

## LIST OF COURSES AVAILABLE FROM FALCO LEGAL TRAINING

### “Ten Important Pointers” series of courses

Each course in the “Ten Important Pointers” series comprises ten deceptively simple questions on difficult areas of law. The presenter, Peter Williams (formerly one of the Real Estate PSLs at Eversheds), will work through the answers to the questions, using examples and recent cases where appropriate.

The courses are suitable for lawyers at all levels of experience. Each lasts for one hour and costs £475 plus VAT. Discounts are available for multiple bookings.

Full details are available at [www.falcolegaltraining.co.uk/property\\_law\\_training\\_courses](http://www.falcolegaltraining.co.uk/property_law_training_courses)

#### Easements

Ten questions that raise issues with which all real estate lawyers ought to be familiar. Everyone will learn something new in this course.

*Sample questions:*

- What do I have if it isn't an easement, and why does it matter?
- How do I identify an equitable easement, and am I worried if I find one?

#### Covenants affecting freehold land

Ten questions that demonstrate that the law relating to positive and restrictive covenants is not as simple as you might imagine.

*Sample questions:*

- How can I make a positive covenant bind future owners of the servient title?
- Where I have to obtain a neighbour's consent under a covenant, does the neighbour have to act reasonably?

#### Guarantees and indemnities

Ten questions that cover provisions that are seen daily in leases and other transactions, yet are not necessarily well understood.

*Sample questions:*

- Why do landlords insist on joining guarantors into later variations?
- Who protects the guarantor's interests on the grant of a lease?

#### Priorities at the Land Registry

Ten questions that highlight that land registration law is not always as straightforward as practitioners may believe.

*Sample questions:*

- How do overriding interests fit into the scheme of priorities?
- Can you extend the priority period conferred by a priority search by carrying out a second search?

## [Key implications of the Landlord and Tenant \(Covenants\) Act 1995](#)

Ten questions to remind practitioners of some of the complexities inherent in this Act.

*Sample questions:*

- Does the 1995 Act apply to agreements for lease?
- What types of transaction ought I to be worried about after the decision in the House of Fraser case?

## [Options, pre-emptions and perpetuities](#)

Ten questions covering the basic law relating to option agreements and pre-emption agreements, together with a brief reminder about the rule against perpetuities.

*Sample questions:*

- What are the implications of an option being merely an equitable interest?
- Does a pre-emption create an interest in land?

## **Other courses**

### [Sustainability issues for commercial real estate lawyers](#) (one hour – £475 plus VAT)

An overview of sustainability issues with which commercial real estate lawyers need to be familiar, including

- energy performance certificates, display energy certificates and air conditioning reports
- the Carbon Reduction Commitment
- the Green Deal and the Minimum Energy Efficiency Standards regulations (in summary only)
- green leases

### [Minimum Energy Efficiency Standard Regulations for commercial properties](#)

(one hour – £475 plus VAT)

Peter Williams was a member of DECC's Non-Domestic Minimum Building Energy Performance Standards Working Group. The session will comprise an overview of the forthcoming Minimum Energy Efficiency Standard (MEES) regulations so far as they relate to commercial properties, including:

- landlords' obligations to carry out energy efficiency improvement works
- types of energy efficiency improvement works that may be required
- occasions on which MEES will not be relevant
- key dates for compliance
- exemptions and the exemptions register
- enforcement and penalties
- likely effects on new and existing commercial leases
- practical solutions for property owners

### [The Model Commercial Lease](#) (one hour – £475 plus VAT)

An overview of the new Model Commercial Lease, looking at the background to the project, the principal provisions of the lease, its compliance with the Lease Code and why this attempt at lease standardisation has a much better chance of success than previous attempts. Peter Williams is a member of the working party that created the Model Commercial Lease, and runs the Model Commercial Lease website.

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Full details are available at [www.falcolegaltraining.co.uk](http://www.falcolegaltraining.co.uk)

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