

Renting a property

Residential property

Tenancy agreements

- Assured shorthold tenancies
- Assured tenancies

Security of tenure

Notice to quit

Property letting and management

Buying or selling a property

Residential property

The contract for sale

- The Standard conditions of sale
- The National conditions of sale
- The Law Society conditions of sale

Pre-exchange

- Agents' particulars of sale
- Offer and acceptance subject to contract and survey
- Survey
- Law Society protocol and transaction forms
- Other pre-contract enquiries
- Local authority searches
- Water and drainage searches
- Environmental searches
- Checking title

Post-exchange

- The deposit
- The deed of transfer
- The completion statement
- HM Land Registry and other searches

Post-completion

- Stamp duty
- Registration at HM Land Registry

Leases of flats

Residential property

The lease

- Essential terms and conditions
- Service charges
- Resident associations and management companies
- Deeds of variation

Individual enfranchisement

- Leasehold extensions of flats
- Freehold purchase of houses

Collective enfranchisement

- Freehold purchase of blocks of flats

Getting a mortgage

Residential property

The Council of Mortgage Lenders' Handbook

The mortgage offer

Reporting on title

Mortgage documentation

Registration at HM Land Registry

Living together and co-ownership

Family law

Residential property

Joint ownership

- Joint tenants
- Tenants in common

Declarations of trust

Rights of first choice

Unequal shares

Getting married

Family law

Pre-nuptial agreements

Gifts on marriage

Marriage settlements

Wills in anticipation of marriage

Having children

Family law

Revising Wills

Accumulation and maintenance trusts

Education planning

Guardians

Adoption

Powers of attorney

Private client

General powers of attorney

Specific powers of attorney

Enduring powers of attorney

Making a Will

Private client

Executors and trustees

Testamentary guardians of children

Chattels and personal effects

Bequests of money and valuables

Nil rate IHT discretionary trusts

Accumulation and maintenance trusts

Interest in possession trusts

Contingency planning

Letters of wishes

Limitations of intestacy

Financial planning

Private client

Liaising with financial advisors

Buy-to-let investments

Life policies written in trust

Benefits written in trust

Income tax planning

Capital gains tax planning

Offshore trusts and companies

Purchasing property abroad

Bankruptcy

Private client

Insolvency practitioners

Schemes of voluntary arrangement

Divorce

Family law

Grounds for divorce

Mediation

Separation

Matrimonial finance and tax planning

Separation agreements

Child related matters

Domestic violence

Illness

Private client

Enduring powers of attorney

Health and sickness schemes

Income protection

Living Wills

Retirement

Private client

Pension planning

Nominations and/or letters of wishes

Annuities

Equity release schemes

Inheritance tax planning

Private client

Lifetime gifts

- Potentially exempt transfers
- Chargeable transfers
- The seven year rule
- Lifetime rates
- Capital gains tax implications

Lifetime trusts

- Interest in possession settlements
- Accumulation and maintenance settlements
- Discretionary settlements

Life assurance schemes

Offshore trusts and companies

Death

Private client

Domicile

Applying for probate

Payment of inheritance tax

Administering the estate

Property abroad

Post death variations

Private client

Deeds of disclaimer

Deeds of variation

Deeds of family arrangement

Utilising the nil rate IHT band

Retrospective severance of joint tenancies