Property Conference 2027

09:00 **Registration and refreshments**

09:30 **Opening plenary session**

Procedure in property claims through the lens of three topical cases.

Presented by Nicholas Grundy KC, Jennifer Moate & Taylor Blair

10:30 **Workshop Session 1**

Choose between:

Rent Repayment Orders: The RRO Revolution, Enforcement and Practical Guidance after the Renters Right Act

The private rental sector is now highly regulated, with hefty financial penalties for those who do not comply with their obligations. Sonia and Tom will discuss the new offences, the penalties and the procedure for Rent Repayment Orders, Sean will discuss the Court of Appeal's take on what constitutes a HMO and Jenny will give tips on evidence and practical steps, ending with a worked example.

Presented by Sean Pettit, Sonia Rai, Jennifer Moate & Thomas Kidney

or

Proceeding without reservation: The relationship between express reservations and leasehold easements

In an unmissable session, Michael and Sam will discuss the approach the court takes to construing clauses in long leases reserving (for example) the right to develop and how these can be materially affected by expressly-created easements, in particular, rights to park.

This session will benefit experienced property practitioners advising clients with investment portfolios and developers, as well as more junior practitioners.

Presented by Michael Mullin & Sam Phillips

11:30 **Break**

11:45 **Workshop Session 2**

Choose between:

Right to Manage: Divide, Conquer and Reform?

The Right to Manage (RTM) is a statutory right in England and Wales that allows leaseholders of flats to legally take over the day-to-day management of certain premises. Sonia and Stephen discuss the qualifying criteria for premises in estates which contain multiple buildings. Oliver will consider prospects of reform in light of the proposals which were made in 2020 by the Law Commission.

Presented by Stephen Evans, Sonia Rai & Oliver Hutchings

or

Insolvency Act 1986, s. 423 – Transactions defrauding creditors in property litigation?

What happens when the house is hidden in plain sight? This session provides a practical outline of a powerful provision in the Insolvency Act 1986 which is often under-used or under-appreciated by the property litigator, not only in terms of enforcement, but also to bolster wider claims in disputes over asset ownership. Despite existing in the Insolvency Act, the provision does not necessarily require your subject to be insolvent and therefore has a wider remit than may be expected. The session will explore when property transfers, declarations of trusts, charges, and even corporate structures can be challenged; who is able to bring an application; how the courts approach the all-important question of purpose; and the remedial orders available to the court, with a consideration of how they overlap with other causes of action and enforcement tools. Drawing on key authorities, including the recent Supreme Court decision in El-Husseiny v Invest Bank, the session will be of use to all practitioners who need to take steps when land, or its value, appears to have been moved beyond the reach of their client.

Presented by Christopher Stead, Sophie Marquand & Freyja McLoughlin

12.45 Lunch

13:45 Workshop Session 3

Choose between:

Commercial L&T, regulatory and statutory rent control

This workshop will consider issues surrounding rent in a commercial Landlord and Tenant context; including:

the legal implications for a tenant where the landlord is a designated person under the Sanctions and Anti-Money Laundering Act 2018, and

the scope and extent of the prospective ban on upwards only rent reviews under the English Devolution and Community Empowerment Act 2026

Presented by Ben Maltz & Scarlet Taylor-Waller

or

Legal impacts of use of undemised spaces

David Mold and Felix Gibson will consider the issue of leasehold encroachment. Specifically:

What is the legal basis for it (is it a form of adverse possession or a form of presumption and estoppel)?,

What are the practical consequences of encroachment for the landlord and the tenant?,

and,

What is the position where the undemised land is owned by a third party.?

These issues are becoming increasingly common, particularly in respect of the use of loft spaces and flat roofs/roof gardens that have not been demised.

Presented by David Mold & Felix Gibson

14:45 **Champagne Reception**

15:15 **Closing plenary session – a round table discussion**

Climate change and land law – flagging future risks: How property law may be influenced by climate change.

How will rising temperatures change property adaptations? Will subsidence issues bring a deluge of claims? How will claims for flooding be dealt with when once in a hundred events become regular occurrences?

Presented by Tristan Salter & Ben Leb

16.00 **Networking & Drinks**