

# The Kent Law Society Residential Property Conference 2012

Members: £190+VAT

Non-members: £300+VAT

Brands Hatch Hotel

Thursday 24<sup>th</sup> May 2012

6 hours CPD

9.15 - 9.30 Coffee and registration

9.30 - 9.45 Chairman's introduction:  
**Jonathan Smithers, CooperBurnett**

**9.45 – 10.30 The view from Chancery Lane – the Law Society perspective on recent developments in conveyancing and relevant regulation**

- CQS – is it a success? Points to watch out for
- Mortgage fraud – a few bad apples or a danger for every firm?
- ABSs – how will conveyancing look in 10 years' time?

**Jonathan Smithers, CooperBurnett**

**10.30 – 11.15 OFR in practice**

- Draft supervision and enforcement strategy for conveyancers, looking at:-
  - Financial Stability
  - Risk
  - Authorisation

**Claire Larbey, Quality Legal Services**

11.15 - 11.30 Coffee

**11.30 - 12.00 Conflict – the issues for conveyancers**

- Acting for seller and buyer
- Acting for borrower and lender

**Peter Rodd, Boys and Maughan**

**12.00 - 12.45 A practical insight into the impact that drainage and water services can have on property**

- The legislation that transferred responsibility for private sewers and lateral drains to the water companies on 1 October 2011
- A concise guide on what did and did not transfer
- A review of an amendment to the Water Industry Act forecast for April 2012, which will transform the sewer adoption process
- Using case studies explore the information provided in drainage and water enquiries to help with interpretation and enquiries
- An update on the progress of 'Sustainable Urban Drainage'
- Examine the changing balance of risk to property investors in the light of these changes

**Liz Cooper, Thames Water**

12.45 - 2.00 Lunch sponsored by  
**Conveyancing Liability Solutions Limited**

**Lunchtime address: The prospects for residential property**  
**Yolande Barnes, Savills**

**2.00 – 2.30 The current position on indemnity challenges**

- Chancel repair liability; an update
- Consideration of environmental reports and Insurance
- Supporting legal change with innovative solutions (Village Greens, Rights of Light, Solar panels)

**Phillip Swaine, Conveyancing Liability Solutions Limited**

**2.30 – 3.15 Capital Gains Tax for Residential Conveyancers**

- The basics you need to know
- PPR exemption
- Second homes and investment properties
- Elections

**Andrew Crawford, AAC Law Ltd**

3.15 – 3.30 Tea

**3.30 – 4.15 Beneficial interests in conveyancing after *Kernott v Jones***

- Supreme Court update
- The law and application to conveyancing practice
- Advice to buyers
- Third party contributions

**Andrew Crawford, AAC Law Ltd**

**4.15 – 4.45 Avoiding negligence claims**

- Are you covered? A brief look at indemnity insurance
- Residential property and why it is high risk
- What not to do
- Some tips to avoid becoming a claims statistic

**Olivia Burren, Travelers Professional Risks**

4.45 – 5.00 Chairman's concluding remarks and questions

**Presenters**

**Jonathan Smithers** is a partner with CooperBurnett, Law Society Council Member for Kent and Chair of the Law Society Conveyancing & Land Law Committee.

**Yolande Barnes** leads the Savills Residential Research team specialising in residential, development, investment and regeneration issues. Her work involves providing thought leadership and providing sophisticated, market-oriented advice on all aspects of residential real estate advising high level clients and leading on strategic and policy issues.

**Olivia Burren** is a solicitor who has worked in private practice, for the Law Society and as a claims handler for the Solicitors Indemnity Fund. Since 2000 she has been a risk management consultant with Travelers, and has lectured extensively on risk management, advising firms on the avoidance of negligence claims.

**Liz Cooper** has worked in Thames Water Property Searches for 10 years where she is responsible for the delivery and development of the CPD programme to raise the awareness of the CON29DW in the Thames Water region.

**Andrew Crawford** lectures extensively and brings to his presentations his years of practical knowledge having been a partner in Thomas Eggar LLP and running a busy residential conveyancing department.

**Claire Larbey** is a solicitor and former Practice Standards Adviser and lecturer for the SRA. Claire now runs her own compliance company and is a regular writer and lecturer on compliance issues.

**Peter Rodd** is a partner with Boys and Maughan, Chair of the Law Society Property Section Executive Committee and a member of the Law Society’s Money Laundering Taskforce.

**Phillip Swaine** is a lawyer and Corporate Development and Events Manager for CLS. Phillip has consulted widely on professional support matters and legal services marketing. He has presented nationally on environmental risks, regulatory issues and property related matters.

**BOOKING FORM**

**We require .....place(s) on the Residential Property Conference (EC/KLS/930(SRA); KLS/930 (ILEX))**

**Name(s) of member(s) .....**

**Name(s) of non-member(s) .....**

**Firm.....**

**Address.....**

**Tel: .....**

**Fax: .....**

**Email .....**

I enclose a cheque for £..... made payable to KENT LAW SOCIETY SERVICES LIMITED

Please send this booking form and your cheque to:  
Gillian Ellis, Kent Law Society Services Limited.  
Severals, Oakwood, Chichester, West Sussex PO18 9AL  
DX 30310 Chichester Tel/fax 01243 530296 Email: [mail@gillianellis.co.uk](mailto:mail@gillianellis.co.uk)

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