

PROFESSIONAL *Conferences*

LEARNING OBJECTIVES FOR THE CURRENT PROPERTY ISSUES 2022 CONFERENCE 6 HOURS FORMAL CPD

Session I

CASE LAW UPDATE

Speaker: Sarah Thompson-Copsey

The delegates will understand the implications for practice of recent case law concerning:

- The courts' approach to the evidence needed concerning lease length, the insertion of tenants' break rights and the direction of rent review clauses
- Why the existence of overage clause on the sale of land needs to be specifically drawn to the buyer's attention by the seller and its agents
- What service charge provisions are likely to be implied by the courts into an unwritten tenancy
- What to look for in advising as to the likelihood of a development being allowed in spite of a covenant restricting it, and how to use the Tribunal's discretion to modify leasehold user covenants

Session II

PROPERTY VALUATION: VALUATION MODELS AND VALUATION REPORTS

Speaker: Nick French

- An understanding of the recommendations from the RICS Independent Review of Real Estate Investment Valuations as they relate to valuation models
- An understanding of distinction and interplay between Market Value and Worth
- The use of explicit discounted cash flow models for cash flow based assets
- An understanding of the valuation input requirements for explicit models and the importance and advantage of greater transparency in the valuation report.

Session III

LEVELLING-UP AND REGENERATION BILL 2022-23

Speaker: Sarah Thompson-Copsey

The delegates will understand the practical implications for both landlords and tenants of the proposed *Levelling-up and Regeneration Bill*, if it becomes law, including

- The significance of the Bill on landlords' proprietary rights and how the Bill proposes to restrict them;
- Why landlords may be forced to accept less than ideal tenants on less than ideal terms;

- How and when an appeal against the proposed statutory letting process can take place;
- The possible impact on landlords' statutory MEES compliance

Session IV

MEES REGULATIONS AND DILAPIDATIONS UPDATE

Speaker: Ben Strange

- An update on the MEES Regulations
- Application of MEES-related strategies for landlords, tenants and investors
- Update on topical issues impacting dilapidations
- Best application of MEES and other mitigation tools to reduce or avoid dilapidations claims.

Session V

PROPERTY MARKETS: ALL CHANGE PLEASE

Speaker: Malcolm Frodsham

- An understanding of how economic trends will impact the performance of commercial real estate
- What risks to look out for in the global economy
- An understanding of the relationship between inflation and the growth in rents
- The use of a fair value framework to estimate whether UK commercial real estate is under or over priced

Session VI

BUSINESS RATES UPDATE – REFORM AND THE 2023 REVALUATION

Speaker: Jerry Schurder

- To understand businesses' concerns with the business rates system
- To learn the outcome of the Government's fundamental review of the system
- To understand how rates bills are to be calculated at the revaluation in April 2023
- To consider how rateable values may change at the revaluation, between sector and location
- To review Government's proposals for new reporting requirements on businesses