

PROFESSIONAL *Conferences*

LEARNING OBJECTIVES FOR THE CURRENT PROPERTY ISSUES 2020 CONFERENCE IN BRACKNELL ON 11TH FEBRUARY 6 HOURS FORMAL CPD

Session I

CASE LAW UPDATE

Speaker: Sarah Thompson-Copsey

By the end of the session the delegates will:

- Appreciate the impact of diminution in the landlord's reversionary interest in the context of 'reasonableness' in withholding consent under a lease
- With regard to a landlord's right to forfeit, be able to advise on the interplay with other remedies, the likely impact of tenant insolvency and the court's current approach to applications for relief
- Understand what is required to exercise an entry right under a lease
- Be able to advise on whether the 1954 Act has been correctly excluded

Session II

CURRENT ISSUES IN UK PROPERTY VALUATION

Speaker: Nick French

- An understanding of the role of the New Red Book (2020) and the UK Supplement from January 2020.
- An understanding of role of Property Valuations for commercial bank lending
- An appreciation of the concept of Long Term "value" and its application
- An appreciation of the significant changes to the investment property market due to MEES and the resulting impact on property values
- An understanding that valuers must only operate within their skills and competence

Session III

10 QUESTIONS SURVEYORS ASK – OR SHOULD ASK - LAWYERS

Speaker: Sarah Thompson-Copsey

By the end of the session the delegates will:

- Be able to advise on whether rights of way can be moved or locked and when granting informal rights to park might be unwise
- Appreciate the need for due diligence as to parties' identities and why granting commercial leases in mixed use building is fraught with difficulty
- Understand how security of tenure can arise in a day, the status of a former tenant who fails to vacate and when vacant possession is essential (and when not)
- Be able to advise on whether a lease has come to an end in the context of break clauses and frustration
- Understand when and how complaints about solicitors can be made

Session IV

PHONE MASTS AND PROPERTY ASSETS

Speaker: Michael Watson

- Understand the background and historical development of current position on telecoms and the provisions of the new Electronic Communications Code
- Understand the strategy when faced with the renewal of existing telecoms agreements
- Have knowledge of current state of the market
- Know how to respond to notices seeking new agreements
- Be updated on issues surrounding redevelopment and removal of telecommunications apparatus

Session V

DILAPIDATIONS: WHAT CAN GO WRONG – AVOIDING THE PITFALLS

Speaker: Michael Watson

- To consider the fundamental elements of "Dilapidations" as a claim for damages for breach of contract
- To look at the roll of the surveyor in a claim for damages
- To consider the importance of evidence in claims for damages
- To Look at the tactics and strategy in relation to costs and shifting risk

Session VI

NAVIGATING PLANNING

Speaker: Ian Anderson

- To understand the revised National Planning Policy Framework (NPPF), new changes to permitted development and potential future changes to policy and the planning system
- Appreciate how the new national policy, and presumption in favour of sustainable development, can be used to help facilitate development
- Update on new changes to the 'Permitted Development' regime
- Insight into potential future changes to policy and the planning system