

vdpPfandbriefAkademie-Seminar

Foreign Country Seminar – Real Estate in England and Wales

Berlin, 14 May 2025, 09:30 – 17:30 hrs

Venue: **H4 Hotel Berlin Alexanderplatz**
Karl-Liebknecht-Str. 32
10178 Berlin

Speakers

A. E. Verona Cocks, Managing Partner & Head of Commercial Dispute Resolution & Insolvency, Paddle & Cocks LLP, Truro and London, UK

Dr. Jane Havergal, Consultant Solicitor in Commercial Property, Paddle & Cocks LLP, London, UK

Dr. Friedemann Kiethe, LL.M., Rechtsanwalt und Attorney at Law (New York), Rechtsanwälte und Notar – Peter Unrath und Achim Reitz GbR, Birkenau, Germany

Dr. John MacLeod, Senior Lecturer in Private Law, University of Edinburgh, Scotland, UK

Victoria Ormond, Head of Capital Markets Research, Knight Frank, London, UK

Jeremy Tham, Partner, Valuation & Advisory Head of Real Estate Finance Valuations, Knight Frank, London, UK

Dan Webster, Partner Banking & Finance Team, Blake Morgan LLP, London, UK

09:00 – 09:30

Registration

09:30 – 09:40

Welcome and Introduction

Ulrich Carl, Verband deutscher Pfandbriefbanken (vdp)

Mario Thurner, Center of Legal Competence (CLC)

09:40 – 10:25

UK Commercial Real Estate Market

Victoria Ormond, Jeremy Tham (in English language)

10:25 – 10:30

Property Section – Introduction

Jane Havergal, Verona Cocks (in English language)

- 10:30 – 11:25** **Types of ownership of land**
Jane Havergal (in English language)
- Freehold Leasehold and Commonhold
 - Long lease and profit rent lease
 - Registered and unregistered land
 - Procedure for acquisition and/or charging of land
 - Title and restrictive covenant insurances
- 11:25 – 11:45** **Coffee break**
- 11:45 – 12:05** **Types of charge over land**
Jane Havergal (in English language)
- Mortgages and other charges/assignments
 - Matters affecting nature of security
 - Insurance issues re leasehold property
 - Obligations of mortgagee to mortgagor on realisation
- 12:05 – 12:35** **Enforcement and Insolvency**
Verona Cocks (in English language)
- Remedies on default
 - Methods of enforcing security
 - Overview of English corporate insolvency procedures and their effect: administration, receivership, and liquidation
 - Reviewable transactions
- 12:35 – 13:35** **Lunch break**
- 13:35 – 13:40** **Banking Section – Typical investment structure**
Dan Webster (in English language)
- Overview of a typical investment structure
- 13:40 – 14:35** **Basics of the LMA Facility Agreement**
Dan Webster (in English language)
- Introduction to the LMA facility agreement
 - Key components and structure of the LMA agreement facility agreement
 - Prepayment Provisions
 - Cash Management
 - Covenants
 - Events of Default
 - Conditions Precedent
 - Syndication mechanics
- 14:35 – 14:55** **Typical Security Package for Real Estate Assets in England and Wales**
Dan Webster (in English language)
- Common types of security (e.g., mortgages, charges)
 - Legal requirements and documentation

- 14:55 – 15:25** **Restructuring Issues**
Dan Webster (in English language)
- Lender Decision-making
 - Lender Options
- 15:25 – 15:45** **Coffee break**
- 15:45 – 16:45** **Scotland – England & Wales: Main differences on basics of immovable property rights**
John MacLeod (in English language)
- Substantive rights in immovable property
 - Ownership v relativity of title
 - Unitary system, absence of Law/Equity division
 - Subordinate real rights
 - Conveyancing and land registration
 - Effect of registration
 - Protections for transactional security
 - Dealing with default
 - Exercise of security over land
 - Insolvency processes
- 16:45 – 17:15** **English Property – Inclusion in the Covered Pool**
Friedemann Kieth (in English language)
- 17:15 – 17:30** **Discussion & Closing Remarks**
Ulrich Carl, Verband deutscher Pfandbriefbanken (vdp)
Mario Thurner, Center of Legal Competence (CLC)