

PROFESSIONAL *Conferences*

LEARNING OBJECTIVES FOR THE CURRENT PROPERTY ISSUES 2025 CONFERENCE 6 HOURS FORMAL CPD

Session I

CASE LAW UPDATE

Speaker: Sarah Thompson Copsey

At the end of the session delegates will understand:

- The evidence needed for the insertion of a tenant's break right into a renewal lease
- What to look for in a lease to ensure that any right to forfeiture is properly exercised
- When it is worth objecting to a tenant's proposed insolvency and why
- How to understand where the true position of a property's boundary lies

Session II

PROPERTY VALUATION: A NEW RED BOOK – CHANGES AND NEW REQUIREMENTS

Speaker: Nick French

- An understanding of the changes to the RICS Valuation – Global Standards 2025.
- An understanding of the use of both parts (Global & UK) of the Red Book.
- The importance of economic commentary and due diligence to place the market value figure in context.
- Dealing with and commenting upon uncertainties in the market

Session III

USER CLAUSES IN LEASES: THE NEED FOR CHANGE AND HOW TO HANDLE IT

Speaker: Sarah Thompson Copsey

At the end of the session the delegates will understand:

- What type of conditions a landlord may impose on allowing change of use, and when
- How to handle the interplay between change of use and alterations
- What concerns may allow a landlord to refuse consent, and the steps it should take to ensure "reasonableness"
- How and when to use the Tribunal's powers to modify lease user clauses

Session IV

UK COMMERCIAL REAL ESTATE RECOVERY - METRICS AND MOMENTUM

Speaker: Dr Walter Boettcher

To understand:

- What is creative destruction, and does it explain current business failures?
- How is GDP calculated and what does it tell us about current economic performance?
- What is fiscal headroom, and should we be worried about the UK financial position?
- Are tariffs inflationary, and how long is a trade war likely to carry on, and how is Western economies affected?
- Has e-commerce reached a peak level of UK retail market share? How is the high street changing?
- What are the constraints of further industrial expansion in the UK
- Has office occupation recovered? What is the key driver of performance in the offices sector?
- What is the key constraint on UK commercial property investment, and is it likely to change?

Session V

THE MEES REGULATIONS – LEASE DRAFTING AND LANDLORD AND TENANT ISSUES WITH THE MINIMUM STANDARD EPC 'B' IN SIGHT

Speaker: Ben Strange

At the end of the session delegates will understand:

- The 2025 EPC consultation – what might change?
- The 'datum point' issue – is it possible to agree a starting EPC for a commercial leasehold property?
- Tenants paying for MEES compliance – is it possible?
- The difficulty of tenant alterations and reasonable consent.
- Dilapidations claims and EPC improvements – betterment/supersession or reasonable modernisation?

Session VI

PLANNING: A NEW SYSTEM TO DELIVER GROWTH?

Speaker: Ian Anderson

An understanding of:

- The Government's proposed reform of the Planning system;
- The new NPPF24 including:
 - Top down Targets, Devolution and Strategic Planning
 - The 'Presumption in Favour of Sustainable Development';
 - Approach to Green Belt and 'Grey Belt';
 - New 'Brownfield Passports'
 - Proposed National Development Management Policies
- Potential additional 'permitted development' proposals