, there are some considerations which lawyers ought to be thinking about now.</p> <p>As well as exploring the headlines, we will look at the top tips for lawyers working in the industry now.</p> <p>Matt has spent his career advising and assisting clients with their residential leasehold relationships, principally concerning developments in Dorset and Hampshire. Matt is an honorary consultant for the national charity the Federation of Private Residents’ Associations (FPRA), a member of the Property Institute (TPI), and co-founder of Leasehold Management Professionals (LMP).</p> <p>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’.</p>	