

NEWSLETTER – NOVEMBER 2015

Welcome to the latest CRELA Newsletter. You have received this because either you are registered as a current member with CRELA or have been registered as a member in the past. We do hope you find the information contained in this newsletter informative and would welcome any feedback that you wish to supply.

Membership Renewal

You will have recently received your request for renewal of the annual subscription for CRELA which remains unchanged at £25.00 per member which is the rate it has been for the last four years and reflects the policy that CRELA should be accessible to all individuals. Please can you please pay your renewal subscription personally or arrange for your firm to pay it on your behalf, perhaps even in conjunction with your other colleagues within your firm or organisation?

Please log on to the website and complete the form or contact Tim Power of TPS at booking@tpsnorfolk.co.uk.



Website

If you haven't done so for a while, click here at www.crela.org.uk and follow the link through the Members' Area.

You will see that we have added some new items over recent weeks and a list of the events scheduled for 2016 will appear as they are confirmed.

Update and Committee

Thank you to all members and guests who have attended CRELA events over the recent months. It would appear that the mixture of industry speakers discussing topical issues coupled with legal training seminars works well and meets the demands of our members. Going forward, CRELA intends to continue this format with a similar series of events which will promote CRELA either through joint events with the Property Litigation Association and Chancery Bar Association or on its own.

Many of the events have taken place in the central London area although it is hoped that regional presence will continue to expand. An inaugural Thames Valley regional event was held earlier this year and was well attended so a specific thanks to Tim Read and Melissa Baxter of Clifton Ingram LLP who managed to ensure the event's success. It is hoped that this will be the first of many such events not just in the Thames Valley Region but across the whole of the United Kingdom. If you are a member within a regional area and are keen to be involved, please contact any of the Committee Members who are shown on the website.

In the meantime however those Committee Members with regional responsibility are as follows:

Manchester/Liverpool – Sarah Pass (Forsters LLP)

Leeds/Yorkshire – David Barraclough (RadcliffesLeBrasseur)

Thames Valley – Tim Read (Clifton Ingram LLP)

We have formally welcomed Christine Palser of Squire Patton Boggs LLP as honorary secretary in place of Claire Timmings who has stepped down from honorary secretary after a period of five years' service. The Committee formally thanks Claire for all her hard work over the last five years which has made a substantial contribution to CRELA itself. Claire remains a member of the Committee.

Events

Olympic Park Visit – Tuesday 29 September 2015

Members attended the Queen Elizabeth Olympic Park on 29 September 2015. This provided members with an update on the proposed redevelopment of the area and a specific thanks go to London Legacy who agreed to provide the update to this and indeed access to the Park. The presentation was by Mark Robinson, Head of External Affairs, London Legacy Development Corporation. Mark talked about the development of the first housing on the Olympic Park Area, creation of a new business district in the former Press and Broadcast Centres and the re-opening of permanent sporting venues which transforms the Park from its Games time into long term use.

Commercial Real Estate Update – Energy – 12 October 2015

Simmons & Simmons kindly hosted our autumn evening training event on 12 October 2015, the topic on this occasion being energy efficiency. First, Peter Williams from Falco Legal Training and Charles Woollam from Sustainable Investment and Asset Management (SIAM) spoke about the Minimum Energy Efficiency Standard (MEES) regulations. Both speakers were members of the working group that advised the Government on the implementation of the MEES regulations in relation to commercial property. From April 2018, it will be unlawful to let property with an EPC rating of F or G unless all possible cost-effective energy-efficiency improvements have been undertaken. These regulations will apply to both commercial and residential property, although the talk concentrated only on commercial properties. As well as explaining the manner in which the regulations will operate, the speakers also suggested likely changes to leases to take account of the new provisions, and also the practical implications for both landlords and tenants.

Secondly, David Thomas from Savills spoke about the EU Heat Network regulations. These regulations apply to properties – again both commercial and residential – where tenants are supplied with heating, cooling or hot water through a district heating system or communal heating. Where it is technically feasible and cost-effective to do so, owners of such properties are now required to install meters to measure individual tenants' consumption – on the assumption that users who are aware of their consumption will be likely to reduce that consumption. In addition, detailed technical information about all such systems needs to be provided to the National Measurement and Regulation Office by the end of this year. This was a most helpful introduction to this difficult topic, which falls midway between law and engineering.

Other Events

We are also working on some other events based on member feedback we have received. If you have a request for an event/speaker/topic then please pass that to members of the committee. Topics which we are considering are:

The Canals and River Trust – likely to take place January/February 2016

Joint event with The Property Litigation Association in the Spring of 2016

One for your diaries to watch out for – “Top 5 Traps to Avoid in Tax” – we will try to make this the most lively of all events but we are aware of some pretty fundamental changes that we all need to be aware of and perhaps benefit from hearing more of.

CRELA Newsstand

As part of CRELA’s drive to assist its members to continue to be informed of legal issues, we have just launched the CRELA Newsstand this is powered by the newsfeed service Lexology, is free to access as a CRELA member and you can register for free through the CRELA website or by clicking on the link in the email that you should have received recently from TPS Norfolk telling you about this initiative.

Communication

You should be receiving emails from Tim Power of TPS Norfolk which provide detailed updates and information in relation to the events on an event specific basis. Hopefully this is a prompt for you to revisit the website for updates. It has been brought to the Committee’s attention that some emails have not been getting through to members and therefore you will probably receive another email following receipt of this newsletter from Tim asking you to check your junk email to make sure it hasn’t been marked as spam and, if it has, mark as safe to avoid missing out on future emails and newsletters. Please therefore reply to that email when it comes in from Tim to allow us to keep an accurate note of our membership.

Sponsors



We are pleased to mention that we continue to enjoy sponsorship from EGi who, along with our existing sponsors, PLC, are keen to continue to support us.

Practical Law

CRELA members enjoy complimentary access to the complete Practical Law Corporate and Real Estate Global Guide which is published by Thomson Reuters. These guides provide practical information on topical issues and country specific questions and answers relating to corporate real estate and practice. The global guides are written by leading local law firms working together with Practical Law’s experienced editorial team and an international editorial board of expert practitioners. That ensures that the guide addresses the key issues facing any international business in an unfamiliar jurisdiction today. More information on this is shown on the CRELA website and we would encourage all our members to use the Practical Law Website. www.crela.org.uk/our-sponsors/



Practice and Procedure Committee

Chaired by Simon Schipper, the Committee meets regularly and promotes discussions with other organisations such as the RICS to bring enhanced benefits to our respective members.

If you are interested in getting involved then please let us know. We are always interested to hear from those who want to contribute.

The Sub-Committee has, amongst other matters, considered the consultation papers relating to the Minimum Energy Efficient Standard Regulations and Flood RE Proposals. In addition the model commercial lease was launched in July 2014 and articles have been posted on the CRELA Forum Website about all three issues. Over the coming months, the Practice and Procedure Committee will continue to meet and updates will be posted on the website.

CRELA Committee's Work

The Committee wants to hear from you to make sure we represent your needs and wishes. It continues to work hard and is focused on expanding membership numbers and at the same time is striving to improve the variety and content of seminars and promoting the Association beyond London. Much effort is being expended upon trying to increase regional involvement so if you consider you could assist please contact the Committee. We continue to welcome suggestions, queries, recommendations or requests from all members to fill the diary for 2016. Please direct any suggestions to those listed on the website who will be delighted to do what they can to assist.

Thanks for your continuing support.

CRELA Committee

NOVEMBER 2015