

Real Estate

Topic & description	Duration
Smart Cities Smart Cities is a broad topic, covering all manner of innovations. This session will cover how innovation will shape how companies communicate and co-ordinate projects, the continuing evolution of the office space, data privacy implications, and the impact on ecommerce operators and the ways in which they can target consumers.	(60 mins)
A guide to foreign investors acquiring property in the UK A guide to foreign investors on acquiring premises in England covering the different ways in which to hold property, the security that might be required to be given and the property taxes that might be applied.	(60 mins)
Occupiers Beware! This session covers regulatory provisions affecting occupiers. Many corporate occupiers are unlikely to be aware of their obligations and breach of some of them could amount to a criminal offence punishable by large fines and imprisonment. This session will cover EPCs, Fire risk assessments and Health and Safety Files, CDM regulations, asbestos surveys, The Defective Premises Act 1972, Health and Safety Requirements and occupiers' liability.	(60 mins)
Planning in Commercial Property Acquisitions This webinar looks at the key planning concerns that can arise in connection with commercial property acquisitions. It will cover lawful use, discharge of planning conditions, satisfaction of S106 obligations, as well as discussing the types of problems that can arise from multi-phase sites.	(30-45 mins)
Repair and maintenance of office premises This session examines the usual repair and maintaining obligations in a lease, and explains how those obligations are usually split between a landlord and a tenant. We also provide advice on what level of repairs are required to be carried out at the end of the term of a Lease. We will also cover service charge and the importance of carrying out regular audits to ensure that the exclusions from liability set out in the Lease are being reflected properly in the service charge accounts.	(30-45 mins)
Dilapidations This session delves into a Tenant's obligations and liabilities in respect of the condition of a property at least end. The session will explain what a dilapidations claim is, will give some guidance for tenants before signing a lease at lease termination, will discuss common areas of dispute, clarify what a tenant is liable for and what a landlord can sue for, and explain how dilapidations claims are resolved.	(60 mins)
Repair, maintenance and dilapidations As above, but combining the two sessions.	(90 mins)

Break Clauses

(30-45 mins)

This session will cover how break clauses work and how they are far more complicated to operate than might be expected. In particular we will look at documenting break clauses, ensuring that a break notice is properly served, enlightening you on the common pitfalls of break conditions and using breaks as a business management tool.

How a commercial property acquisition works

(30-45 mins)

This session is a basic guide to what to expect when entering into a new lease of premises and would be good for someone managing a property move who has limited property experience. It covers agreeing heads of terms, thinking about fit out works, actions you can take to ensure the transaction runs smoothly, SDLT and Land Registry requirements.

Heads of Terms

(30-45 mins)

Recently, many of our corporate occupier clients have instructed us to negotiate heads of terms on their behalf, rather than ask agents to do so. With that in mind, we have prepared a session which examines the terms that prospective tenants should look to include when negotiating property transactions with landlords.

Title and Restrictive Covenants

(30-45 or 60 mins)

This session explains the different types of title and information that can be obtained from the title registers for property registered at the Land Registry. It then looks in some more detail at restrictive covenants, who can enforce them, and how they can be overcome, particularly in the context of property development.

A Development Project Overview – 90 Minutes

(90 mins)

In this session we look at the different phases which make up a development project, highlighting the roles that various stakeholders play at the different stages and the different ways in which a development can be structured and funded.

Overview of the JCT Design and Build Contract 2016

(60 mins)

The JCT's Design and Build Contract is commonly used on UK construction projects, from fit outs to mixed use developments. This session will look at:

- The contract structure
- The design documents
- Risk allocation
- Third party rights and collateral warranties
- Bonds and guarantees.

JCT Design and Build Contract 2016 – Delays

(60 mins)

Delays are common in construction contracts and most projects have experienced delay during the current crisis. This session will cover:

- Why contracts provide for extensions of time
- When and how the contractor can get extensions of time
- Is Covid-19 '*force majeure*'?
- When a contractor can claim loss and expense
- How an employer can claim liquidated damages

JCT Design and Build Contract 2016 – Contractor insolvency and termination

(60 mins)

We will start by looking at the different sorts of insolvency and how they impact on the contract. We will also discuss:

- How do you terminate the contract?
- Who is responsible for the site before and after termination?
- How should an employer go about completing the works?
- How can an employer defend claims from the contractor or a liquidator/ administrator for retention of title or sums owed?