



PROPERTY LAW SEMINAR

Thursday 19th March 2026 - 4.00pm to 6.00pm

The conveyancing sector is evolving rapidly, driven by regulatory change, technology, and client expectations. This event explores two key areas shaping practice today: the digital property exchange platform PEXA, its operation, lessons from Australia, and potential impact in the UK; and residential SDLT, including its purpose, high-risk areas for conveyancers, HMRC scrutiny, and recent and upcoming changes affecting transactions. Delegates will gain practical insights to navigate both technological and regulatory developments in residential conveyancing, receive help and useful guidance re the HMRC registration requirements.

PROGRAMME

4.00pm – Arrival and light refreshments

4.15pm – Welcome by **Lesley Fairclough**, Partner Built Environment & Head of Housing at Ward Hadaway & Vice President, The Newcastle and North of England Law Society

4.20pm – **Angela Hesketh**, Head of Government & Public Affairs (UK), PEXA
Presentation: Exploring PEXA: Digital Property Exchange and Conveyancing
Followed by Q&A

5.00pm – **Amanda Perrotton**, Legal Partner, Bell Howley Perrotton LLP
Presentation: Residential SDLT – Overview Update & Case Studies
Followed by Q&A

5.40pm – Closing remarks by **Russell Hewitson**, Associate Professor of Law at Northumbria University and Law Society Council Member for Commercial Property
Followed by networking



Venue

Ward Hadaway
Sandgate House
102 Quayside
Newcastle upon Tyne
NE1 3DX

To register for this **free event** please email mail@newcastlelawsociety.co.uk

PROPERTY LAW SEMINAR PRESENTERS

Angela Hesketh

Exploring PEXA: Digital Property Exchange and Conveyancing

The conveyancing sector is undergoing significant and ongoing change, driven by developments in regulation, technology, evolving client expectations and, more recently, the Government's reform agenda. Against this backdrop, this session explores PEXA, a digital property exchange platform, and its potential role in shaping the future of property transactions.



The session will introduce PEXA from first principles, outlining its core aims and the problems it is designed to address. Attendees will gain a practical understanding of what PEXA does, how it operates in practice, and how it interacts with conveyancers, lenders and other participants across the property transaction process.

Drawing on PEXA's experience in Australia — where it is used in over 90% of conveyancing transactions — the presentation will examine key lessons from its implementation, including what has worked well and why. The session will also consider the current position in the UK conveyancing market and how this digital model may influence future approaches to conveyancing.

Designed to support informed discussion, the session will provide practical insights for conveyancers into emerging ways of working and what digital property exchange platforms could mean for the profession in the years ahead.

Amanda Perrotton

Residential SDLT – Overview Update & Case Studies

This session provides an up-to-date overview of Stamp Duty Land Tax (SDLT) in residential conveyancing, highlighting why it remains a high-risk area amid increased HMRC scrutiny and ongoing regulatory change.



A key focus of the session is HMRC's compliance update on tax adviser registration. Delegates are guided through HMRC's requirement for conveyancers and firms to register as tax advisers by May 2026, including what constitutes "tax advice" in an SDLT context. The session explores the implications for solicitors, licensed conveyancers, and firms offering SDLT calculation or submission services, and outlines the registration process through the Agent Services Account, AML supervision, and fit and proper requirements. The risks of non-compliance—such as penalties, reputational damage, and professional indemnity concerns—are also addressed.

The session refreshes the core residential SDLT framework, including chargeable consideration, filing and payment deadlines, and responsibility for returns. Key SDLT rates and reliefs are reviewed, covering higher rates for additional dwellings, first-time buyer relief, replacement of main residence, and mixed-use classification issues.

Using practical case studies, the session concludes by examining common SDLT risk areas such as joint purchasers, transfers of equity, linked transactions, shared ownership, deferred consideration, and lease transactions.