

PROPERTY LITIGATION ASSOCIATION

ANNUAL GENERAL MEETING

20 NOVEMBER 2025 AT 5.45pm at

MERCHANT TAYLORS' HALL, 30 THREADNEEDLE STREET, LONDON EC2R 8JB

COMMITTEE REPORTS 2025

1 Reports

Reports on activities for the year 2024/25 were received from:

1.1 The Chair

As you will all be very aware, 2025 is a milestone year for the Association as we celebrate our 30th Anniversary.

Each of the sub-committee Chairs, as well as Anna Mullins in her role as Treasurer, have prepared detailed reports covering their activities over the past year.

Chair's Reflections on 2024/25

Stepping into the role of Chair in the Association's 30th anniversary year was always going to be a unique honour. To celebrate this milestone, and seek to build upon the legacy of the 29 former Chairs who have gone before me, has been a real privilege and a career highlight. It has also given me the opportunity to do what I love best - planning parties! Our two main anniversary celebrations — at the Natural History Museum in Oxford in March and at St Martin in the Fields in July — were unforgettable. They captured the Association at its best: connected, energetic and always up for a dance.

Leading the Executive Committee alongside the brilliant Kate Andrews as my Vice Chair and comprising Lindsey Whittle as Hon Sec, Anna Mullins as Treasurer, and Paul Barker, Paul Tonkin, Frances Richardson, Tim Reid, Chhavie Kapoor and Rachael Studman as sub-committee Chairs, has also been a privilege and the best fun. I could not have asked for a more supportive, talented and truly lovely group of people, who represent the best of our industry. Thank you to you all.

I also recognise the positive impact of having two women holding the positions of Chair and Vice Chair, and also having 7 of the 10 Executive Committee roles held by women. This is a first for the Association.

We can often take it for granted as property litigators that we have gender balance amongst our membership, but also having gender balance in the Executive is unique for our industry. Many members have commented to me on how refreshing and inspiring it is to see woman leading the PLA, particularly when many law firms still have few women in their most senior ranks.

We are proud to be an open, inclusive and diverse Association and long may that continue; irrespective of any regressive political headwinds which surrounds us.

Highlights of 2024/25

At the start of the year, I set a goal for the Executive to create our largest ever events programme to both celebrate our 30th Anniversary but to also act as a springboard for even greater engagement with our membership; and to further raise our profile across the wider real estate industry.

I believe that the highlights I will share from each of our sub-committees demonstrate that we have achieved that goal.

Two of my personal highlights from 2025 were the PLA's partnership with UKREiiF in May and our support for social mobility initiatives.

Our partnership with UKREiiF was a result of our commitment to finding tangible ways to support junior PLA members, who represent over 40% of our total membership. UKREiiF offered us 15 complimentary tickets and the opportunity to host a panel event on the Renters' Rights Bill. Our 15 JPLA 'ambassadors' were selected from a diverse range of backgrounds and firms across the UK. Each ambassador fully embraced the UKREiiF experience, networking with colleagues across the industry and gaining valuable insights into the evolving real estate landscape.

Being state school proud and the first in our families to go to university, Kate and I are both passionate about creating opportunities for those from underrepresented backgrounds. During 2025, the Association has championed the work of two organisations making a real difference in this area - The Academy of Real Assets and Pathways to Property. Connecting these two organisations with PLA members and their firms has the potential to make a tangible impact by helping students to both learn about and access opportunities right across the industry.

Moving on to the work of our sub-committees:

1. The Education and Training Committee (Kate Andrews)

It has been another hugely successful year for the ETC, led by Kate and supported by Tim Power and Emma Hill. They delivered record attendance across every flagship event—282 at the ATD, 117 at the NTD, and 277 at the Annual Conference — clear proof that our training programmes remain relevant, high quality and valued by our members.

After 18 years' service, Kate passes the reins to James Teagle, with Georgina Muskett as Vice Chair. Please join me in thanking Kate for her outstanding leadership.

2. The Regions Committee (Paul Barker)

Paul Barker as Regions Chair has continued his stellar work coordinating our regional sub-committees and leading the charge on growing member engagement across the UK and Ireland. I have been delighted that each of our Regional Committees have been busy celebrating our 30th anniversary, with a number of popular PLA30 events having taken place already and further ones in the pipeline before the end of the year.

We now have a new Chair in the East Anglia Region (Lynsey Ellard), and there has been a successful relaunch of the PLA in the South West Region (chaired by David Benjamin). Thank you to them both and to our other regional Chairs: Matt Pugh (North), Stuart Nevin (Northern Ireland) and David Crockford (South Coast), and all of the sub-committee members for their fantastic work across the regions.

I am delighted that Paul will be continuing in the Regions Chair role whilst also stepping into the role of Vice Chair.

3. The Law Reform Committee (Paul Tonkin)

Moving on to law reform, and the work of Paul Tonkin and his sub-committee. It has been another busy and productive year for the LRC.

Highlights include:

1. Submitting detailed responses to the Government's extremely lengthy and detailed consultation on leaseholder protections and to the first stage of the Law Commission's consultation on the Landlord and Tenant Act 1954, both based upon the views of members as captured from our surveys; and
2. Their work preparing a Guide to Members on how to work most effectively with Central London County Court. The LRC are hopeful that this guide will be a valuable resource, which will alleviate at least some of the difficulties identified in our court users surveys. The Guide is due to be launched imminently.

The LRC's flagship panel event to mark PLA30, entitled the Great Debate, was hugely successful and popular with members and was a format that they hope to repeat.

Thank you Paul.

4. The Junior PLA (Rachael Studman)

Our JPLA has gone from strength to strength this year. Building on the successes of previous years, they have continued to offer value and support to our junior members through providing a multitude of training, networking, and social opportunities.

The JPLA's involvement in UKREiiF was a standout achievement, and Rachael did a brilliant job chairing the panel event joined by fellow JPLA Ambassador Alex Selka, who both not only held their own as speakers on the main programme but impressed a large audience which included leading industry figures.

Thank you to Rachael who steps down as Chair and hands over to current Vice Chair Perry Swanson.

5. The Wellbeing Committee (Frances Richardson)

One of my priorities this year as Chair was finding opportunities to embed wellbeing into each of our flagship events. Thank you to Frances Richardson and her committee members for embracing this and as a result having its busiest year to date.

In Oxford, the Wellbeing Committee offered a choice of yoga or a run in the park in before the main conference programme which were remarkably well attended despite the early start time following the party the night before. They also organised and led a lunchtime walk to Regents Park at the ATD for those who wanted to increase their steps and get some fresh air before the afternoon sessions began.

Their flagship initiative this year is the 7000 Steps Challenge which is currently running throughout November. At the end of the first week there were 223 participants and 22 teams who have stepped over 12 million steps covering over 5,000 miles. We look forward to seeing the winners in each category at the end of the month and which charity the winning team chose to donate the £1000 prize to.

Thanks you Frances.

6. The Website and Marketing Committee (Tim Reid)

The WMC led by Tim Reid have played an integral role in communicating and advertising our bumper 30th anniversary programme of events to members. A small but mighty team comprising Tim, Isabel Emerson-Lich as Vice-Chair and Emma Hill did a fantastic job for the first part of the year; but recognising the need to bring in additional members given the increasing workload, they were joined by Shanna Davison, Anna Iceton and Ryan O'Donnell.

They have actioned the Association's investments in further upgrades to the website which is now a fantastic hub for all of the PLA's content. In terms of measurable results, the PLA's follower count on LinkedIn has grown significantly this year, and visitor traffic and engagements have increased hugely.

With huge thanks to Tim who steps down as Chair (but will remain on the sub-committee) and hands over the role to Isabel.

7. Equity, Diversity and Inclusion Committee (Chavvie Kapoor)

The EDI committee chaired by Chhavie Kapoor has now been in action for two years and is full of enthusiastic and committed members who have worked hard this year on various initiatives. Highlights include:

- The launch the bursary scheme in the name of Vivian King which will provide increasing access to PLA events for members and prospective members.
- Preparing and issuing guidelines to all PLA sub-committees regarding how to ensure EDI is a key consideration when organising panel events and factors to consider when hosting such events. This is an important step and allows us to hold ourselves to a high standard.

Thank you Chhavie.

8. The Treasurer (Anna Mullins)

Anna as our Treasurer and the woman in charge of our budgets and bank accounts has done a tremendous job balancing the books, despite my best efforts to spend money on live bands, food trucks and photo booths.

Our new banking system with Lloyds Bank is up and running. We also now have a debit card (for the first time!), which has already proved invaluable in terms of paying for items before or during events.

The PLA retains a healthy balance sheet with net assets of £225,894.

Thank you Anna

9. Honorary Secretary (Lindsey Whittle)

As our Hon Sec, Lindsey has kept the Executive on track and in order in this busy year. Her efforts organising the Summer Party made it our most popular summer event to date and I am grateful to her for her work managing the important business side of the Association.

Thank you Lindsey.

10. Vice Chair (Kate Andrews)

If chairing the ETC in our 30th Anniversary year was not a big enough ask, Kate also served as Vice Chair and what a truly superb Vice Chair she has been.

Kate has been a brilliant colleague and sounding board as I've developed my ideas and strategy for the Association. She is also now a firm friend.

I have absolute confidence that the Association will go from strength to strength in the next 12 months under her leadership and I cannot wait to see what the PLA achieves over this period.

A few final THANK YOU'S if I may....

1. Thank you to our Honorary Members; our founding members; and many of our former Chairs, for taking the time to meet with me this year to discuss the history of the PLA and share what the Association means to them.

2. Thank you to Emma and Jo for the invaluable roles they all play in relation to the organisation of events and the delivery of membership services; you are the beating heart of the Association and we would be lost without them.

3. And finally, to Tim Power

It is Tim I have to thank for the fact I am sitting here today as your Chair.

Tim encouraged me to put myself forward to Chair the ETC back in 2018. At that time, I was a Senior Associate and assumed that not having the Partner badge meant I would not have the experience or gravitas to take on the important role. But Tim saw potential in me that at that time I don't think I saw in myself.

Chairing the ETC from 2018 to 2021 was a memorable experience, as it coincided with the pandemic. Tim and I spent so many hours on the phone during lockdown in crisis planning mode that my husband said it was like Tim had moved in with us and joined our bubble. Tim's support, guidance and friendship during that period meant a lot to me (and to my husband!).

When I stepped down from my role as ETC Chair and Exec Com member in October 2021, heavily pregnant at the time expecting my son Rafe, I thought that was the end of my involvement with the PLA.

Taking a whole year of maternity leave as a new partner at BCLP was a brave enough step for me. Returning in October 2022, I didn't know how I would juggle being a mum and working full time.

But it was Tim who gave me a call to say the Executive were looking for a new Hon Sec and he encouraged me to put myself forward. Tim made me realise that getting back involved in the PLA Executive at that time was exactly what I needed, as it was something that I was passionate about and brought me joy.

So on that note, I want to say thank you to the PLA. Long may the Association continue to thrive and bring its members' joy.

1.2 The Treasurer (Anna Mullins)

- Our new banking system with Lloyds Bank is up and running. We also now have a debit card, which has already proved invaluable in terms of paying for items before or during events.
- Notwithstanding this, turnover for 2023/24 has increased by circa £40,000, from £300,635 to £340,789. This is due to an increase in income from training/events.
- Overall expenditure has also increased. From £233,020 to £310,548, mainly made up of costs for training/event (£60,000)./
- As a result, profit for the year was £30,583. This is half of the profit from 2024, which stood at £68,515. This means that inroad have been made to using more of the PLA monies for the benefit of the members, although we can still do some more work on this next year.
- The PLA is not taxed on profits but only on interest. £535 interest has been earned in the year, giving a tax liability of £147.
- The PLA retains a healthy balance sheet with net assets of £225,894. This includes, as at 31 August 2024, cash balances of £202,160.
- Next year the focus will be on seeing if we can get a better rate of interest on our monies whilst they are with a bank.

1.3 The Law Reform Committee (Paul Tonkin)

- This report reflects upon my third year as Chair of the LRC. It has been a busy and productive year and I am grateful to the committee members who have given up their time to work on our various projects.
- The committee comprised:

Paul Tonkin (Chair), Emma Pinkerton (Vice-Chair), Nyree Applegarth, Sabrina Furneaux-Gotch, Eloise Illingworth, Jacqui Joyce, Lauren King, Michael Large, Adam Gross, Will Payne, Matthew Weall (new member), Emily Carroll (academic member)

Shanna Davison stood down from the committee during the course of the year. I am grateful to Shanna for her hard work for the committee during her tenure.

- Key projects this year:

Court and Tribunal Engagement

- Committee members continue to attend and participate in users groups for the Central London County Court and the Upper Tribunal and the HMCTS Civil Jurisdiction Public Engagement Group Meeting. These forums provide a valuable opportunity to raise the concerns of PLA members as well as to gather and share useful information of reforms and other changes
- Off the back of our proactive engagement with senior judiciary and court management at Central London Court during 2024, we have during the course of this year produced a Guide to Members on how to work most effectively with Central London County Court. We are hopeful that this will be a valuable resource, which will alleviate at least some of the difficulties identified in our court users surveys. The Guide is due to be launched imminently. Particular thanks to Lauren for her work on this.

Reform of the Landlord and Tenant Act 1954

- We provided a detailed response to the first stage of the Law Commission's consultation on the Landlord and Tenant Act 1954 based upon the views of the PLA's members as captured from our extensive survey. It was pleasing to see that the Law Commission's interim statement captured a number of our points and we look forward to engaging as a key stakeholder on the second part of the consultation in 2026. Thanks go to Will and Nyree in particular for their work on this.

Registration Gap

- We successfully launched the Registration Gap Protocol/Draft Clauses in conjunction with the City of London Law Society. This was a great example of the PLA working together with our transactional counterparts to produce a practical document which will benefit lawyers and clients alike. Many thanks to Emma for leading on this.

Strengthening leaseholder protections

- We responded to the Government's extremely lengthy and detailed consultation on leaseholder protections (including service charge consultation) following a survey of members. Many thanks to all those members who took the time to respond and thanks to Sabrina, Jacqui, Emily and Eloise for their hard work in pulling together the survey and consultation response.

Upward Only Rent Review

- We were delighted to have been specifically approach by the Ministry for Housing Communities and Local Government, who were keen to receive our views on the proposed ban on upward on rent reviews. This was a clear recognition of the esteem in which we are held in these areas and we look forward to continuing to work with the Government to ensure that any legislation in this area is clear and workable.

The Great Debate

- We were delighted to host our second LRC event – The Great Debate – as part of the PLA's 30th anniversary year. The panel format proved to be extremely successful with panellists pitching their proposal for law reform to the audience for debate, and to vote on the winner. The feedback we have received has been excellent and it is a format we hope to repeat. Many thanks to the panellists – Sabrina, Eloise, Guy Featherstonhaugh KC and Joanne Wicks KC, to Lizzie Cooke for chairing the panel and to Mishcon de Reya for hosting an excellent event.

Publicity

- With thanks for Paul Browne, we have received some excellent publicity and press coverage this year including articles in Estates Gazette on the 1954 Act reforms, the Law Commission's 14th Programme of Reform and (imminently) the Great Debate event.
- Looking Ahead to 2026
- It is already clear that 2026 is going to be a busy year for the committee. Items already on the horizon include:
 - Responding to the second stage of the 1954 Act consultation and engaging with the Law Commission to shape reform in this area – the second stage will very much be focussed on detailed reforms to the Act and we are perhaps uniquely placed to provide extremely valuable input and experience here.
 - Engaging with the Law Commission on the 14th Programme of Reform – in particular reforms to the 1995 Act and the 1987 and building our relationship with Lisa Webley, the new Law Commissioner for Property and Trusts
 - Responding to anticipated further consultations on Upward Only Rent Review and Leasehold Reform
 - On-going projects including a project exploring the greater use of arbitration in landlord and tenant disputes and a project around extending the powers of the Upper Tribunal to modify easements as well as restrictive covenants
 - Continuing to work with RICS to finalise and publish a Party Wall Protocol
 - Further events and publicity opportunities.

1.4 The Education and Training Committee (Kate Andrews)

- It has been another eventful year for the education and training committee. Training has been in full swing, with record breaking numbers attending the Northern Training Day.
- We had an impressive roster of speakers throughout the year in attendance at training days and/or providing talks/seminars, including Lord Neuberger of Abbotsbury, David Holland KC, Katie Helmore, Jonathan Seidler KC, Caroline Shea KC, Guy Featherstonhaugh KC, Elizabeth Fitzgerald, Lord Justice Nugee, Robert Bowker, Andrew Martin, Michael Walsh KC, Jonathan Lipton, Edward Francis, Karan Gunaratna, Anna O'Kennedy, David Nicholls, Evie Barden,

Tiffany Scott KC, Claire Barrett, Ben Faulkener, Nat Duckworth KC, Camilla Chorfi, Lina Mattsson, Emily Betts, Stephen Jourdan KC, Tricia Hemans, Chris Heather KC, Ceri Edmonds, James Hanham, Katharine Holland KC, Nick Dowding KC, Chris Sullivan and of course our very own PLA president, Judge Elizabeth Cooke.

- Take Notice" event -PBA/PLA (February 13, 2025)
 - Participants in person: 105
- Annual Conference – March 2025
 - Participants in person: 277
- PLA Northern Training Day 2025 (September 18, 2025):
 - Participants in person: 117
- The Great Debate (8 October 2025):
 - Participants in person: 108
- Autumn Training Day – 12 November 2025
 - Participants in person: 282
- After circa 18 years on the committee Kate Andrews will be stepping down as chair and passing the reign over to James Teagle, who will be ably assisted by Georgina Muskett as vice chair. Wishing the ETC well in their new chapter.

1.5 The Regional Committee (Paul Barker)

- Committee members are:

Paul Barker (Midlands) – Chair, Lynsay Cargill (Scotland), Matt Pugh (North), Stuart Nevin (Northern Ireland), David Benjamin (South West & South Wales), David Crockford (South Coast), Lynsey Ellard (East Anglia)

- This has been another active year in the Regions:
 - The Regional Committees have been busy celebrating our 30th anniversary, with a number of PLA30 events having taken place already and further ones in the pipeline before the end of the calendar year, including:
 - PLA/UKREiiF Anniversary Casino Night (19 May, North)
 - PLA30 Bring a Property Professional networking event (10 June, South Coast)
 - PLA30 Festive Drinks Party (26 November, Midlands)
 - PLA30 Scottish case law update and festive drinks (27 November, Scotland)
 - We have appointed a new Chair in the East Anglia Region in the past 12 months (Lynsey Ellard), and there has been a successful relaunch of the PLA in the South West Region with several well attended events.
 - The Regional Sub-Committees have been active in 2024/25 in arranging CPD, social and networking events for the benefit of members in the regions, both at a local and national level. Highlights have included:

- Successful Northern Training day in Leeds
- CPD and networking event with Anstey Horne and Essex Chambers on rights of light and development constraints, in Exeter
- Autumn CPD event with Tanfield Chambers on restrictive covenant cases in the Upper Tribunal, in both Birmingham and Bournemouth
- Bring a Property Professional networking event, in Winchester
- CPD event on property fraud and recent important cases with Wilberforce Chambers, in Bristol
- CPD event with St Philips Chambers on development disputes, in Birmingham
- Spring training event on injunctions, boundaries and adverse possession and networking with Landmark Chambers, in Liverpool
- Spring case law update with Terra Firma Chambers and Ampersand Advocates, in Edinburgh
- Spring training event on injunctions and the public interest and possession claims with Landmark Chambers, in Southampton
- CPD training event with Landmark Chambers on newcomer injunctions, in Birmingham
- Mediation theatre event, in Leeds

The Regions Chairs are grateful to all the speakers and hosts of these events, together with those members of their committees who have helped to organise them.

- The Regional Committees have also supported numerous JPLA CPD and social events, together with a number of wellbeing events across the Regions, including a running event and wellbeing canal walk in Birmingham.
- There is already a healthy pipeline of events being planned for 2025/26.
- Objectives for 2025/26
 - Continued growth of PLA (both in terms of membership and number of events) across all Regions, but particularly in Northern Ireland, Scotland and East Anglia;
 - Focus on events in towns/cities where we have not traditionally held in person events;
 - Each Region to hold at least one event per quarter;
 - Increased collaboration with the PBA;
 - Attendance by our President at regional events.

1.6 The Junior PLA (Rachael Studman)

- Committee members:

Chair	Rachael Studman
Vice Chair	Perry Swanson
London	Maisie Ayres
	Annabel Barrett
	Joseph Green
	Heena Shah
	Olenka Hrynychak
	Rachel Katz
Scotland	Judith Bazter, Scott Buchanan
North	Philip Copley
Midlands	Dannielle Long
East	Kaileigh Moreton
South West	Peter Wilson

- Highlights of 2025
- 2025 has been a year of growth, collaboration, and professional development for JPLA. Building on the successes of previous years, we have continued to offer value and support to the junior members of our profession through providing a multitude of training, networking, and social opportunities.
- UKREiIF 2025
 - The JPLA's involvement in UKREiIF 2025 was a standout achievement, reinforcing our commitment to engaging with the wider property sector.
 - We hosted a high-profile panel discussion on the Renters Rights Act, which brought together practitioners and industry stakeholders to explore the implications of the new legislation on landlords, tenants, the court system and property professionals. The session examined the potential unintended consequences of the new legislation, sparking lively debate and commercial discussions. The event has helped to position the JPLA (and the wider PLA) as a proactive voice in legislative and industry discourse.
 - The organisers of UKREiIF generously provided the JPLA with 15 complementary tickets for the conference. We seized this opportunity to ensure that emerging talent in the JPLA had direct access to these conversations. Attending members enjoyed the opportunity to network with senior figures and gained invaluable exposure to the strategic conversations shaping the future of the property industry.
- Networking and social opportunities
 - One of JPLA's core objectives in 2025 has been to create meaningful networking opportunities for junior members of the profession, both within our own community and across the wider property industry.
 - Throughout the year, we have actively engaged with peer organisations, including the Junior Property Bar Association (JPBA), to foster connections between solicitors and barristers at an early stage in their careers. These collaborations have provided invaluable opportunities for knowledge sharing, mentoring, and building relationships that will support members throughout their professional careers.
 - Looking ahead, we are excited to continue this momentum with a joint event alongside RICS Matrics, scheduled for 22 January 2026. This initiative reflects our commitment to breaking down silos between disciplines and creating a vibrant, collaborative network for the next generation of property litigators.
- Educational training
 - Supporting junior members with practical tools and training opportunities remains a key priority for JPLA.
 - In 2025, we continued to develop and publish resources designed to assist practitioners in navigating complex areas of property litigation. A notable recent

addition is the checklist on the s.20 consultation process under the Landlord and Tenant Act 1985.

- Alongside written materials, our “Nuts and Bolts” training series offered in-depth sessions on the Building Safety Act 2022, a landmark piece of legislation reshaping building safety obligations. Delivered in collaboration with counsel, these seminars introduced JPLA members to key provisions of the Act and its impact on building owners, residents, and other stakeholders. The sessions also explored practical issues such as compliance strategies, liability considerations, and the role of the Building Safety Regulator, with opportunities for members to engage in interactive discussions and Q&A sessions.
- Further resources are in development, including training sessions and additional checklists and blogs, to help ensure our members are equipped to meet the challenges of the evolving legal landscape
- The regions
 - Our regional sub-committees have been instrumental in ensuring that JPLA’s activities reach members across the UK, creating wide-reaching opportunities for learning and networking.
 - The North, Midlands and South-East committees have hosted a multitude of events ranging from training sessions with chambers to networking and wellbeing offerings. I am grateful to Philip Copley, Dannielle Long and Peter Wison for their diligent work. Their initiatives have helped to foster cross-regional connections and have helped to ensure that members across the country can benefit from the JPLA’s offerings.
 - Looking ahead, exciting opportunities lie in the revitalisation of the Scotland and East committees. Scotland has welcomed its new chairs Scott Buchanan and Judith Baxter, who bring a multitude of exciting ideas to strengthen the JPLA’s footprint north of the border. Similarly, the East committee, led by its new chair Kaileigh Moreton, is preparing to deliver fresh initiatives aimed at engaging members across East Anglia and beyond.
 - These developments reflect JPLA’s ongoing commitment to regional representation and its belief that strong local networks are essential to the success of junior practitioners nationwide.
- The Year Ahead
 - Looking ahead to 2026, JPLA remains committed to offering a wide variety of events for our members, ensuring a balance of technical training, networking opportunities, and social engagement. Our focus will continue to be on supporting and advocating for junior members of the profession, providing platforms for learning, collaboration, and career development.
 - We have an exciting pipeline of events already in motion, including a joint event with RICS Matrics in January 2026. In addition, members can expect further “Nuts and Bolts” training sessions, regional initiatives, and events with peer organisations.
 - As I reach the end of my tenure as Chair of the JPLA, I want to express my sincere gratitude. Serving as Chair has been an absolute privilege and one of the most rewarding experiences of my career. I have greatly enjoyed working alongside such talented and committed individuals, and I am immensely proud of what we have achieved together.

- I would like to extend special thanks to the members of the Executive and, of course, our wonderful JPLA committee members, whose energy and creativity have been the driving force behind our success. Your dedication to providing training and networking opportunities and resources for JPLA members has made a real difference to our community of members.
- As I step down from the JPLA Chair role, I am delighted to leave the committee in the hugely capable hands of Perry Swanson and Maisie Ayres. I have no doubt that under their leadership, the JPLA will reach new heights and continue to champion the interests of junior property litigators across the country.
- The future is bright, and I look forward to seeing the JPLA flourish in the months and years ahead.

1.7 The Wellbeing Committee (Frances Richardson)

- Committee members

Frances Richardson (Chair), Kristine Ng (Vice-chair), Lucie Barnes, Laurie Hartill, Natalie Hunter, Elizabeth Nicholls, Lucy Royle, Stephen Scott, Rachael Studman

This year Janani Puvi stood down from the wellbeing committee. We welcomed two new members, Natalie Hunter and Lucy Royle.

- The Wellbeing Committee's program over the year has included:
- Our main event of the year is the 7000 Steps Challenge that we are running throughout the month of November to encourage members to benefit from the mental and physical health benefits of keeping active. So far it has proved to be a good mix of increased exercise, team camaraderie, and friendly competition between firms with members posting a large number of related posts on LinkedIn which is driving profile. At the end of the first week (when this report is being prepared) there are 223 participants and 22 teams who have stepped over 12 million steps covering over 5,000 miles. We look forward to seeing the winners in each category (top team, top stepper and most improved) at the end of the month and which charity the winning team chose to donate the £1000 prize fund to. Particular thanks go to Lucie Barnes and Rachael Studman for organising what is proving to be a very popular challenge.
- A highlight of this year has been integrating wellbeing elements into some of our key events such as the Oxford Conference and the Autumn training day in London. We ran a choice of yoga or a run in the park in Oxford before the main conference program on Friday which were remarkably well attended despite the early start time following the 30th anniversary party the night before. We are offering a lunchtime walk to Regents Park at the Autumn training day for those who want to increase their steps and get some fresh air before the afternoon sessions begin.
- Speed mentoring
 - we have built on the successful online mentoring program that we put in place in 2023. Feedback remains very positive from both mentors and mentees. We are grateful for the enthusiasm of all involved, particularly the mentors who have given up their valuable time for this initiative. We were pleased to collaborate with the EDI committee to run a joint speed mentoring session over the Summer.

- In September 2024, we trialed the idea of hosting a fitness class in London where members could exercise and also meet informally and network. Following on from this we have been pleased to see the JPLA and regional committees organising similar classes and walks for members.
- The Committee continues to update resources on the PLA's website for people to contact if they need external help. We have also promoted initiatives focusing on mental health through LinkedIn and blogs e.g. Stephen Scott's powerful article to coincide with World Suicide Prevention Day.
- We are planning a comedy night in January 2025 (the week of Blue Monday) to follow on from the successful comedy night we ran in Autumn 2023 that focused on men's mental health.
- I would like to thank the members of the Wellbeing Committee for their hard work and enthusiasm over the course of this year and look forward to the events we have planned for 2026.

1.8 The Website and Marketing Committee (Tim Reid)

- At a meeting of the Website and Marketing Committee ("WMC") on 10 November 2025, Isabel Emerson-Lich of Mishcon de Reya LLP was confirmed as the incoming chair of the WMC. Shanna Davison of Herbert Smith Freehills Kramer LLP was voted in as Isabel's vice-chair for the coming year.
- The Property Litigation Association is much busier now than it was just a few years ago. To its already-busy schedule of training event and busy social calendar of events in London and the regions, and its various events for Junior PLA members have been added the activities of the wellbeing and equity, diversity and inclusion ("ED&I") committees. The PLA has redoubled its efforts in recent years to reach, to appeal to, to help and to represent a larger community of property litigators. The PLA has also taken great strides to become more visible and more active in the real estate industry. As part of that, the PLA's approach to marketing has had to become more sophisticated and the WMC has refined its work accordingly.
- The WMC was reconstituted during the course of the last year, recruiting new members who have a passion for promoting the PLA's activities to work alongside me (as chair), Isabel (as vice-chair) and Emma Hill (the PLA's Events and Communications Manager). The change has injected energy and enthusiasm into the work of the WMC, and its small team (including Shanna Davison, Anna Icceton and Ryan O'Donnell) has engaged with the PLA's other committees and activities to ensure that all of the PLA's hard work receives the promotion and publicity it deserves amongst PLA members and in the wider real estate community.
- The PLA has invested this year in further upgrades to the website. New features have also been added and the growing library of articles, videos and other knowhow has been made more accessible. The PLA has also funded social media training for Emma, helping her to elevate her skills managing the association's LinkedIn and BlueSky profiles. Emma's work has been tireless in these respects. In terms of measurable results, the PLA's follower count on LinkedIn has grown significantly during the last year, and visitor traffic and engagements have increased hugely. This reflects our efforts to ensure that the valuable work the PLA is doing for its members, and to engage in important legal and commercial conversations in the real estate sector is seen and shared, and the PLA's profile raised.
- The PLA's marketing activity is, of course, much boosted and refined by its now long-standing engagement with Meaningful, led by Paul Browne. The expertise his team has provided has been invaluable in maximising opportunities that have come out of UKREiF and other industry events,

and in securing and managing the PLA's engagement with media, including leading UK real estate publications.

- Closer to home, the WMC has helped to ensure a steady stream of new and insightful articles, interviews and videos is added to the PLA website, reflecting changes in the law, groundbreaking court decisions and current industry trends. The WMC has also helped Rebecca and the Executive to mark the PLA's 30th anniversary by promoting a series of events and occasions, and the introduction of our vibrant new logo.
- At the end of my 3 year tenure at the helm of the WMC, I look forward to following Isabel's leadership into the next few years and working alongside the other enthusiastic committee members as we continue to maximise visibility of all of the PLA's good work for its members and in the wider real estate community.

1.9 ED&I Committee (Chhavie Kapoor)

- Our second year has been one of consolidation and taking stock. The Committee itself is full of enthusiastic and committed members who have worked hard this year on various initiatives:
- We are really thrilled to launch the bursary scheme in the name of Vivian King and hope that this will provide access to PLA events for all members.
- We have issued guidelines to all PLA sub-committees regarding panel events and factors to consider when hosting such events. This is an important step and allows us to hold ourselves to a high standard.
- We have been working on a series of events next for next year as detailed below including a panel event in January on the lack of female progression in the legal sector and in April a coaching session for members around tackling difficult conversations in the workplace.
- **Objectives for the next year**
- Our primary objective continues to be to raise awareness around ED&I issues amongst our membership.
- We want to have a rolling programme of events and apart from the two events referred to above we are considering hosting an event during Black History Month. Another area of interest is social mobility in terms of still being a barrier to entry into the profession but also a sense that once someone from an underrepresented group "makes it" they still face hurdles not experienced by other social groups.
- We will have a real push on the mentoring scheme and would like to work with the Junior PLA to publicise this offering.

PLA AGM

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