

National Property Law Conference 2021: Returning to a “new normal”? Recordings

Day 1

[Introduction and Lending in a Covid World](#)

Chair: Peter Rodd, Property Section Committee member, Law Society Council member and Consultant at Boys & Maughan

Speaker: Robert Stevens, head of property risk, operations and strategy, Nationwide

Outline: This session will focus on challenges facing lenders following the pandemic along with looking to the future around how data is used to improve decisioning and the customer journey. It will also focus on risks that lenders and conveyancers should focus on along with how we collectively drive improvements to standards and best practice to help facilitate more safe lending.

[Presentation slides](#)

[Electronic and digital Signatures](#)

Chair: Clare Harman Clark, Property Section Committee member and Senior Professional Support Lawyer, Taylor Wessing

Speakers: Emily d’Albuquerque, Deputy director for Land Registration Lawyers, The Land Registry

Professor Sarah Green, Commissioner for Commercial and Common Law, Law Commission

Outline: This session will discuss the use and validity of electronic signatures, with a specific focus on transactions involving the transfer of interests in land. It will highlight some of the logistical and practical problems in relation to the use of such signatures and evaluate their overall contribution to land registry processes.

[A1: The future of digital conveyancing for residential](#)

Chair: Andrew Moroney, Commercial Proposition Manager

Speakers: Emma Cooke, Policy & Information Manager, National Trading Standards Estate & Letting Agency Team

Jane Pritchard, Chief Product Innovation Officer, InfoTrack

Outline: This session will practically demonstrate the synergy between policy, practice and technology. We’ll hear how material information will positively change the way we all work, how the TA6 is changing to ensure solicitors benefit from early data, and how technological systems work to translate services into systems that empower you to excel.

[Presentation slides](#)

[A2: Using technology and disruption to grow commercial property practices](#)

Chair: Clare Harman Clark, Property Section Committee member and Senior Professional Support Lawyer, Taylor Wessing

Speakers: Nick Kirby, Head of Prop Tech, Mishcon

Kerstin Morgan, Head of Practice Transformation, Mishcon

Outline: Nick and Kerstin will be sharing how Mishcon de Reya use Legal Tech to streamline the delivery of legal processes and enhance the client experience. In this session, they will demo how technology is applied in the context of Due Diligence, share examples of tech-enabled client collaboration and talk about how the firm is set up to change the way lawyers operate.

[Presentation slides](#)

Day 2

[Introduction and Keynote Address: Residential leasehold reforms](#)

Chair: Warren Gordon, Chair of the Property Section Committee and Real Estate Senior Professional Support Lawyer, CMS Cameron McKenna Nabarro Olswang LLP

Speaker: Melanie Leech CBE, Chief Executive, British Property Federation

Outline: This keynote will cover the key elements of the Government's legislative and policy programme bearing on the residential rental sector including the growth of the build-to-rent sector, building safety, leasehold and tenure reform and planning reform.

[B1: Residential property update](#)

Chair: Roger Buston, Property Section Committee member and Consultant Solicitor, Birkett Long LLP

Speaker: Russell Hewitson, Associate Professor of Law, Northumbria Law School and Chair, Law Society's Conveyancing and Land Law Committee

Outline: This session will review some of the current case law issues impacting on residential property transactions and will examine the implications of these for residential conveyancing solicitors.

[Presentation slides](#)

[B2: Commercial property update](#)

Chair: Nina Wilson, Property Section Committee member and Partner, Wilson Browne Solicitors

Speaker: Alan Riley, Property Law Consultant, Property PSL Limited

Outline: This session will cover recent and possible future developments in commercial property law and practice; including: What direction the Government is taking on MEES for commercial property; what direction the Government is taking on dealing with COVID arrears; what commercial leasing trends have emerged over the last 18 months, and a small number of reported cases showing the complexity of property work and how it is difficult to standardise drafting.

[Presentation slides](#)

[Course notes](#)

[SDLT Issues and Common Reliefs and Closing remarks](#)

Chair: Sarah Cookson, Property Section Committee member and Director & Solicitor, Head of Conveyancing Department, Switalskis Solicitors

Speaker: Siddharth Agarwal, Tax Director, dns accountants

Outline: Stamp Duty Land Tax (SDLT) is a complex area and contains several traps and reliefs that can significantly impact the overall SDLT payable. This session will focus on contemporary issues and reliefs applicable to Stamp Duty Land Tax (SDLT). It will cover the following topics:

- 2% surcharge for non-resident purchasers
- What are linked transactions
- 3% surcharge for purchase of additional dwellings
- First time buyer's relief
- Overview of Multiple Dwellings Relief (MDR)

[Presentation slides](#)

Day 3

[Introduction and AML - Source of Funds and Source of Wealth](#)

Chair: Peter Rodd, Property Section Committee member, Law Society Council member and Consultant at Boys & Maughan

Speaker: Alison Matthews, Director of Quality and Risk, Shoosmiths

Outline: This session will focus on why you should assess source of funds/wealth, what you should do to evidence source of funds/wealth, and the regulators' expectation. This will include a summary of the key points from the Legal Sector Affinity Group guidance.

[Presentation slides](#)

[C1: CQS Update](#)

Chair: Eleanor O'Reilly-Joe, head of accreditations, The Law Society

Speakers: Peter Rodd, Property Section Committee member, Law Society Council member and Consultant at Boys & Maughan

Kate Bould, Managing Director, Index West Midlands

Outline: This session will focus on the CQS Audit. You will also gain insight into how Index can assist residential practice.

[Presentation slides](#)

[C2: Planning and environment law for property lawyers](#)

Chair: Rita Bange, Property Section Committee member and Principal Property & Regeneration Solicitor, London Borough of Tower Hamlets

Speaker: Claire Petricca-Riding, Partner and National Head of Planning and Environmental Law, Irwin Mitchell LLP

Outline: We'll be discussing how the planning regime has evolved over the last 18 months; the main planning and environmental issues for Property Lawyers right now; and, looking forward to the future changes to planning and environmental law and their likely impact on the sector.

[Presentation slides](#)

[D1: Residential property review](#)

Chair: Nick Dell, Property Section Committee member and Group Property Counsel, McCarthy Stone

Speaker: Lucian Cook, Head of residential research, Savills

Outline: The session will look at what has happened to the housing market since the relaxation of social distancing measures and the tapered withdrawal of the stamp duty holiday. It will also consider whether the frenzy of activity and price growth can be sustained and, with COP26 approaching, how much more important the energy efficiency of our homes will be in the future.

[Presentation slides](#)

[D2: Commercial property review](#)

Chair: Ben Tarrant, vice-chair, Property Section Committee and Partner, Ashfords

Speaker: Mat Oakley, Head European Commercial research, Savills

Outline: In this session we will examine how the commercial property markets are emerging from the crisis. What is happening to investment and leasing volumes and what are investors saying is hot or not? Will the rise of agile working dramatically hit the office market, and was the rise in online shopping in lockdown the last nail in retail property's coffin?

[Presentation slides](#)

[What's on the horizon](#)

The professional body for solicitors

Chair: Rita Bange, Property Section Committee member and Principal Property & Regeneration Solicitor, London Borough of Tower Hamlets

Speaker: Heather Crichton, General Manager - Industry Readiness, PEXA

Outline: Born out of a 2008 Council of Australian Governments' initiative to transition property lodgement and settlement away from an outdated paper-based process to a more efficient digital settlement process, PEXA operates Australia's leading online property settlements platform – providing an efficient, reliable and secure settlement experience for home buyers and sellers. PEXA is now seeking to replicate its success outside of Australia, beginning with the UK. This session will provide an overview of PEXA's plans for England and Wales, beginning with a remortgage product in 2022, and provide tips on how practitioners can make the most of this transformation.

[Presentation slides](#)