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JANUARY – JUNE 2019

Property Law

Your Training Guide



Central Law Training

Wilmington Professional

Your Property Law Training Guide

With the practice year 2018-19 now well underway, it's time to focus on your learning and development needs for the year. Whatever your personal development goals for 2019, look ahead and plan your training schedule now.

Central Law Training, the UK's leading provider of post-qualification training for legal professionals, provides an unparalleled range of training courses, conferences, webinars and e-learning. These are delivered by expert speakers to help you develop your skills and knowledge and meet the SRA's requirements. This guide contains details of our training taking place January – June 2019. To view our full range of training please visit www.clt.co.uk.

With experience of working closely with firms of all sizes, corporates and public bodies, we are the perfect legal training partner to help you maximise your training budget and ensure you and your firm receive the training that you need.

A Key to Your Training Guide

To help you identify the right training for you, each course is tagged with the SRA competency area(s) that it covers, the training duration and level.

SRA Competences	Length of training and prices
A Ethics, professionalism and judgement	3 3 hour course £112.50 + VAT Package price £127.50 + VAT CLT Members / £255.00 + VAT Non-members
B Technical legal practice	5 5 hour course £187.50 + VAT Package price £255.00 + VAT CLT Members / £510.00 + VAT Non-members
C Working with other people	6 6 hour course £225.00 + VAT Package price £255.00 + VAT CLT Members / £510.00 + VAT Non-members
D Managing themselves and their own work	12 2 day course £450.00 + VAT Package price £510.00 + VAT CLT Members / £1020.00 + VAT Non-members
	5 5 hour Masterclass £187.50 + VAT Package price £315.00 + VAT CLT Members / £630.00 + VAT Non-members
	6 6 hour Masterclass £225.00 + VAT Package price £315.00 + VAT CLT Members / £630.00 + VAT Non-members
	Webinars are 1 hour £37.50 + VAT Package price £65.00 + VAT CLT Members / £130.00 + VAT Non-members

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HOT TOPIC

Sales and Purchases of Part – Freeholds and Leaseholds

3 B

Intermediate

Peta Dollar and Sarah Thompson-Copsey

It will be unusual if you never have to deal with the sale or purchase of part of a title as a conveyancer. Whether you are a solicitor or other practitioner dealing with commercial or residential property, a key skill is understanding how to effectively approach sales and purchases of part of freehold and leasehold land and property.

Challenges and traps can arise in any transaction involving a sale or purchase of part, whether you are dealing with a domestic garden, hundreds of acres of land, or the splitting of commercial premises.

This course covers the fundamentals of sales and purchases of part, and the particular issues you will need to address, including:

- Split reversions and potential complications
- The status of existing rights, section 62 Law of Property Act, and the rule in Wheeldon v Burrows
- Granting and reserving new rights and easements
- Passing on (or retaining) the benefit of existing restrictive covenants
- Imposing new restrictive covenants
- Splitting planning obligations under section 106 agreements
- Issues involving the Community Infrastructure Levy where there is a single planning permission for sold and retained land

London

25 Apr am

HOT TOPIC

Investment Property Sales and Purchases

3 B

Intermediate

Peta Dollar and Sarah Thompson-Copsey

Investors in property are focused on the rental stream, how secure it is and its potential for growth. This leads to the concept of the institutionally-acceptable lease.

The speakers share their extensive practical experience of the traps and pitfalls that make a difference to your client investor, whether you are acting for seller or buyer.

This half day course will cover:

- Buying an income stream, FRI and the institutionally-acceptable lease
- The concept of yields
- Looking at lease issues from the point of view of the investor client, including AGAs, rent review provisions, tenant break options, alterations, user, guarantees, repair, insurance, service charges, forfeiture, 54 Act renewals
- Issues on contract, including landlord's consent where the seller is itself a tenant
- VAT (TOGCs)
- Issues when buying or selling at auction

This course is aimed at all commercial property practitioners with a good basic knowledge of property law whose clients deal in investment property and who want to add value.

London

2 May pm

BEST SELLER

Buying and Selling Rural Property **NEW**

3 B

Intermediate

Ian Quayle

This course highlights common problems encountered in connection with the sale and purchase of rural residential properties.

This course focuses on the following issues:

- Dealing with plans and boundaries
- Common land and village greens
- Easements
- Restrictive covenants
- Drainage issues and septic tanks
- Sporting rights
- Agricultural issues – impacting on residential properties
- Taxation issues for second homes and holiday lettings

The course involves examining two case studies and an exploration of relevant case law.

London	11 Jun pm
Bristol	12 Jun am
York	18 Jun pm

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*for Central Law Training Members

CLTA10820

BEST SELLER

Acting for Developers Buying Land

6 B C

Intermediate

Peta Dollar and Sarah Thompson-Copsey

This course is aimed at all property practitioners (whether commercial or residential) whose clients buy land to develop. The term 'developer' includes not only the buyer of several acres but also the purchase of a small plot for one building. Any client buying with the benefit of unimplemented planning permission or looking to apply for planning permission is a 'developer'.

Your client is expecting you to help them realise development value, so are you aware of the existing title and other issues which may impact on value? Do you have sound knowledge to be able to negotiate matters required for the developed land?

This course utilises worked examples and case studies to illustrate the key issues involved in acting for developers, including:

- Dealing with existing restrictive covenants, easements, and other third-party rights
- Boundary issues
- Ransom strips and sites not directly abutting the public highway
- Conditional contracts and options, especially planning issues
- Overage
- Section 106 and Community Infrastructure Levy issues
- Stopping up and diverting highways and footpaths
- Site surveys and contamination

London

6 Feb, 20 Jun

BEST SELLER

Property Development: Practical Problems **NEW**

6 B

Intermediate

Hannah Mackinlay

If you act for land and property developers, you will know that your work involves much more than the standard conveyancing procedures. This course is a practical workshop on the tips and traps of property development, enabling you to tackle your legal work more efficiently.

Whether you are a solicitor or other practitioner acting for developers, this course is designed for you. You will particularly consider the common but vital non-title issues you need to master to do your work successfully.

Our well known and respected property expert, Hannah Mackinlay, will take you through the key practical problems of acting for developers that you are likely to come across in practice. You will benefit from practical examples, exercises and puzzles to solve, enabling you to deal with these matters with much greater confidence.

- The big picture – communication and reporting issues
- Let's get physical – what's on the ground? Unexpected SDLT consequences
- Plans, site surveys and gaps
- Searches – reading between the lines
- Environmental issues
- SDLT planning points
- Planning, S.106, CIL, conditions, open spaces
- Highway access, vision splays, and related issues
- Rights of way/services, s.62 and easements points

London

13 Mar

Manchester

3 Apr

Mixed Use and Residential Tenants' Rights

6 B

Intermediate

Peta Dollar and Sarah Thompson-Copsey

This course is aimed at the commercial property practitioner who advises on the purchase, sale, management or development of mixed use buildings. It is also aimed at residential property practitioners who advise on residential multi-let buildings, and at those who advise tenants and landlords in mixed use and wholly residential buildings.

The course covers:

- Residential tenants' rights of first refusal under the Landlord and Tenant Act 1987 (as amended)
- Enfranchisement of 'houses' under the Leasehold Reform Act 1967, when does this apply to mixed use buildings?
- Collective enfranchisement under the Leasehold Reform, Housing and Urban Development Act 1993
- Rights to manage under the Commonhold and Leasehold Reform Act 2002
- Residential tenants' service charge rights
- Practical steps for landlords and tenants to avoid common traps and pitfalls, structuring to avoid the impact of the legislation
- Frequently asked questions and problems

This is a rare opportunity to get to grips with a current hot topic for clients and lawyers alike and ask questions of expert speakers.

London

24 Apr

Charity Land Transactions

3 B

Advanced

Jane Lonergan

This course guides you through the obligations and requirements applying on the acquisition, mortgage or disposal of land where charities are involved. If you are a commercial property solicitor or other practitioner advising charities (or the parties who deal with charities), this course is for you.

The course covers the Charities Acts of 1993 and 2006 and the new consolidating legislation in the Charities Act 2011 and will look at:

- Charities – introduction for property lawyers
- Disposals by a charity and ss.117
- Mortgages by a charity and ss.55, 124 – 126 Charities Act 2011
- Acquisitions by a charity
- Commercial leases generally and specific issues for charities
- Official custodian for charities – s.122 certificates
- Some common issues, including title issues

*Very knowledgeable presenter.
Very engaging seminar*

London

25 Mar pm

Commercial Property: Introduction to Law and Practice; Day 1

6 B

Foundation

Hannah Mackinlay

Whether you are a paralegal just starting out in commercial property, a junior member of the commercial property department, or even a fee earner moving into a commercial property department for the first time – this course will prove invaluable to your work.

Our well known and respected property expert, Hannah Mackinlay, will take you through the key aspects of commercial property law and practice – along with invaluable handouts to help you understand the law practically. You'll go away with a comprehensive grounding in the essential law and practice in commercial property, including landlord and tenant.

This course covers the basics of commercial property conveyancing, and the key issues you will come across in practice, including:

- Explaining the jargon
- The big picture
- Explaining the 'players' involved in a commercial property matter
- Introduction to basic land law
- A brief overview of leasehold law
- An outline of basic conveyancing procedures
- Sale and purchase of commercial property
- Planning and other statutory requirements

London 8 Jan, 18 Jun
Manchester 5 Mar

Commercial Property: Introduction to Law and Practice; Day 2

6 B

Foundation

Hannah Mackinlay

The particular focus of this course is commercial leases. If you participated in Day 1 of this course, you will undoubtedly benefit from Day 2 where you will consolidate what you have already learnt. Day 2 also serves as a standalone, separate one-day course if you want to enhance your existing knowledge and experience of commercial property leases.

This course is designed for junior members of commercial property departments with little or no knowledge or experience in commercial property law. It is also ideal if you are a fee earner moving into a commercial property department for the first time and want to get to grips with the basics of commercial leases.

Our well known and respected property expert, Hannah Mackinlay, will take you through the key steps of commercial leases. You will be given a firm grounding in the essential law and practice of business leases, equipping you to have a more valuable, hands on role in practice.

- A typical business lease
- Negotiating a commercial lease: key points to watch out for
- The code of practice for commercial leases
- Statutory protection for business tenants; Landlord & Tenant Act 1954
- Assignment of commercial leases
- Stamp Duty Land Tax

London 9 Jan, 19 Jun
Manchester 6 Mar

Commercial Property: Introduction for Paralegals

6 B D

Foundation

Hannah Mackinlay

If you have little or no knowledge of commercial property law, this course has been designed with you in mind. Whether you are a paralegal just starting out in commercial property or a junior member of the commercial property department seeking a basic grounding in commercial property, this course is for you.

Whatever your role, your knowledge will be increased so that you can be a more valuable member of the commercial property team.

What are the key stages in commercial conveyancing, and what are they for? What are searches and enquiries and which should I be undertaking? Why are the lease terms so important? This course will give you a comprehensive grounding in the essential law and practice of commercial property, including landlord and tenant – covering all these issues and more.

- An outline of basic conveyancing procedures
- Sale and purchase of commercial property
- Planning and other statutory requirements
- Business leases
- Negotiating a commercial lease: main points to watch out for
- The code of practice for commercial leases
- Statutory protection for business tenants; Landlord and Tenant Act 1954
- Stamp Duty Land Tax

London 24 Apr

BEST SELLER

Commercial Property Update 2019

5 B

Update

Natasha Dunn or Sarah Thompson-Copsey

It is vital that you keep up-to-date with commercial property and related developments alongside running a busy practice. This is a key up-to-the-minute course enjoying a well-earned reputation for being an absolute 'must' for busy practitioners. It will ensure you are completely up to scratch with the latest law and practice, including commercial landlord and tenant.

Whether you are a commercial property solicitor or other practitioner, you will benefit from understanding the huge range of recent and imminent changes in commercial property law and practice.

Our highly experienced commercial property expert, Natasha Dunn or Sarah Thompson-Copsey, will take you through a detailed analysis of the latest legal developments, considering them in light of the important practical implications affecting your day-to-day practice. To make sure the course is as up-to-date as possible when you participate, it is subject to change from time to time to reflect the very latest important developments in commercial property.

London 28 Feb, 25 Jun

Southampton 28 Mar

Bristol 9 May

Leeds 9 May

HOT TOPIC

Property Law: An Introduction for Local Authority Lawyers **NEW**

3 B

Foundation

Ian Quayle

As a local authority lawyer, you will come across particular issues when involved in local authority work, both in residential and commercial property. At various stages, you will find that you'll be required to advise on matters beyond your usual sphere of experience and expertise.

If you are a local authority solicitor but not very experienced in this sector, you will find this course particularly beneficial – introducing you to the key issues you are likely to encounter when involved in property work. If you are returning to work as local authority lawyer after a career break, this will prove an invaluable refresher course on the key issues you may face today.

This course will cover a number of important issues, including:

- Imposing covenants on disposal of property
- Granting and reserving easements
- Property joint ventures
- Selling local authority assets
- Buying land and property: transactional issues
- Assets of community value
- Managing occupational leases
- Borrowing money and investing in property
- Exploring relevant case law including the latest rulings

This course is also available online as a web course. To find out more visit www.clt.co.uk/webcourses.

London

7 Mar am

Property Law: An Advanced Course for Local Authority Lawyers

3 B

Intermediate

Ian Quayle

As an experienced local authority property lawyer, it is vital to keep up-to-date with the very latest legal and practical developments affecting local authority property.

This advanced course provides you with a robust overview and update of the property issues affecting the management of local authority property.

What are the current procedural issues relating to assets of community value? How should you approach property joint ventures? What management issues do you particularly need to be aware of?

Our experienced property expert, Ian Quayle, will take you through the key issues involved in local authority property and practice, including the latest case law.

This advanced course will guide you through the specific issues and challenges for experienced local authority property lawyers, including:

- Assets of community value: legal and procedural issues
- Property joint ventures: key issues for local authorities
- Green belt policies: dealing with green belt and planning issues
- Town and village greens and allotments
- Management issues for residential leases, commercial leases and mixed-use schemes

London

7 Mar pm

10 Tricky Commercial Property Problems

6 B

Intermediate

Hannah Mackinlay

Commercial property practitioners will see the same tricky issues crop up regularly. A key skill for commercial property lawyers is how to prevent some of these issues from arising in the first place, and how to approach problems when they do arise.

Topics covered include:

1. SDLT and leases
2. Dealing with CPSE enquiries
3. Break notices
4. Capital allowances
5. Landlord's consent to dealings
6. Energy performance
7. Rights to light
8. Statutory fire and asbestos duties
9. Title indemnity insurance
10. Planning

The course was very informative and interesting. Hannah always delivers the information in a very clear and helpful way

London

9 Apr

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CLTA10819

Effective Reporting on Title **NEW**

6 B

Intermediate

Ian Quayle

This is an intermediate level course aimed at transactional residential and commercial property lawyers. The course uses case studies and case law and deals with the following issues:

The client

- Key questions to ask the client
- Effective reporting – structure, guides, clear and concise wording, and use of summaries
- The concept of informed consent

Due diligence

- The concept of a good and marketable title
- How to deal with defects in title – solutions or title indemnity
- Dealing with search results and seller's replies to enquiries
- Tricky issues – plans and boundaries, co-ownership, development issues, land contamination, roads and sewers, SDLT
- Problems with leasehold transactions

Birmingham 2 May
London 15 May

Land Registration: Key Issues in Commercial Property **NEW**

3 B

Intermediate

Ian Quayle

This is an intermediate level course aimed at transactional commercial property lawyers. The course deals with the following issues:

- Land registration and commercial leases – noting, registration, protection of easements and exempt information
- Adverse possession of registered and unregistered land
- Boundaries – physical boundaries, airspace and subsoil common problems and how to solve them
- Practice Guide 40 – what it means for lease plans and plans for development
- Registration of legal charges
- Rectification and indemnity
- The use of notices and restrictions and how they can be challenged
- Easements – protection of legal and prescriptive rights
- Upgrading title
- Local land charges
- The Business Gateway – what is available and what does the future hold?
- Recent case law relevant to commercial property transactions

London 3 Apr am
Birmingham 9 Apr am

Property Development Contracts: Advanced Issues

3 B C

Advanced

Hannah Mackinlay

To effectively advise and represent property developers, you need a robust grasp of specific contractual topics, including options, conditional contracts and site promotion agreements. This is an essential course if you're seeking to consolidate your legal and practical knowledge of property development contracts.

If you are an experienced solicitor or other practitioner dealing with property and land development, this course is designed with you in mind. Our well known and respected property expert, Hannah Mackinlay, will take you through the vital property development agreements and other documents, so that you can effectively advise your clients on the best route to take in any given transaction.

This course will cover the documentation you need to be familiar with, including:

- Exclusivity Agreements, Call Options, Put Options and Pre-emption Agreements
- Options
- Conditional contracts
- Land promotion agreements
- Liaison with other professionals

Birmingham 20 Mar am
London 21 May am

Development Land: Overage and Clawback

3 B

Advanced

Hannah Mackinlay

As a property practitioner, understanding the particular challenges of overage and clawback is an important skill given the volume of litigation in recent years. This is an advanced course providing a robust overview of overage and clawback provisions, and how to manage your clients' needs and expectations.

This course will take you through the key principles of overage and clawback and guide you through the specific challenges.

The topics covered will include:

- Types of overage situation
- Methods of securing payment
- Pros and cons of each method
- Trigger events
- Duration and disposals of part
- 'No disposal' situations
- Changes in control
- Getting the formula right on overage calculations
- Thinking the unthinkable and avoiding avoidance
- Lender issues – postponement of liens and priorities
- SDLT treatment of overage payments
- Learning from others' mistakes – the caselaw to date

Birmingham 20 Mar pm
London 21 May pm

Agreements for Lease: The Basics

3 B

Foundation

Hannah Mackinlay

An agreement for lease is a key contractual leasehold document ahead of eventual completion of a new lease. It sets out the terms agreed by the parties, and great care must be taken to ensure your client's interests are protected.

Whether you are a solicitor or other practitioner acting for the landlord or tenant, it is vital to understand the issues and potential challenges.

This course includes:

- When you need an agreement for lease
- Where completion of works by either party, or consent by a third party, is a condition
- Effect on commencement of the lease term, and rent-free periods
- Current standard commercial contract provisions and suggested amendments
- Authorised guarantee agreements (AGAs) and latest developments in this area
- Completion date
- Apportionments of rent, service charge and insurance
- VAT and capital allowances
- Insurance and risk issues
- Exclusion of security of tenure where there is an agreement for lease
- User restrictions, and anti-competitive restrictions under the Competition Act 1998
- Stamp duty land tax (SDLT) on substantial performance of agreements for lease

London

10 Apr am

Agreements for Lease: The Next Step

3 B

Intermediate

Hannah Mackinlay

This course covers specific issues in agreements for lease in more complicated cases, working through established precedents and identifying key problem areas, including:

- Battle of the definitions – JCT building contract definitions and the possibility of conflict between documentation
- 'Practical completion' and statements of completion under the JCT
- 'The Architect' vs the employers agent, their powers duties and responsibilities
- 'Completion' – which date?
- Extensions of time and longstops
- Effect on start of rent-free period, the term, rent review dates, etc.
- Right of the contractor to possession of the site under the JCT
- Partial possession and sectional completion
- Variations and omissions
- Dealing with conflicts
- Measurement of areas
- Tax & capital allowance aspects
- LAD & loss and expense claims by contractors
- Effect on SDLT of early possession and effect of completion of the lease
- Defects and repairs

London

10 Apr pm

Certificate in Commercial Leases

6 A B

Foundation

Peta Dollar and Sarah Thompson-Copsey

This course will give you a greater understanding of the basic terms in a commercial lease, as well as particular considerations when drafting a lease of part. Essential issues you will consider include the need for ancillary documents, such as licences for alterations and deeds of variation.

This course explains the basic, essential terms in commercial leases, and related topics including:

- Defining the demise, and why its definition is crucial
- Rights/exceptions: which do you want, and why?
- An introduction to open market rent review and turnover rents
- Guarantors and AGAs: getting them right
- Landlord's consent on alienation: avoiding the pitfalls
- Security of tenure and contracting-out: Landlord & Tenant Act 1954 framework
- Repair, alterations, what is meant by 'yielding up' and practical methods of resolving disputes
- User and quiet enjoyment

This course is thorough, informative and very easy to grasp. The manner in which it is delivered serves to make it all the more enjoyable and helpful

London

4 Jun

HOT TOPIC

Commercial Leases: 2019 Masterclass



Masterclass

Peta Dollar and Sarah Thompson-Copsey

The commercial property market is undergoing continual change, and as a commercial property lawyer you will recognise the need to stay up-to-date. This is a perennially popular course – continually updated to reflect new case law, and legislative and regulatory change, ensuring you are fully competent in practice.

A vital skill is understanding how recent developments and topical issues such as Brexit affect the market and your commercial property practice. Whether you are a solicitor or other practitioner dealing with commercial property, this course takes you through all the major topical areas of commercial leases.

This course covers the very latest developments affecting commercial leases and the law, including:

- Review of the Landlord and Tenant Act 1954
- VAT and leases: an update
- Alienation
- Tenant break options
- Rent default: practical options for today's market
- Guarantee issues (Topland and AGAs and GAGAs)
- Green issues in leases

£225.00+ VAT Package price

£315.00 + VAT CLT Members/£630.00 + VAT Non-members

London

12 Mar

Short Term and Undocumented Occupation: A Toolkit

3 B

Intermediate

Mark Shelton

Informal and short-term lets can raise a number of issues. How should you document a short-term or informal let when a lengthy 70-page lease is hardly an attractive or economic option? Will letter licences protect your client? Will your client be able to enforce lease obligations against an occupier under a short term let?

This course takes you through the available options for landlords who want these types of lettings documented at minimal expense. You will look at the pros and cons of each option from both the landlord's and the tenant's point of view.

This course covers the major issues raised by short-term and informal lets, including:

- Letter licences and tenancies at will: when they work and when they don't
- Existing standard form leases in use
- Technical issues: the limits of a DIY approach
- The traps in the contracting-out process
- Myths about periodic tenancies and six-month lets
- The basis on which lease obligations, such as repair, may be enforced against an informal occupier
- Legal analyses of the basis of occupation
- Consideration of whether this is just a landlord problem, or whether it also raises issues for the tenant

London

18 Jun pm

HOT TOPIC

Tackling Tricky Issues in Commercial Leases

3 B

Advanced

Peta Dollar and Sarah Thompson-Copsey

Commercial leases are a particularly complex breed, frequently raising many difficult issues for property lawyers. If you are a commercial property solicitor or other practitioner dealing with commercial leases, and you're looking to expand your expertise and client base, this course focuses on the more complex issues inherent in commercial leases.

This course assumes you already have a good foundational knowledge of basic lease and landlord and tenant issues. And if you already regularly advise clients on complicated leases, the course will prove a useful refresher and update on the latest law and procedure.

This course covers the critical issues that you will undoubtedly come across in practice, including:

- Tricky issues with guarantees
- Landlord's costs: alienation, alterations, legal costs
- Assumptions and disregards in open market rent review, and whether there is an alternative
- Advising whether to opt for expert or arbitrator determination
- Insurance
- Service charges
- Terminal dilapidations: supersession, assessing damages

London

2 May am

SDLT for Commercial Property Lawyers (including Commercial Leases)

3 B

Advanced

David Hannah

Stamp Duty Land Tax (SDLT) is a self-assessed tax on taxpayers, not a duty on documents. This means you need to ask important questions of your client before you can effectively complete the SDLT return. This course covers the main issues of SDLT, and you will benefit from various worked examples and flowcharts.

Topics covered will include:

- The meaning of 'residential property', and when you can assess commercial property as 'residential'
- The new rules on linked transactions and multiple dwellings relief
- Linked transactions and connected parties in the context of company and commercial property transactions
- How to prevent further tax claims
- Consideration affecting fixtures and goodwill
- Substantial performance and development agreements
- Conditional contracts and options
- Sub-sales
- Overage

This course will overlap in some issues with *SDLT Walkthrough and Workshop for Residential Property Lawyers* (see page 26) but will look at the common issues in more detail as well as the topics outlined above.

London	26 Mar pm
Sheffield	18 Jun pm

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For further information please email wendy.harbottle@clt.co.uk

CLTA11442

Retail Leases: What You Need to Know **NEW**

3 B

Update

Peta Dollar and Sarah Thompson-Copsey

The nature of retail and the face of the high street are changing – in the age of increasing internet shopping and with the uncertainty of Brexit, retailers are looking for flexibility, limitations on outgoings and market-led advice; landlords are looking for certainty of rental stream, good tenant mix and assurances on guarantees.

This half-day course, offering practical tips – and ways to avoid traps – for both landlords and retail tenants, is led by two very experienced trainers, one of whom brings the benefits of property litigation experience to the lease drafting experience of the other, and will cover:

- Guarantors – future proofing post Brexit, can it be done? Lessons from *TCG v Girdlers*; *EMI v O&H*
- Keeping anchor tenants in place: the problem with keep-open covenants – do they ever work?
- Turnover rents – drafting for the internet age
- Inducements, anchor tenants and tenant mix – where are we following *Martin Retail v Crawley*?
- Fitting-out works, re-instatement – *Riverside v NHS*
- Tenant insolvency and pre-packs – a landlord's nightmare? Re: *SSRL – Game Group*
- Landlord's works: practical tips for landlords and tenants: *Timothy Taylor v Mayfair – Cocking v Eacott*
- Terminal dilapidations – why chain stores may have the upper hand

London

25 Apr pm

Insolvency for Property Lawyers **NEW**

3 B

Foundation

Stephen Allinson

This course is tailored specifically for the commercial property sector. The emphasis will be on practical solutions and the course will bring you up to date with the latest case law and practice.

This course covers:

- Types of corporate insolvency and the differences: liquidation, receivership, administration and Company Voluntary Arrangements.
- Powers and duties of the liquidator/administrator/receiver – and why appoint at all? Where does the mortgagee in possession concept fit in?
- Acting for the liquidator/administrator/receiver on a property sale: what would you expect to see about their appointment, and what would you expect in a sale agreement?
- Buying from the liquidator/administrator/receiver on a property sale: what to do to mitigate the lack of information
- Company Voluntary Arrangements and landlords: the latest law and practice
- Insolvency in the context of landlord and tenant: tenant's rights if landlord insolvent and vice versa; forfeiture, disclaimer and surrender of leases in the context of insolvency

London

17 Apr pm

Birmingham

11 Jun pm

BEST SELLER

Certificate in Commercial Property Litigation

12 B

Foundation

Mark Shelton

Commercial landlord and tenant law and practice remains a complex area of law, presenting many legal and practical challenges. As a commercial property litigator, it is essential you maintain an effective, up-to-date understanding of legislation and procedure.

In this course, you will be taken through an in-depth review of the Landlord and Tenant Act 1954. This Act is fundamental to the management of commercial property, and from it a large proportion of your work is undoubtedly derived. However, as it is a highly technical piece of legislation, there are many traps for the unwary.

This course will give you a firm grounding in the core areas for commercial property litigators, starting with the 1954 Act and covering common areas of dispute, including:

- The basic concepts of the 1954 Act: What is a 'business lease'? Who is the 'competent landlord'?
- Procedure, and renewal terms
- Tactics and requirements for opposing lease renewal
- Service charges – common causes of dispute, the Code and s 20 consultation in mixed use developments
- Enforcement of leasehold covenants – the pre-1996 and post-1995 regimes
- Break options – drafting and serving notices, payment of rent and interest, conditional clauses
- The interpretation of repairing covenants, and the conduct and settlement of dilapidations claims
- Obtaining landlord's consents: formalities and pitfalls
- Trespassers – efficient conduct of court procedures, and adding value with practical measures for eviction and preventing recurrent occupations
- Avoiding inadvertent waiver of the right to forfeit, and a guide through the variety of relief jurisdictions

London

6 - 7 Mar

HOT TOPIC

Dilapidations: Thinking Tactically and Practically



Intermediate

Mark Shelton

The issue of dilapidations is a constant in property practice. In times of boom and bust, landlords need to maintain the value of their investments; and tenants need to restrict the impact of claims to ensure the landlord recovers no more than is properly due. Your role is to protect your clients' interests, whether you act for the landlord or the tenant, by thinking tactically and strategically.

If you are a commercial real estate litigation practitioner handling dilapidations disputes for landlord and/or tenants, this course is designed for you. You must be able to understand and apply the law and procedure relating to dilapidations so that you can achieve the best possible outcome for your clients.

This course covers the key topics in dilapidations disputes including:

- Enforcing obligations in mid-term of the lease
- The vital role of Schedules of Conditions
- Recovering and assessing the 'loss of rent' element in a claim
- The impact of Minimum Energy Efficiency Standards (MEES) on claims
- Section 18 valuations, and post-valuation events
- Position of sub-tenants and the implications
- Replacement of mechanical and electrical installations, equipment and plant

London *13 Mar*

BEST SELLER

Conveyancing Update 2019



Update

David Keighley or Lorraine Richardson

Taking a practical approach, this course considers the main legal development (together with any recent case law), then carefully considers points for practice and drafting.

This course will update you on the major topics in conveyancing, and will typically include:

- Rent charges: are they more dangerous than you thought?
- Identity checks, fraud and conveyancing: where are we now?
- Solicitors' liability to the Land Registry; Law Commission proposals to reform land registration
- Leasehold: what's changing and lenders' requirements
- The Conveyancing Protocol
- Restrictive covenants: recent developments and caselaw
- Easements: recent developments and caselaw
- Mortgages: breach of trust, fraud, misrepresentation and forgery
- Service charges: time limits, interim payments, balancing charges and reasonableness
- Completion problems: notices to complete, rescission, deposits held to order; late payments, non-payment of apportionments
- Lenders' Handbook
- Land Registry: local land charges
- Miscellaneous practice points

Newcastle *25 Feb*
Nottingham *11 Mar*
London *12 Mar, 19 Jun*
Southampton *1 Apr*
Bristol *3 Apr*
Birmingham *14 May*
Sheffield *12 Jun*

Residential Property: An Intensive Introduction for Qualified Practitioners

6 B

Foundation

Lorraine Richardson

This course is intensive but highly practical, with our enthusiastic and knowledgeable residential property expert, Lorraine Richardson, taking you through the fundamentals of conveyancing.

This course gives you a practical overview of residential conveyancing, and highlights the frequent pitfalls that you are likely to deal with, including:

- An overview of the conveyancing transaction
- Identifying your client and the source of funds; why it's your responsibility
- Review of searches available in the market
- Explanation of the Conveyancing Quality Scheme
- The Law Society's National Conveyancing Protocol and the new forms
- Key risk areas: UK Finance and your duty to lenders
- Overview of Stamp Duty Land Tax (SDLT) and how it differs from stamp duty
- Standard Conditions of Sale (5th edition)
- Changes in Land Registry practice – official copies of the land register replacing office copies

The course is supported by clear flowcharts of the residential conveyancing process.

London 5 Mar

Conveyancing: An Intensive Workshop for Paralegals and Support Staff

6

Foundation

Lorraine Richardson

As a conveyancing paralegal or junior staff member, you may be looking to consolidate your practical knowledge of the conveyancing process so you can take on more responsibility. If you are a more senior member of the conveyancing team, you may be looking to safely delegate more of your conveyancing work to your support staff.

As a conveyancer, drafting the documents is a key skill. In this course, you will also be taken through how to draft the sale contract, as well as looking at a registered title. You will benefit from clear flowcharts of the residential conveyancing process with explanatory notes, together with a suite of the completed forms.

This course covers the essential elements of the residential conveyancing process, including:

- Where your work fits in with the conveyancing transaction
- The importance of taking client instructions, and understanding vital preliminary matters
- An overview of the entire conveyancing transaction
- The purpose of the main forms you will come across in a conveyancing transaction
- Consideration of a registered title
- Drafting a sale contract
- How to respond to search results on a purchase

Manchester 29 Apr
London 2 May

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Central Law Training has designed web courses which allow you complete flexibility in choosing where and when you access training. These pre-recorded courses cover the same content and learning outcomes as our face-to-face courses.

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- Employment Status: Employee Worker or Self-Employed
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www.clt.co.uk/webcourses

HOT TOPIC

SDLT Walkthrough and Workshop for Residential Property Lawyers

3 B

Foundation

David Hannah

As a conveyancer, you will know that Stamp Duty Land Tax (SDLT) on residential property can prove complex, presenting many traps for the unwary.

This course takes you through SDLT and the key problem areas, and issues to consider, including:

- What amounts to residential property for SDLT purposes, and the questions you should ask of clients
- What the 'deal' is, and when transactions might be linked
- The 'connected parties' conundrum
- What you should do if you suspect the client is being evasive
- Tax planning and better structuring of the deal
- Whether SDLT avoidance schemes are dead; other tax planning possibilities
- Company purchases of residential dwellings: the additional rate, the 15% higher threshold, and tax reliefs
- Multiple dwellings relief: when it applies; how to calculate it; and when it might be reclaimed
- The additional rate: single purchases, multiple purchases – and what amounts to a main residence
- The global reach of SDLT with the higher rate: how you can be certain it doesn't apply
- Remembering the annual tax on enveloped dwellings
- Common problems

London 26 Mar am
Sheffield 18 Jun am

Land Transaction Tax in Wales

3 B

Intermediate

Richard Snape

Stamp Duty Land Tax in Wales was replaced by Land Transaction Tax on 1 April 2018. If you have clients buying Welsh land and property they will expect you to know what the relevant tax rules are, and how they will be affected.

This course is essential if you deal with conveyancing matters in Wales, particularly if you are based in England and work for clients purchasing in Wales.

It is vital that you understand these important changes to avoid potential claims when, for instance, dealing with cross-border property matters.

If you're looking for an overview of the new land tax regime in Wales and how it will impact your practice, this course is designed for you.

This course covers the key changes introduced in Wales in April 2018, and the practical implications, including:

- Thresholds and rates in Wales and cross-border conveyancing
- Changes to anti-avoidance rules
- Changes to contingent consideration
- Changes to tax and rent
- Transactions exempt from higher rates
- Additional dwellings
- Contingent consideration
- Linked transactions

Chester 30 Apr pm

High Risk and Unusual Clients in Conveyancing **NEW**

3 B

Intermediate

Lorraine Richardson

Residential conveyancing can be challenging at the best of times. Factor in a high risk or unusual client – and the mix can become toxic! Whether you are a solicitor or other practitioner dealing with residential property, a key skill is being able to identify high risk clients, and what steps you may need to take.

Whatever your level of experience in residential conveyancing, this course highlights the key risk areas when you have an unusual client, and what practical steps you should take.

Our well known and respected residential property expert, Lorraine Richardson, will take you through the more unusual, high risk clients, and the situations you may come across. She will guide you through some of the pitfalls, suggesting practical steps you can take to mitigate the risks.

This course considers the 'unusual', high risk client, and the issues raised, including:

- Source of funds
- Identification issues
- Trusts and co-ownership
- Delegated powers and undue influence
- Bankruptcy and insolvency
- Identifying and avoiding conflicts of interest

This course is also available online as a web course. To find out more visit www.clt.co.uk/webcourses.

London 3 May am
Bristol 10 Jun am

HOT TOPIC

Cybercrime and Fraud in Conveyancing **NEW**

3 A B

Intermediate

Lorraine Richardson

Conveyancing is increasingly vulnerable to financial crime. In fact, according to the Solicitors Regulation Authority, fraud in conveyancing is the most common cybercrime in the legal sector. As a property lawyer, it is vital to be constantly on alert to the latest threats of cybercrime, fraud and money laundering.

Whatever your level of experience or seniority, this course is designed to remind and update you of the latest financial threats to your practice, reflecting the reality that the criminals continually strive to keep one step ahead of the game.

So as a residential conveyancing practitioner, how should you react when you have doubts about the source of a new client's funds? How can you spot potential fraudulent mortgage applications? Our conveyancing expert, Lorraine Richardson, will guide you through the key threats you may face today and how to spot them – together with suggested practical steps to head off those threats.

This course covers the key threats to conveyancing practice, including:

- An outline of the key money laundering threats
- Threats of fraud in conveyancing
- Defining cybercrime
- What steps you can take to mitigate these risks
- Overview of the Law Society's Practice Note, 'Property and Registration Fraud'
- How to identify the 'red flag' files
- The latest key case law

London 3 May pm
Bristol 10 Jun pm

Land Registration: Key Issues in Residential Property **NEW**

3 B

Intermediate

Ian Quayle

This is an intermediate level course aimed at transactional residential property lawyers. The course deals with the following issues:

- Land registration and residential leases
- Adverse possession of registered and unregistered land
- Boundaries
- Issues with addresses for service, and the use of addresses for service to avoid identity and property fraud.
- Notices to protect interests in land and the benefits of the use of agreed and unilateral notice
- Challenging unilateral notices using the First-tier Tribunal or County Court
- Section 77 Land Registration Act 2002
- The use of restrictions in modern conveyancing
- Withdrawal, challenging, disapplying and modifying restriction
- Restrictions and leases
- Registration of legal charges and digital mortgages
- Rectification and indemnity
- Easements
- Upgrading title
- Local land charges
- The Business Gateway

London 3 Apr pm
Birmingham 9 Apr pm

Conveyancing Searches and Enquiries: Best Practice **NEW**

3 D

Intermediate

Lorraine Richardson

As a residential conveyancer, you will know that there is an ever-growing list of suggested searches and enquiries to be carried out in a residential purchase transaction. Knowing how best to approach the huge range of pre-contractual searches and enquiries can be daunting, particularly as you seek to protect your clients' interests throughout the transaction.

What is today's best practice? How should you even begin to decide which enquiries are appropriate? This course is designed to enable you to identify which searches and enquiries to carry out, and common problems which can arise in the search results themselves.

Our well known and experienced residential property expert, Lorraine Richardson, will take you through this vital topic, highlighting frequent problem search results – and how far you can reasonably be expected to deal with them.

This course covers the essentials of searches and enquiries, and how to deal with tricky areas, including:

- An overview of which searches you should carry out
- Common but tricky search results
- Further enquiries you should raise when you have received the search results
- Acceptable responses to your enquiries from the other side

London 4 Mar pm
Manchester 3 Jun pm

Dealing with Unregistered Land in Conveyancing

3 B

Intermediate

Hannah Mackinlay

This course takes you through the key steps of unregistered land conveyancing and the potential issues you may come across in specific matters. You will have practical examples and exercises, and focused checklists and flowcharts which you can apply to your own practice.

The course covers:

- Key differences between unregistered and registered land
- How to draft an epitome of title
- How to identify the 'good' root of title
- Land Registry requirements on first registration
- Steps you must take if any title plans do not conform to Land Registry requirements
- Proving good title if there are missing deeds
- Land charges searches and priority periods
- Ensuring you make the right searches
- Easements, prescriptive rights, positive and restrictive covenants, and indemnities
- Legal requirements for executing documents before August 1990
- Powers of attorney
- Joint ownership
- Trustees and giving good receipt
- Deaths
- Acknowledgements for production
- Vacating receipts and discharges of mortgages
- Name changes and supporting documentation
- The bankruptcy implications behind voluntary dispositions and undervalue transactions
- Stamp Duty and SDLT
- What the registered title will include

London *12 Mar pm*
Birmingham *25 Apr pm*

HOT TOPIC

Dealing With Residential Property Problems

5 B

Advanced

David Keighley

If you're an experienced residential conveyancer, or a lawyer seeking to increase your understanding of dealing with complex problems, this is an advanced course intended to consolidate your practical knowledge to help you resolve these issues swiftly.

Our highly regarded residential conveyancing expert, David Keighley, will guide you through the key problems that you're likely to come across in practice. You will benefit from practical guidance on the complex issues which can arise on a residential sale or purchase.

This course covers the key issues and tricky areas in residential conveyancing, including:

- Tricky covenants
- Risk areas including lenders requirements & fraud
- Boundary problems
- Defective leases
- Misrepresentation
- Defects in title
- Does Caveat Emptor still apply?
- Contract problems
- Deposit problems
- NHBC cover limitations
- SDLT on second properties
- Buy to let issues
- Undertakings
- Apportionments and subsequent liabilities
- Completion day problems
- Land registration problems

London *13 Feb*
Leeds *11 Jun*

HOT TOPIC**Covenants: Current Law and Practice**

3 B

Update

Ian Quayle

As a residential or commercial property practitioner, you will know that the law on covenants has been a particularly dynamic area in recent times. There have been many legislative changes and court rulings relating to covenants, with practical implications for property practitioners.

Whether you are a solicitor or other conveyancing practitioner, you must ensure you have an up-to-date understanding of the rules on interpreting covenants, enforcement, and other factors that impact on the enforceability of covenants, so that you can effectively advise your clients.

This course offers practical guidance and an update on the law relating to covenants, including:

- A definition and explanation of what covenants are
- Enforcement, and the court's approach to it
- The role of the Upper Tribunal
- Whether you can protect overage using restrictive covenants
- The effect of the covenantee's death
- Insurance
- Potential law reform and the law of Property Bill
- Recent case law

This course is also available online as a web course. To find out more visit www.clt.co.uk/webcourses.

London 2 Apr pm

Easements: Current Law and Practice

3 B

Update

Ian Quayle

As a residential conveyancing practitioner, you will know that the easements on a registered title can pose a headache at times. If you are dealing with a property development, the issue of easements can be particularly challenging.

Whether the development is small or largescale, you will probably find at least some of the issues relating to easements and rights of way complex – not least because the law on easements is mostly based on common law, and is constantly changing. A key competence is understanding the latest developments in the law, so that you are able to protect your clients' interests.

This course covers the key issues relating to easements today, including:

- The standard conditions
- Parking rights
- New case law on easements
- Land Registry law and practice
- Problems with prescriptive easements
- Injunctions
- Potential law reform and the Law of Property Bill

This course is also available online as a web course. To find out more visit www.clt.co.uk/webcourses.

London 2 Apr pm

BEST SELLER

An Introduction to Enfranchisement and Lease Extension

6 B

Foundation

Hannah Mackinlay

When you are asked to advise on enfranchisement or lease extensions do you take a deep breath and reach for the painkillers? Be sure you are not alone!

The law relating to these areas is complex and often misunderstood. The Leasehold Reform Housing and Urban Development Act 1993 (and associated legislation and regulations) is fraught with pitfalls for the unwary which if overlooked or ignored could cause substantial problems for your client as well as a potential negligence claim for your firm.

This course covers the key requirements and pitfalls of enfranchisement and lease extension, including:

- Collective and individual enfranchisement
- Checking the eligibility of the building, and the qualifying tenants
- How to take instructions, and other essential preparation
- Notices: contents and procedure
- Dealing with counter-notices
- Lease extensions
- Acquiring the freehold
- Post-completion
- Valuation

London 16 Jan, 30 Apr
Manchester 16 Apr

Introduction to Residential Conveyancing

New inspirational e-learning course

- ? Does everyone in your organisation understand the entire residential conveyancing transaction?
- ? Conveyancing is a high-risk practice area. Are all your staff aware of the risk areas which could be damaging to your firm?
- ? Would your trainee solicitors, paralegals, legal secretaries, legal executives and conveyancers benefit from developing their understanding of the transaction so they can add value to the process?
- ? Would your firm benefit from providing consistent training and support for all team members?

Our new interactive e-learning course takes learners through a related freehold sale and purchase from the first meeting with a new client through to completion and post-completion tasks. The modules follow a fictional couple and their solicitor through a property sale and purchase from start to finish.

To find out more about this highly interactive and engaging course and for a free module trial please contact

wendy.harbottle@clt.co.uk

CLTA11443

Residential Mortgages: Tricky Issues in Law and Practice

3 B D

Intermediate

David Keighley

As a residential property practitioner, you will be dealing with mortgages probably on a daily basis. However, you will appreciate that mortgages can raise significant practical problems that you will have to resolve, even though mortgages are often considered routine in conveyancing practice.

Whether you are a solicitor or other practitioner dealing with residential property and mortgages, a key skill is knowing how to approach mortgage problems in practice. Our well known and sought after property expert, David Keighley, will give you the tools to identify and understand complex or risky issues in relation to residential mortgages.

This course covers the fundamentals of residential mortgages and the problem areas that you are likely to come across, including:

- Key mortgage terms
- Lenders' panels and panel managers
- Buy to let loans: should you act for buyer and lender?
- Mortgage related undertakings
- UK finance/BSA issues
- Safeguarding against fraud
- File storage

London 22 May am
Bristol 4 Jun am

Residential Leases: Issues on Sale and Purchase

3 B

Intermediate

David Keighley

As a residential conveyancer, you will appreciate there can be significant work involved when dealing with leasehold title. Your clients need to know, for instance, the meaning and implications of the lease terms, their service charge obligations, their rights, and their responsibilities to the management companies.

This course will guide you through the topic of residential leases and the challenging areas you're likely to come across in practice. The course is intended to give you the confidence you need to deal efficiently with the sale and purchase of a residential lease, and to advise your clients effectively.

- The formalities of a lease
- Key clauses, and prescribed clauses
- How shared ownership leases differ from other leases
- Key conveyancing issues
- Good versus absolute title
- Problems relating to assignment of the lease
- Management companies and service charges
- Retentions and apportionments
- Land Registry issues
- Defective or problematic leases
- Forfeiture of the lease
- Topical case law

London 22 May pm
Bristol 4 Jun pm

Shared Ownership and Help to Buy: Acting for the Purchaser

5 B

Intermediate

David Keighley

Shared ownership is increasingly popular for home buyers in a market where property prices have risen significantly in recent years. As a residential conveyancer, you will know there are key differences between shared ownership transactions and the usual conveyancing transaction.

The course will cover:

- Introduction to Shared Ownership
- The role of Housing Associations and other providers
- The different types of Shared Ownership Lease
- Shared ownership conveyancing issues
- Overview of the Shared Ownership Lease
- Implications of Section 106 Agreements
- SDLT including the making of and effect of a Market Value Election
- Staircasing; how is it exercised and documented
- Land Registry issues
- Help to Buy Loans including Help to Buy ISA
- Practical tips and traps

London 14 Feb
Manchester 14 May

BEST SELLER

Acting for a Buyer on a New Build: Pitfalls and Tips

3 D

Intermediate

Lorraine Richardson

The construction industry is booming, with residential developments being built across the country to provide housing for an ever-growing population. As the legal adviser to a buyer of a new build, you will have many legal and practical issues to consider, including planning and community infrastructure levy (CIL) issues, adoption of roads and section 106 agreements, and important matters of title.

If you are a residential conveyancing solicitor or other practitioner dealing with new builds, whatever your level of experience or years of qualification, this course is designed for you.

This course covers the main issues involved in new builds, including:

- Section 38, section 104 and section 106 agreements, and how your client may be affected
- NHBC and similar schemes: what you need to do
- UK Finance requirements: reporting requirements
- Planning issues: the CIL and how it may affect your client
- Covenants and restrictions, and ensuring they benefit the property
- Reporting to your client effectively

London 4 Mar am
Manchester 3 Jun am

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Met Office

For more information visit:
www.clt.co.uk/on-site

Certificate in Housing Law

6 B

Foundation

Sara Stephens

This full day course provides an overview of the common areas dealt with by housing solicitors whether in private practice, local authorities or housing associations. It is aimed at junior lawyers or those more experienced lawyers with little or no knowledge of housing law.

It will cover:

Common types of tenancy

- Private tenancies
- Social tenancies

Homelessness

- What duties are owed and to whom
- Challenging negative decisions – Judicial Review & County Court Appeals
- Funding

Disrepair and Environmental Protection Act proceedings

- Civil claims
- Private prosecutions
- Funding

Possession Proceedings

- Bringing and defending claims
- Funding
- Unlawful eviction- Bringing a claim, funding

Allocation of social housing

- Who can get a council/housing association property?
- Challenging decisions
- Funding

Deposit Protection

- Deposit protection requirements
- Bringing claims and counterclaims
- Defences to possession proceedings

London

3 Apr

Residential Lettings: Statutory Requirements and What They Mean in Practice **NEW**

6 B

Foundation

Frances Burkinshaw

The residential lettings industry has grown to be an important contributor to the UK economy. There are however many pitfalls, and agents and landlords will often need legal advice when serious problems occur. With no requirement for professional qualifications for letting agents, some are simply unaware of the law, causing problems for landlords and tenants alike.

This course will provide those who advise residential letting agents or landlords with practical insight into the challenges these clients face and how to identify the relevant law.

This course will cover the following important subjects with a chance for questions and discussion:

- The evolving legislation, including Housing Act 1980, Housing Act 1988 (introducing ASTs), Housing Act 1996, Housing Act 2004 (including changes to deposit and HMO legislation), Landlord & Tenant Act 1985 and Landlord & Tenant Act 1987.
- The principles of quiet enjoyment
- Joint and several liability
- Section 13 notices
- Extensions, renewals and terminations
- Problem tenancies; the use of Section 8 notices
- Discrimination
- Deeds/three-year tenancies or longer

London

22 May

HOT TOPIC

An Overview of Planning Law

6

Foundation

David Brock

This one day course demystifies planning law and will explain the framework and basic principles of planning law to help you to understand what your planning lawyer is talking about. It will address the nitty-gritty legal problems in (for example) s.106 agreements and Community Infrastructure Levy, as well as the basic questions we don't often ask, such as why do we actually need planning permission!

This course provides an overview of:

- What is the statutory framework?
- Applying for planning permission and the criteria for the decision
- What is the Development Plan and how is it created? The role of public participation
- Differences between outline and full permission
- Permission in principle
- Conditions
- Rights of appeal
- Enforcement of planning control
- Environmental impact assessment
- Section 106 agreements
- Community Infrastructure Levy
- Enforcement and concealed breaches
- Listed building and conservation area controls
- National Planning Policy Framework
- The crown

This course is aimed at all property professionals (including non-lawyers) who need to have knowledge of some of the basics of planning law.

London

1 May

BEST SELLER

Certificate in Planning

12 B

Foundation

David Brock

This two day course is an introduction to the essential aspects of planning law and focusses on those areas which are particularly pertinent to commercial property and planning lawyers. Learning is reinforced by case studies and discussion.

Day One

- Why do we have planning? Origins of the modern system and the Town and Country Planning Act 1947
- The current legal framework – the Town and Country Planning Act 1990, Planning Act 2008, Localism Act 2011, Growth and Infrastructure Act 2013
- Why do we need planning permission?
- Outline permission and full permission
- Permitted development rights, general, special and local development orders, enterprise zones and simplified planning zones
- Applying for planning permission and the criteria for the decision
- What is the development plan and how is it created?
- The role of the public
- What are ‘material considerations’ and what is the role of Government policy?
- Supporting documents and processes: design and access statements
- Environmental impact assessment
- Decision periods, rights of appeal and Judicial Review

Day Two

- Community Infrastructure Levy
- The duration of planning permission
- Enforcement of planning control
- Time limits for enforcement, and concealed breaches
- Listed building control
- Conservation area control
- Nationally significant infrastructure projects
- Granting planning permission by a Hybrid Bill – Crossrail, HS2 and CTRL
- The National Planning Policy Framework
- What next? A preview of possible reforms

Manchester *12 - 13 Feb*
London *7 - 8 May*

BEST SELLER**Certificate in Construction Law**

12 B

Foundation

Darryl Royce

This two day course provides an introduction and overview of construction law and practice.

The course is aimed at lawyers who are looking to develop a practice in construction law and experienced construction professionals who wish to deepen their understanding of the law. It will explain the different types of construction contract that you will encounter in practice – procurement, traditional and design & build, as well as examining partnering and collaborative contracts and those regulated by Housing Grants, Construction & Regeneration Act 1996.

Day One

- Formation of contracts
- Contract documents
- The standard forms
- Implied terms
- Subcontracts & works contracts
- Collateral warranties and performance bonds
- Working with others
- Interim & final payments
- Changes & variations

Day Two

- When things don't go to plan
- Liquidated damages
- Practical/substantial completion
- Defects liability or rectification period
- Indemnity & insurance
- Termination
- Contractors' claims
- Notices
- Delay, disruption & acceleration
- Extensions of time
- Concurrent delay
- Issues arising from disruption via multiple causes
- Ownership of float
- Proof of causation – critical path method
- Expert evidence
- Direct & Indirect costs and interest
- Compromises
- Time bars & final certificates
- Smash & grab claims
- Dispute resolution – the options available
- Litigation tactics

London

19 - 20 Mar

Concurrent Delay and Construction Insurance **NEW**

3 B

Intermediate

Darryl Royce

This course will comprise a survey of the difficulties that can arise from contractors' claims where there is or may be an element of concurrent delay and insurance problems.

Concurrent delay:

- Extensions of time and loss and expense/compensation generally: the JCT, ICC, NEC and FIDIC standard forms
- Gross and net extensions of time
- The authorities
- The origins and development of concept of concurrent delay: the dominant cause test
- Contiguous and non-contiguous extensions of time

Insurance:

- Proof of causation
- Effect of contractual provision for insurance
- Need for damage
- Accidental damage
- Categories of insurance: liability to third parties, material damage and consequential loss
- Excess and aggregation
- Notice of claims and conditions
- Comprehensive project insurance
- Insurance Act 2015

London

2 Apr am

HOT TOPIC

Construction Law Update 2019 **NEW**

3 B

Update

Darryl Royce

This half day course is presented by leading construction barrister Darryl Royce. It will explain the main developments in construction law over the past 12 months and review the most important cases.

It will focus in particular on:

- Tortious duties of care – when mates fall out
- Unfair contract terms – effect of negotiations
- Payment – notices
- Limitation – NHBC Scheme
- Extensions of time – contiguous or what?
- Global or total cost claims – any distinction?
- Performance Bonds – need for determination by engineer?
- Insolvency – genuine cross-claim?
- Third party costs orders – when can the discretion be exercised?
- Total failure of consideration – the correct approach?
- Statements of case – amendment after expiry of limitation period
- Adjudication
- Pre-action protocol – the amendments
- Expert witnesses – need for independence
- Contractors' design obligations – the Supreme Court speaks

London

2 Apr pm

Webinar Highlights

One hour webinars are the perfect way of expanding expertise and supplementing face-to-face training. To see our full range of webinars visit www.clt.co.uk/webinars



Intermediate

Auctions: Acting for the Buyer

Ian Quayle

This webinar provides a useful guide for the busy practitioner to acting for a client buying property (both residential and commercial) at auction.



Intermediate

Auctions: Acting for the Seller

Ian Quayle

This webinar provides a useful guide for the busy practitioner to the preparation of property (both residential and commercial) for sale at auction.



Update

Digital Escrow in Conveyancing

Geoff Dunnnett and Rob Gurney

In this webinar Geoff Dunnnett of Shieldpay and Rob Gurney of Premier Property Lawyers will look at the key challenges and risks facing conveyancers in relation to the management of transaction funds, their experience of trialling a digital escrow system and the potential benefits of the approach for conveyancers and their clients.



Update

Residential Landlord and Tenant Law Update 2018

David Smith

Residential landlord and tenant law is changing fast. There have been a raft of legislative changes in the last 18 months, with more happening in 2018 and consultations being launched for yet more – that is without the various important decisions of the courts. This webinar reviews the key changes in the sector and takes a look at the further changes to come in 2019 and beyond.

B

Intermediate

Building Regulations: An Introduction

Lorraine Richardson

The issue of building regulations consent and whether it is needed for work or has been obtained continues to be of importance to residential conveyancers. A majority of properties will have had some work done to them.

This webinar will remind property lawyers of all levels of experience the key risk areas and what practical steps should be taken in the context of a residential purchase.

B

Intermediate

Five Essential Issues for Tenants Negotiating a Commercial Lease

Mark Shelton

This webinar is aimed at those advising tenants taking commercial premises, principally surveyors negotiating heads of terms, but also more junior real estate lawyers.

B

Intermediate

Repair Obligations and Lease Negotiation

Mark Shelton

This webinar considers:

- Interpretation of repair obligations
- Some common causes of dilapidations disputes
- The role of schedules of condition
- Technical Due Diligence and other investigations
- Common drafting pitfalls and the value of a 'round table' approach

B

Update

Completion Procedures – The need to review after Dreamvar

Lorraine Richardson

This practical webinar is aimed at all conveyancing solicitors and will cover:

- What did P&P and Dreamvar say?
- The failings in Santander v RA Legal [2014]
- The contents of the Code for Completion by Post
- What steps should you take following Dreamvar?
- Completion Information and Undertakings – proper diligence

Management and Personal Skills Training

Management and Strategy

For those new to management responsibilities or looking to deepen their understanding of law firm management and strategy.

6 C Foundation

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London 9 Apr

6 C D Advanced

Management Course Stage 2
London 8 May

12 A C D Intermediate

Preparing for Partnership
London 7 May

12 C D Advanced

Two Day Law Firm Management Masterclass
London 27 - 28 Mar
Birmingham 29 - 30 Apr
Manchester 22 - 23 May

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Key skills to enable you to manage work effectively.

6 B D Intermediate

Project Management for Transactional Lawyers
London 20 Mar

6 C D Foundation

Case Analysis and Project Management for Junior Litigators
London 21 May

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Courses to help staff at any level understand how to support and manage team members.

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SRA Accounts Rules: Achieving Compliance
London 6 Feb
Manchester 21 May

6 A Foundation

Understanding and Interpreting Company Accounts
London 14 May

Compliance

Practical courses that will help you and your firm stay on the right side of SRA and general business regulations.

3 A Update

SRA Handbook: Are you ready for the changes?

Birmingham 12 Feb pm
Exeter 28 Feb pm
London 7 Mar pm
Southampton 20 Mar pm
Manchester 21 Mar pm
York 28 Mar pm

6 A Update

Money Laundering Compliance in Private Practice

London 7 Mar pm
Manchester 12 Jun pm

6 A Foundation

COLPs, COFAs and Managing Compliance 2019

London 13 Mar
Sheffield 20 Jun

5 A Intermediate

Conflicts and Confidentiality in Law Firms

London 20 Jun

6 B Foundation

An Introduction to Data Protection and GDPR

London 5 Feb, 20 Jun

6 B C D Intermediate

Duties of the Data Protection Officer

London 12 Feb, 11 Jun

3 A Update

Data Protection and GDPR Update 2019

Leeds 7 Mar pm
London 12 Mar pm
Derby 26 Mar pm
Birmingham 4 Apr pm

3 A Intermediate

Data Protection and GDPR for the Compliance Officer

London 15 Apr pm

3 B D Foundation

Data Protection: Conducting a Data Audit

London 29 Apr am

3 B C Foundation

Data Protection: Privacy Notices, SARs, Consent and More

London 29 Apr pm

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