PROPERTY LITIGATION ASSOCIATION

ANNUAL GENERAL MEETING

19 NOVEMBER 2026 AT 5.45pm at

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

COMMITTEE REPORTS 2026

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1. Reports

Reports on activities for the year 2025/26 were received from:

1.1 The Chair

Chair's Reflections on 2025/26

Overall summary and highlights

This has been an exceptionally active and successful year for the PLA. Across the Association, our committees have delivered a broad programme of technical education, law reform, regional engagement, support for junior members, wellbeing initiatives and work to improve equality, diversity and inclusion. The strength of the reports reflects not only the range of activity undertaken, but also the enormous amount of time and expertise contributed voluntarily by members across the country.

Member engagement has remained particularly strong. The Annual Conference and Autumn Training Day both sold out, the joint PLA/PBA event on service charges attracted 205 bookings, and the Northern Training Day was also very well supported. Our regional programme continued to expand across the UK, with events in established centres and in locations where the PLA has not traditionally had as strong an in-person presence. The Junior PLA has likewise had an excellent year, combining technical training with practical resources, cross-industry collaboration and an increasingly active regional network.

The PLA has also continued to provide an authoritative practitioner voice on the major issues affecting our profession. Our responses to the Law Commission's consultations on the 1954 Act and commercial leasehold reform drew directly on members' experience, while the Association has strengthened its engagement with policymakers, the courts and tribunals, RICS and the wider property community. At the same time, the Website and Marketing Committee has increased the visibility and accessibility of our work, with more than 3,000 LinkedIn followers and improvements to the website and member login process.

Alongside this growth, the Association remains on a healthy financial footing, although the reduction in the annual surplus means that costs, particularly legal and professional expenses, will need careful review in the coming year. Overall, the PLA enters 2026/27 in a strong position: financially secure, highly engaged, nationally active and supported by an outstanding network of volunteers. There is a substantial programme already planned for 2027, and I am confident that the Association will continue to grow its reach, influence and value to members.

Moving on to the work of our sub-committees:

1. The Education and Training Committee (James Teagle)

Under James Teagle's new chairmanship, the Committee welcomed three new members and delivered a busy programme achieving excellent ticket sales. The Annual Conference and Autumn Training Day both sold out, while the joint PLA/PBA event on service charges in May 2026 attracted an exceptional 205 bookings. The Northern Training Day also performed strongly, demonstrating sustained regional demand for the Association's education and training programme.

Looking ahead, the Committee has a substantial programme in development for 2027, including a showcase event on artificial intelligence, a further joint PLA/PBA event building on this year's outstanding attendance, and plans for a significant Anglo-Scots Law Exchange. The Committee will continue to develop a varied and ambitious programme that responds to members' needs and builds on the strong engagement achieved this year.

2. The Regions Committee (Paul Barker)

Paul Barker steps down as Chair of the Regions and of the Midlands sub-committee after holding those roles since 2017. During the past year, the Regional Committees rounded off the PLA's 30th anniversary celebrations with a number of well-attended events and delivered a busy programme of CPD, social and networking events across the UK, including flagship events such as the sell-out Joint PLA/PBA UKREiiF Casino Night and the oversubscribed Northern Training Day. Highlights across the regions included seminars with leading chambers in Newcastle, Leeds, Birmingham, Norwich, Taunton, Bristol and Southampton, as well as summer socials and an autumn programme featuring events in Manchester, Scotland and Belfast.

For 2026/27, priorities include a smooth handover to the new Chair of the Regions (Matt Pugh) and new Midlands Chair (Vicky Khandker), continued growth in membership and events across all regions, particularly in Northern Ireland, Scotland and East Anglia, and a focus on holding events in towns and cities where the PLA has not traditionally had an in-person presence. Each region is targeted to hold at least one event per quarter, with increased collaboration with the PBA and attendance by the President and other officers at regional events.

3. The Law Reform Committee (Paul Tonkin)

In his fourth year as Chair, Paul Tonkin reports a busy and productive year for the LRC. The committee's central focus was responding to the Law Commission's consultations on reform of the Landlord and Tenant Act 1954 and the commercial leasehold consultation

concerning the 1995 and 1987 Acts, drawing on a detailed member survey to prepare comprehensive, practitioner-led responses. Other highlights included hosting "An Evening with the Law Commission" at Hogan Lovells, the PLA's participation in a new Property Law Reform Group examining the 1925 property legislation, and continued work on law reform to facilitate development and housebuilding. The committee also maintained engagement with court and tribunal user groups and progressed projects on arbitration, boundary dispute mediation with RICS, and the Party Wall Protocol.

Looking ahead to 2027, the committee has a substantial programme planned, including continued engagement with the Law Commission as it develops recommendations on the 1954, 1995 and 1987 Acts, an active role in the Property Law Reform Group's review of the 1925 legislation, and targeted parliamentary and policy engagement on law reform to facilitate development. The committee also intends to progress its work with RICS on boundary disputes and the Party Wall Protocol, develop projects on arbitration and more effective dispute resolution, and continue its engagement with court and tribunal user groups alongside identifying opportunities for events, publicity and member-facing guidance.

4. The Junior PLA (Perry Swanson)

In Perry Swanson's first year as Chair, the JPLA delivered a national training series, strengthened partnerships with peer organisations across the built environment and published new practical resources for junior members. The flagship offering was a "Nuts and Bolts" trilogy on the Renters' Rights Act, delivered by Wilberforce, Selborne and Gatehouse Chambers, which received positive feedback. The committee also expanded its collaborative networking programme, joining forces with RICS Matrics and other early-career networks in a monthly series in London and co-hosting events nationally. Regional committees were particularly active, with highlights including the best-attended JPLA event in the Midlands in six years, the relaunch of the JPLA in Scotland and strong programmes in the North, East and South West.

The committee also launched a new series of first-timer guides; to the PLA Conference, UKREiiF and attending a mediation. It has also progressed a JPLA podcast series covering topics including the Renters' Rights Act, gender equality and AI.

Looking ahead to 2027, the JPLA has a strong pipeline of events including a Christmas event with Selborne Chambers, a JPLA/RE:Futures event and firm-led mini-series in Scotland, regional events with leading chambers, the summer rooftop event with the JPBA, and London's soft-skills panel and Pyramus & Thisbe breakfast seminar. The committee remains committed to offering a balance of technical training, networking and social engagement for junior members.

5. The Wellbeing Committee (Frances Richardson)

Frances Richardson and Kristine Ng will stand down as Chair and Vice-Chair after four years, with Lucie Barnes and Stephen Scott putting themselves forward as successors. Under their leadership, the Committee has successfully integrated wellbeing elements into key events such as the Oxford Conference and Autumn Training Day, offering yoga, runs and lunchtime walks alongside the main programme. Regional committees have also

incorporated fitness and outdoor activities into their offering, providing members with alternative networking opportunities.

The Committee built on its successful online mentoring programme with continued positive feedback from both mentors and mentees, trialled in-person speed networking and shared events with the EDI Committee, and maintained updated wellbeing resources on the PLA website alongside mental health content on LinkedIn and blogs. Looking ahead, plans include a comedy night in 2027 following the successful 2023 event focused on men's mental health, and a repeat of the very popular steps challenge which demonstrated excellent uptake and team spirit from members across the UK.

6. The Website and Marketing Committee (Isabel Emerson-Lich)

Under Isabel Emerson-Lich's chairmanship, the Website and Marketing Committee has had a busy year promoting the PLA's events and publications. The PLA's LinkedIn account now has more than 3,000 followers, with regular, engaging content, and the website has continued to develop with positive member feedback.

A new "magic link" login system has been introduced to improve accessibility for members, replacing the previous password-based process. Committee members have also attended meetings of other PLA committees to ensure that events and publications are publicised promptly across LinkedIn, the website and the PLA Post.

Looking ahead, the Committee is pursuing several leads for new content, including an article on upwards-only rent reviews in Ireland and a possible case for the next Counsel on the Couch video interview. The Committee's priorities for the coming year include maximising the visibility of the PLA's work among members and the wider real estate community, with closer collaboration with the Property Bar Association to broaden the range of contributors to the website.

7. The Treasurer (Anna Mullins/Anna Iceton)

The Treasurer reports that the Lloyds Bank system is working well, with a debit card simplifying payments, and an instant access savings account is being reviewed to earn better interest on funds held. A residual balance remains in the old HSBC account. The Association achieved turnover of £361,261 (up from £340,789 in 2025), while administrative expenses rose to £336,941 (up from £310,549), driven mainly by increased costs for networking events and legal/professional fees.

The closing surplus fell to £24,518 from £30,583 in 2025, prompting the Executive to recommend a review of legal and professional expenses, and potentially a wider review with the accountants, to protect the surplus and ensure more funds benefit members. The PLA is taxed only on interest (£598 earned, giving a £114 tax liability), and retains healthy cash balances of £161,593.90 in the Lloyds account as at 31 August 2026, rising to £247,840.34 by 28 October following membership renewals.

8. ED&I committee (Chhavie Kapoor)

Chaired by Chhavie Kapoor, the ED&I Committee reported a busy third year. The Vivian King bursary scheme made its first awards, and two successful panel events explored gender equality in January and socio-economic diversity in November, generating

engaged discussion and debate. A joint event with the PBA, led by Danni Drummond-Brassington, provided practical coaching on handling difficult conversations at work.

Chhavie steps down as the ED&I chair, to be replaced by Vanessa Joll. Chris Lee will take on the role of vice chair.

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 one of our most popular summer events to date and I am grateful to her for her work managing the important business side of the Association.

10. Vice Chair (Paul Barker)

Paul has been an outstanding Vice Chair over the past year, alongside his work leading and expanding the regional committees. I am very grateful for his help and support, and wish him every success as he takes on the role of Chair for the coming year. I know he will do an excellent job.

Subcommittee Reports

1.2 The Treasurer (Anna Mullins/Anna Iceton)

- The banking system with Lloyds Bank is working well. We have a debit card which has made payments easier. I have also opened an instant access savings account to move the bulk of monies held into to earn a better rate of interest (noting that the interest will be taxed) albeit I am still investigating whether there is a savings account available with a better rate of interest. There remains a residual balance in the HSBC account.
- The Association has achieved turnover of £361,261 (2025 was £340,789). Administrative expenses totalled £336,941 (2025 was £310,549) you can see a detailed breakdown of this as usual at the end of the draft accounts. The main highlights from this being the increase of costs for both networking events and the legal and professional code. Other costs have not fluctuated too heavily.
- The closing surplus totals £24,518 (2025 was £30,583). It was noted by the Exec that we should review Legal and Professional expenses to ensure that in the coming year any surplus is not wiped out and a separate review with the accountants may be warranted to consider cost savings to enable more of the profits to be used for the benefit of members.
- The PLA is not taxed on profits but only on interest. £598 interest has been earnt in the year, giving a tax liability of £114.
- The PLA retains healthy cash balances (as at 31 August 2026) of £161,593.90 in the Lloyds account and, as at 17 November 2026, £92,205.09 in the HSBC current account and £23,724.15 in the Money Market savings account. To note as membership renewal occurs in September/October that as of 28 October cash balances in the Lloyds account are £247,840.34.

1.3 The Law Reform Committee (Paul Tonkin)

Reflecting on my fourth year as Chair of the LRC. It has again been a busy and productive year, with the committee responding to major Law Commission consultations, strengthening our engagement with policymakers and developing a number of longer-term reform projects. Paul is grateful to all committee members who have given up their time and expertise to support this work.

Highlights of the year include:

Law Commission consultations: The central focus of the committee's work this year has been the Law Commission's second consultation on reform of the Landlord and Tenant Act 1954 and its commercial leasehold consultation concerning the Landlord and Tenant (Covenants) Act 1995 and the Landlord and Tenant Act 1987. We surveyed PLA members in detail on the 1954 Act proposals and used the results to prepare a comprehensive response addressing the practical operation of the Act, including contracting out, periodic tenancies, renewal terms, grounds of opposition, compensation, rent and dispute resolution. We also submitted a response to the commercial leasehold consultation, supporting proportionate reforms intended to remove unnecessary obstacles to intra-group assignments and the grant of commercial leases in mixed-use buildings. These responses demonstrate the particular value of the PLA in providing the Law Commission with practical, practitioner-led evidence.

Particular thanks go to Nyree, Jacqui, Lauren and Emily for their work on the 1954 Act consultation, and to everyone who contributed to the commercial leasehold response.

An Evening with the Law Commission: In September the committee hosted "An Evening with the Law Commission" at Hogan Lovells Cadwalader. Professor Lisa Webley and Charlotte Black spoke about the Commission's role and its current property projects, followed by a wide-ranging discussion of the 1954 Act and commercial leasehold consultations. The event was timed to give members a direct opportunity to hear from the Commission during the consultation period and to explore how practitioner evidence can influence reform. The event was very well received and further strengthened the PLA's relationship with the Commission. Many thanks to Lauren and to the Law Commission team for their support.

Reform of the 1925 property legislation: During the year the PLA was invited to participate in a new Property Law Reform Group considering whether the Law of Property Act 1925 and related legislation should be comprehensively reviewed and restructured. Following an initial meeting in June, the group held its inaugural wider meeting at UCL in October. The project brings together practitioners, academics and members of the judiciary and offers the PLA an important opportunity to contribute to an ambitious longer-term programme of property law reform.

Law reform to facilitate development: the committee continued its work on reforms which could remove legal obstacles to development and housebuilding. Following engagement with our communications advisers, the project has moved towards identifying the appropriate parliamentary and policy audiences and developing a focused case for reform. Emily and Emma are taking this work forward, building on the work led by Eloise earlier in the year.

Court, Tribunal and dispute resolution engagement: Committee members have continued to participate in court and tribunal user groups and to raise issues affecting PLA members. The committee have also maintained projects examining the greater use of arbitration in property disputes and the potential for improving dispute resolution processes under the 1954 Act. The member survey undertaken for the Law Commission consultation produced valuable evidence on County Court delay, possible Tribunal involvement, pre-action protocols and alternative dispute resolution, which informed our consultation response.

Boundary disputes and Party Wall work: the committee have continued discussions with RICS about the boundary dispute mediation scheme and whether it would benefit from being refreshed or relaunched. Work has also continued with RICS on the proposed Party Wall Protocol and related standards. These remain useful examples of the committee seeking practical, cross-professional solutions in areas where better process can reduce cost and conflict.

Wider legislative developments: The committee has monitored and contributed to the PLA's response to wider developments affecting property litigators, including the implementation of the Renters' Rights Act 2025, ongoing leasehold reform and the new statutory restrictions on upward-only rent reviews. We will continue to engage where the practical experience of PLA members can help ensure that new legislation is clear and workable.

Publicity and member engagement: The committee has continued to raise the PLA's profile as an authoritative voice on property law reform. This included media work explaining the Law Commission consultations to the wider property industry, an opinion piece on reform of the 1954 Act, and communications around our consultation work and events. Thanks go to Sabrina and to Paul Browne and the Meaningful team for their support.

Looking ahead to 2027

The committee already has a substantial programme for 2027. Priorities include:

• Continuing to engage with the Law Commission as it develops recommendations on the 1954 Act, the 1995 Act and the 1987 Act, including responding to any further consultation or technical work.

• Playing an active role in the Property Law Reform Group's review of the 1925 property legislation.

• Taking forward the project on law reform to facilitate development and housebuilding, with targeted engagement with parliamentary and policy stakeholders.

• Progressing work with RICS on boundary dispute mediation and the Party Wall Protocol.

• Developing the projects on arbitration and more effective dispute resolution in property disputes.

• Continuing engagement with court and tribunal user groups, and identifying opportunities for events, publicity and member-facing guidance.

1.4 The Education and Training Committee (James Teagle)

During the year, James Teagle was elected Chair, succeeding Kate Andrews after 18 years of service. The Committee also welcomed three new members - Peter Fletcher, Richard Jobes and Amy Evans - bringing its membership to ten.

Performance and activity

The Committee delivered a busy programme and achieved excellent ticket sales. The Annual Conference and Autumn Training Day both sold out, while the May 2026 joint PLA/PBA event on service charges attracted an exceptional 205 bookings. The Northern Training Day, spearheaded by Matt Pugh, also performed strongly, demonstrating sustained regional demand for the Association's education and training programme.

The principal events delivered during the reporting period are summarised below.

1.	**Annual Conference** (March 2026)	273 tickets (sold out)	Two tickets funded by the Vivien King Memorial Fund
2.	**PLA/PBA Joint Event on Service Charges** (May 2026)	205 tickets	
3.	**Northern Training Day** (September 2026)	109 tickets	
4.	**Autumn Training Day** (November 2026)	280 tickets (sold out)	

Forward programme

A substantial programme is already in development for the coming year. It includes a showcase event on artificial intelligence in the first quarter of 2027; a further joint PLA/PBA event, which the Committee hopes will match the outstanding attendance achieved in May 2026; and plans for a significant Anglo-Scots Law Exchange in the middle of 2027.

The Committee will continue to develop a varied, relevant and ambitious programme that responds to members' needs and builds on the strong engagement achieved this year.

The Executive is invited to note the Committee's strong performance during the year and its plans for the year ahead.

1.5 The Regional Committee (Paul Barker)

In becoming PLA Chair it is necessary for me to stand down as the Chair of the Regions and as Chair of the Midlands Region sub-committee. I took on those roles in 2017, having first been part of the Midlands committee for several years and then a member of the Law Reform committee between 2015 and 2017. It has been an honour to hold those positions and he is grateful to the Chairs of each of the PLA Regions and to the Midlands sub-committee members for all their support.

We wish the new Chair of the Regions and of the Midlands all the very best and hope that they enjoy their roles as much as I have.

The past year

This has been another active year in the Regions:

The Regional Committees rounded off our 30th anniversary celebrations with a number of well attended PLA30 events, and have since hosted several flagship events across the Regions, including:

- PLA30 Festive Drinks Party (26 November 2025, Midlands);
- PLA30 drinks and canapés celebrating the anniversary and the relaunch of the JPLA in Scotland (27 November 2025, Scotland);
- Joint PLA/PBA UKREiiF Casino Night (18 May 2026, Leeds), which was a sell-out;
- Northern Training Day (17 September 2026, The Midland Hotel, Manchester), which was oversubscribed.

The Regional Sub-Committees have been active in 2025/26 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:

- Seminar and networking event with Landmark Chambers on restrictive covenants and leasehold reform, in Newcastle
- "Northern Lights" half-day training event on the Renters' Rights Act, in Leeds
- Building Safety Act seminar with St Philips Chambers, in Birmingham
- CPD event with Serle Court on development, at the Assembly House, Norwich
- Spring training event with Wilberforce Chambers, on the South Coast
- CPD case update with Landmark Chambers and Gatehouse Chambers, in Taunton
- CPD event with Judge Ewan Paton on the work of the Land Registration Division of the First-tier Tribunal (Property Chamber), with a case law update on boundary agreements from St John's Chambers, hosted by CMS in Bristol
- Summer socials in Birmingham (Midlands Summer Party at Five St Philips Place) and Southampton (South Coast Summer Social at Banana Wharf, Ocean Village)
- CPD event on contractual control rights and their termination with Brie Stevens-Hoare KC and Clare Anslow of Gatehouse Chambers, hosted by Pinsent Masons in Birmingham
- Autumn training workshop on difficult conversations with Danni Drummond-Brassington, at Paris Smith in Southampton

- Autumn programme including “An Evening with Upper Tribunal Judge Elizabeth Cooke” in Manchester, “In Conversation with Sheriff Gillian Craig” in Scotland, a networking lunch in Leeds and a CPD event on the NI Reval2026 business rates process at the Law Society in Belfast.

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 a number of JPLA CPD and social events, including a JPLA networking event with Matrics in Birmingham, and the JPLA North-led evening with Upper Tribunal Judge Elizabeth Cooke.
- There is already a healthy pipeline of events being planned for 2026/27, including a Scottish case law update, an Anglo-Scottish event in May 2027 (feeding into a Scots law breakout session at the Oxford Conference), CPD events with Selborne Chambers and Falcon Chambers in East Anglia and a mediation workshop in the South West.

Objectives for 2026/27

- Smooth handover of Chair of the Regions role (Matt Pugh) and new Midlands region Chair (Vicky Khandker);
- 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, building on this year’s events in Taunton, Newcastle and Norwich, and including the East Midlands;
- Each Region to hold at least one event per quarter;
- Increased collaboration with the PBA;
- Attendance by our President and other officers at regional events, including in Northern Ireland and Scotland.

1.6 The Junior PLA (Perry Swanson)

Committee members:

Chair	Perry Swanson
Vice Chair	Maisie Ayres
London	Rachael Studman
	Annabel Barrett
	Heena Shah
	Olenka Hrynchak-MacPhee
	Lauren Spark

	Michaela Abbs
	Kay Davison
Scotland	Judith Baxter, Scott Buchanan
North	Philip Copley
Midlands	Dannielle Long
East	Kaileigh Moreton
South West	Charlotte Brasher

Highlights of 2026

The past year, from November 2025 to November 2026, has been my first as Chair of the JPLA alongside our Vice Chair, Maisie Ayres. It has been a year of momentum and collaboration, in which the committee has delivered a national training series, strengthened our partnerships with peer organisations across the built environment, published new practical resources for junior member and supported a busy calendar of regional events. Throughout, we have been guided by our objectives:

i. to organise an array of social and educational opportunities for members;

ii. to enhance our visibility and engage with the next generation of property litigators;

iii. to prioritise the wellbeing of our members; and

iv. to collaborate with other committees within the PLA.

Nuts and Bolts: the Renters' Rights Act trilogy

Our flagship national training offering this year was a "Nuts and Bolts" trilogy on the Renters' Rights Act, which took place between June and July 2026 as a hybrid series. With the approval of the PLA Executive, the committee selected the topic in March 2026 and the sessions were organised by Annabel Barrett, Rachael Studman and Kaileigh Moreton.

The trilogy provided an overview of the Act, a detailed review of the financial changes, and an analysis of the compliance changes and their implications. Sessions were delivered by Wilberforce Chambers, Selborne Chambers and Gatehouse Chambers, with Gatehouse hosting the final session on 14 July 2026. We received positive feedback from JPLA members.

For those within our membership attending UKREiiF 2026 (19 to 21 May 2026), our JPLA members benefitted from our new first-timer guide to the conference and had the ability to attend the UKREiiF Casino Night in Leeds on 18 May 2026.

Networking and collaboration

Collaborating with peer organisations across the property industry has been a defining feature of the year. Our New Year Social with RICS Matrics at BCLP in January 2026 was a great success, attracting around 80 attendees, and the positive feedback led to an ongoing programme of joint events.

From May 2026, the JPLA joined RICS Matrics and other early-career networks in the built environment, including RTPI Young Planners, RIBA Next Gen, CIOB Next Gen, IWFM Next Gen and the Savills Apprenticeship Committee, in a monthly networking series in St Pauls, London. The first event attracted 38 attendees, and the series concluded in August 2026 with a final event that also brought in London Property Alliance NextGen, CIOB London Tomorrow Leaders, Savills and the Bayes Real Estate Club. On 14 May 2026 we also co-hosted a Real Estate Market Insights seminar at Barings with RICS Matrics and the Savills Apprenticeship Committee, which drew around 40 to 50 people and focused on the delivery of the Hive scheme in the City. In the Midlands, a joint JPLA/RICS Matrics networking event took place in June 2026 and was particularly well attended by junior surveyors.

Our relationship with the Junior Property Bar Association (JPBA) also continued to flourish. Our joint networking event, held at Forsters on 23 June 2026, received great feedback, and arrangements are being made to book a summer rooftop event with the JPBA for 2027.

Written materials, website and podcasts

This year we launched a new series of first-timer guides to help junior members get the most from key industry events. Our first-timer guide to the PLA Conference, prepared by Philip Copley and myself, was published in the PLA Post and on the website and was very well received. It was followed by a first-timer guide to UKREiiF, drafted by Rachael Studman, which drew on her experience as a JPLA Ambassador at the previous year's conference.

Building on that success, Lauren Spark is preparing a first-timer guide to attending a mediation, with input from a mediator (confirmed as Laura Tweedy). The checklist on the s.20 consultation procedure prepared by Joe Green also went live on the PLA website, adding to our existing checklists on unopposed s.25/s.26 notices, dilapidations procedures and common pitfalls with break notices.

We have also been developing a JPLA podcast series to sit alongside our written content, with the support of the website committee. Ideas in progress include a podcast following the Renters' Rights trilogy, an "In conversation with…" podcast with an honorary member, a podcast on gender equality featuring senior speakers and a JPLA ambassador, and an AIfocused podcast, which Michaela Abbs is coordinating with the Education & Training Committee to ensure a consistent approach across the PLA.

In London, planning is well advanced for a soft-skills panel event on building your brand and the value of networking, to be hosted by Trowers & Hamlins, with speakers Dan Levy, Tom Morris and Beverly Vara, and chaired by Lindsey Whittle. A breakfast seminar on party wall matters with the Pyramus & Thisbe Society, to be hosted at Penningtons, is also in development.

The regions

Our regional committees have again been instrumental in ensuring that the JPLA's activities reach members across the UK.

The North, led by Philip Copley, has had an exceptionally busy year:

i. training and networking with Kings Chambers on easements in Manchester;

ii. a Landmark Chambers session on restrictive covenants and commonhold reform

iii. in Newcastle on 25 February 2026;

iv. iii. Northern Lights with the PBA on Renters' Rights in Leeds on 12 March 2026;

v. iv. a well-attended training and networking event with Falcon Chambers in

vi. Manchester in April 2026 (approximately 30 attendees);

vii. v. the Northern Training Day on 17 September 2026; and

viii. vi. a Judges Q&A at Pinsent Masons in Manchester on 27 October 2026.

In the Midlands, Dannielle Long's committee hosted Wilberforce Chambers at Shakespeare Martineau on 27 January 2026, described as the best attended JPLA event in the region in six years, followed by a Building Safety Act event with St Philips Chambers in March 2026, the joint RICS Matrics event in June and a well-received dilapidations session with St Philips Chambers on 1 October 2026.

The revitalised Scotland committee, led by Judith Baxter and Scott Buchanan, relaunched the JPLA in Scotland alongside a PLA event in late 2025, welcomed two new committee members and held a networking event in April 2026 with 28 sign-ups.

In the East, Kaileigh Moreton's committee hosted a development-focused event with Serle Court in April 2026, attended by 29 people with good feedback.

In the South West and Wales, Charlotte Brasher and Katie Burbridge of Trowers & Hamlins were appointed as Chair and Vice Chair, following a positive response to a call for new committee members in the PLA Post.

The London committee has also grown, welcoming Lauren Spark of Forsters and Michaela Abbs of HSF Kramer as new members, as well as welcoming back Kay Davison after a period of time away from the JPLA committee. We have also benefitted from Rachael Studman remaining on the JPLA committee following her tenure as JPLA Chair having come to a close in November 2025.

The year ahead

Looking ahead to 2027, the JPLA remains committed to offering a balance of technical

training, networking opportunities and social engagement for our members. 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 already have a strong pipeline of events, including a Christmas 2026 event with Selborne Chambers in the East, a JPLA/RE:Futures event and a firm-led mini-series in Scotland, a Landmark Chambers event in Exeter, a panel event for junior members in the Midlands, a further joint event with RICS Matrics, our 2027 summer rooftop event with the JPBA, and London's soft-skills panel and Pyramus & Thisbe breakfast seminar. Members can also look forward to further first-timer guides and our new podcast series.

I would like to extend special thanks to the members of the Executive, to Emma Hill for her tireless support in publicising our events and resources, and to our wonderful JPLA committee members, whose energy and creativity have driven our success this year. Your dedication to providing training, networking opportunities and resources for JPLA members has made a real difference to our community.

I am particularly grateful to Maisie Ayres for her support as Vice Chair, and to the regional chairs and organisers who have given so generously of their time.

The future is bright, and I look forward to continuing to work with the committee to see the JPLA flourish in 2027 and beyond.

1.7 The Wellbeing Committee (Frances Richardson)

Members

Frances Richardson (Chair)

Kristine Ng (Vice-chair)

Lucie Barnes

Laurie Hartill

Natalie Hunter

Elizabeth Nicholls

Stephen Scott

Rachael Studman

There has been no change in the membership of the Committee over the past year. At the AGM, Frances Richardson and Kristine Ng will stand down as Chair and Vice-chair of the Committee after completing four years in their respective roles (and prior involvement with wellbeing initiatives before the Committee was formalised under the PLA's Articles). Lucie Barnes and Stephen Scott are putting themselves forward for the roles of Chair and Vice-chair subject to being voted in at the AGM.

The Wellbeing Committee has come a long way from when the idea was first mooted during Gary Lawrenson's time as Chair of the PLA. We conducted a survey during Covid which illustrated high stress levels among members and indicated support for the PLA to bring wellbeing within its remit. From there, a formal Wellbeing Committee was established.

Particular highlights over the last four years have included:

- Gradually integrating wellbeing elements into some of our key events such as the Oxford Conference and the Autumn training day in London. For the past couple of years we have run a choice of **yoga** or a **run in the park** in Oxford before the main conference program on Friday. We now offer a lunchtime **walk** at the Autumn training day for those who want to increase their steps and get some fresh air before the afternoon sessions begin. Regional committees have integrated fitness classes, cycle rides and walks into their offering to allow members to connect in an alternative way to more traditional networking events.
- **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 have also trialled in-person speed networking and shared events with the EDI Committee.
- 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**.
- We are planning a **comedy night** in 2027 to follow on from the successful comedy night we ran in Autumn 2023 that focused on men's mental health.
- We are looking to repeat the very popular **steps challenge** that we ran in November 2025 which had fantastic uptake from members all over the UK from a variety of firms and members of all levels of seniority and really demonstrated the team spirit of PLA members.

I would like to thank the members of the Wellbeing Committee for their hard work and enthusiasm over the course of this year and during my four years as Chair. I look forward to seeing the Wellbeing Committee go from strength to strength, and to attending their events in the future.

8. **The Website and Marketing Committee (Isabel Emerson-Lich)**

The Website and Marketing Committee ("WMC") has had a busy year promoting the Property Litigation Association's ("PLA") many events and publications. Its members work alongside me as chair: Shanna Davison (vice-chair), Anna Iceton and Ryan O'Donnell, together with Emma Hill, the PLA's Events and Communications Manager.

The PLA's LinkedIn account now has more than 3,000 followers. Emma Hill has done an excellent job of posting interesting content to keep followers engaged and ensuring that the account interacts with members who tag the PLA in posts about events.

The PLA website continues to develop and has received positive feedback from members. It publishes interesting content in the form of articles and blogs, as well as information about events and opportunities. We have recently sought to address a problem raised by members: links to the website take them to the login screen, but many cannot remember their login details and lack the time to request a new password. Members now log in using a 'magic link". When a member attempts to log in with their registered email address, the website sends them an email containing a link that gives them access to the content. We

hope this method will make the content more accessible while maintaining a level of security to help ensure that the person attempting to log in is who they say they are.

WMC members have been attending meetings of the other PLA committees to keep up to date with their work and ensure the WMC can publicise events and publications promptly. These are promoted on LinkedIn and the website and included in the PLA Post, the PLA's monthly newsletter. The WMC is currently pursuing several leads for new content, including an article about upwards-only rent reviews in Ireland and a possible case for the next Counsel on the Couch video interview.

In the next PLA year, the WMC hopes to continue to maximise the visibility of the PLA's work among its members and the wider real estate community, particularly through engagement on LinkedIn and the website. One opportunity being actively explored is closer work with the Property Bar Association to obtain content for the website from contributors beyond the usual chambers.

9. **ED&I Committee (Chhavie Kapoor)**

Our third year has been very busy:

- We were very proud that the Vivian King bursary scheme gave its first awards to some very deserving candidates.
- We have held 2 very successful panel events this year:
- in January asking whether the legal profession has achieved gender equality; and
- in November dealing with socio-economic diversity in the legal profession.

Both events saw a really engaged panel and audience seriously challenging and debating these issues.

- We held a joint event with the PBA hosted by Danni Drummond-Brassington on handling difficult conversations. This was in the form of a coaching session lead by Danni aimed at helping members to navigate difficult conversations in their day to day work life.