



## SEVERN BRIDGES ACADEMY

Solicitors at Lanyon Bowdler were pleased to be able to support the formation of Shropshire's first primary school multi-academy trust.

The firm was chosen to provide legal services to the Severn Bridges Multi-Academy Trust, made up of three outstanding/good Ofsted-rated primary schools in Shrewsbury.

The trust launched in April 2017 and teaches over 1,000 children at Radbrook, Greenfields and Mount Pleasant primary schools.

Peter Rickard, CEO of the trust and headteacher at Radbrook Primary School, said it was an exciting time for everyone involved.

*"Three excellent schools with a shared vision have joined together and through collaboration and support we will be able to provide the best possible standard of education for every child in our Trust,"* he said.

*"A multi-academy trust allows schools to have full control while sharing resources and expertise, saving money and being able to drive their vision forward to improve the standard of education."*

Mr Rickard said the support of Lanyon Bowdler in the period leading up to the formation of the academy trust was invaluable.

*"We looked at a range of options regarding law firms,"* he said. *"There are national firms out there which specialise in academy conversion, but we were aware that Lanyon Bowdler was a local firm which also had specialist experience in acting for academies."*

*"We considered the options and decided to go with Lanyon Bowdler, and it has worked out very well."*

*"Having the opportunity to just pick up the phone or pop into the office for an update has been really useful."*

*"Will Morse and his team have done a really good job and we have built up an excellent working relationship which is likely to continue as we move forward."*

Head of education at Lanyon Bowdler, Will Morse, said getting the right kind of legal support at the right stage of the process was vital for an academy conversion to go smoothly.

He said: *"Creating an academy - whether for a single school or in the form of a multi-academy trust - involves a range of legal*



*services, such as property leases, the formation of a company and employment law.*

*"We were delighted to be able to work with Peter and the team at Severn Bridges, and we are sure the trust will have a successful future."*

## LANDLORDS FACE STRUGGLE AS COSTS SPIRAL



Sian Samuel

**A growing number of landlords are struggling to stay in the property sector due to spiralling costs and tax changes.**

That's according to the debt recovery specialists at Lanyon Bowdler, who say the continual hitting of landlords with extra costs is beginning to have an effect.

Sian Samuel, debt recovery team manager, said: *"The term 'landlord' no longer conjures the image of high flying property developers who have large portfolios."*

*"Many landlords are now the 'regular Joe' off the street. Given the uncertainties with pensions, more and more people have been investing in rental properties in the hope that this will provide for them during later years."*

*"However whether you are a career landlord or someone hoping to provide for your retirement, it has been a tough few years."*

“Professionalism, ease of conversation, fairness.”  
R T Reclad Limited, Leominster

## BREXIT STILL IN MINDS OF EMPLOYERS

**Brexit is still high on the list of concerns for businesses a year on from the referendum - not least because of the uncertainty over the terms under which the UK will exit the EU.**

That's the view of employment law specialist Jennifer Gibson who says the EU referendum has been a main topic of conversation for her clients over the past year.

She said the uncertainty which had prevailed since the EU referendum in June last year was worrying for employers.

Jennifer said: *“The main thing all businesses crave is stability, and that has been in short supply ever since the UK voted to leave the EU.*

*“But in actual fact, the UK’s employment law is unlikely to change significantly even when the Brexit negotiations eventually conclude.*

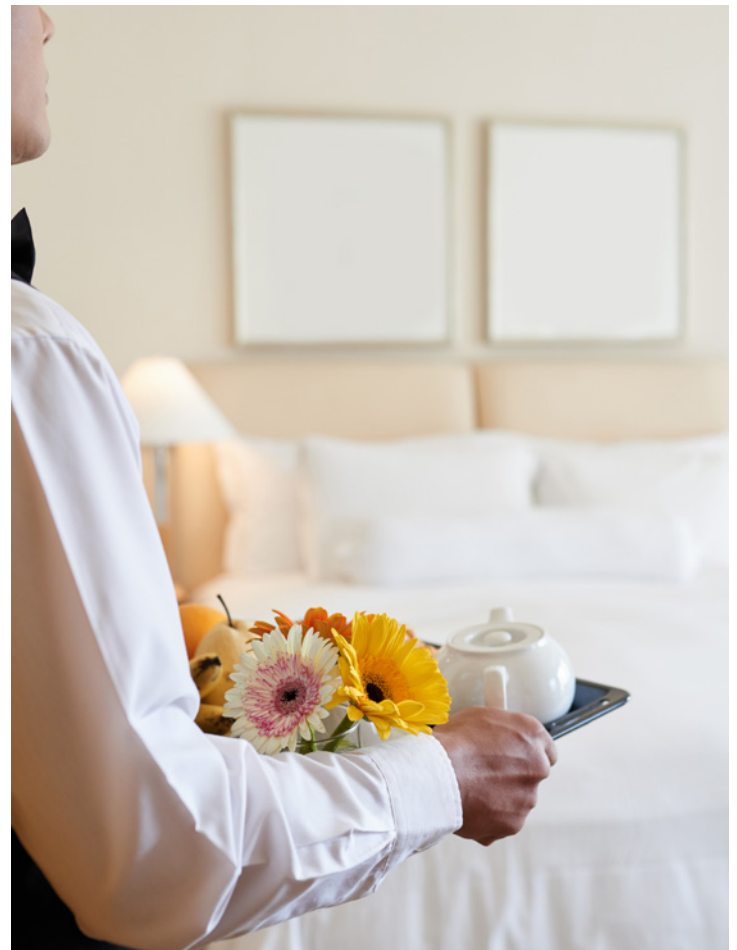
*“The Government has already said that all EU laws will be converted to UK law at the point we leave the EU, to avoid any sudden changes overnight.*

*“On top of that, most of the EU employment laws are based on pre-existing UK laws, or indeed our laws have gone above and beyond the EU, such as paid holiday entitlement being 5.6 weeks in the UK and only four in the EU.*

*“The main source of uncertainty in the past year is how leaving the EU will affect the supply of labour and otherwise the wider economy, which is of course very difficult to predict, and it’s that which is a legitimate cause for concern.*

*“Official figures show that net immigration from the eight eastern European countries that joined the European Union after 2004 was just 5,000 in 2016, which was a record low. This is causing recruitment difficulties in certain sectors, such as agriculture,*

*and hotels and catering, which need to take steps to adapt, such as attracting more domestic labour and/or improving levels of productivity.”*



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*“There has been a raft of new legislation aimed at landlords over the last couple of years, placing upon them more red tape and the restriction of tax relief.*

*“We are seeing a growing number of landlords coming to us to help recover debts from tenants, some of whom are also finding it a struggle to pay their bills.”*

Sian said there were proposals under way in Telford which could make things even tougher for landlords, with a new landlord licensing scheme currently being consulted on by the council.

She said: *“The proposed scheme would see a fee of around £610 per property be paid by landlords who own property in certain*

*areas of Telford, which the council claims will be used to fund administration and monitoring of the scheme and will not be used to turn a profit.*

*“Although it is the council’s intention to protect tenants, it is hard to see when costs are increasing from all aspects for landlords, how they will not ultimately be passed onto tenants via raises in deposits and rent, thereby penalizing the very people the council are trying to protect, and stunting the affordable housing situation, which is already in crisis.”*

For advice about debt recovery or any residential possession queries, give Sian a call on 01952 211029 or email [sian.samuel@lblaw.co.uk](mailto:sian.samuel@lblaw.co.uk)

“Contact throughout sale was great.  
Off Road Only, Llandrindod Wells

## LAW FIRM IN SHROPSHIRE TOPS £110 MILLION IN THE LAST 12 MONTHS

Businesses are feeling confident despite continued uncertainty over Brexit, with corporate deals at one of Shropshire's law firms topping £110 million in the last 12 months.

Lawyers at Lanyon Bowdler said they had seen “renewed appetite” from businesses in Shropshire and across the Midlands region who wanted to expand.

Gráinne Walters, head of the firm's corporate department, said the evidence from their clients was that the local economy was performing strongly.

She said: “Over the last year the team has been instructed on many corporate transactions including, in particular, a large number of business sales and purchases.

“We have seen renewed appetite amongst local businesses to grow, and the number of transactions that we've recently been instructed on is evident of the continued confidence for the future, despite the lingering uncertainty over Brexit and what impact that might have on the UK's economy.”

Gráinne said the corporate team, which has recently expanded with the addition of solicitor Ed Burrell and trainee Mathew Hughes, had been extremely busy with transactions totalling more than £110 million in value in the 2016-17 financial year.

“Our team has gone from strength to strength and, as the quantity and quality of our instructions have increased, the breadth and depth of the team and its experience has grown accordingly,” she said.

“As well as business sales and purchases, we have also been involved in a large number of corporate restructures, with businesses looking to streamline themselves.

“This is often a great option for companies which have various aspects to their business and is often attractive after a period of growth where a company may wish to organise its structure more appropriately.”

Aside from corporate transactions, Lanyon Bowdler's corporate and commercial team also assists businesses with their day to day legal needs including preparing and advising on commercial contracts and trading documentation.

Ben Stockton, the managing director at Shropshire-based OurVirtualAcademy.com, which provides video-based online technical training to the independent aftermarket all over the world, said: “The specialists at Lanyon Bowdler have provided valuable support which has helped us grow the business rapidly in recent years.”

## PROPERTY DEVELOPERS PLANS FOR EXPANSION

Lanyon Bowdler are delighted to learn about one of Shropshire's largest property developers plans for expansion.

Galliers Homes recently held its annual conference when directors said the past year had been exceptional and the future was bright with the prospect of further investment.

Property lawyers at Lanyon Bowdler in Shrewsbury, who have advised Galliers since its incorporation 30 years ago, said the company's success was great news for the local economy.

Andrew Evans, senior partner at Lanyon Bowdler and a member of the firm's commercial property team, said: “We are proud to have worked with Galliers Homes for such a long time and it's great to see the company doing so well.

“The number of properties being developed by Galliers is on the increase, and I know their management team are hugely positive about the future.

“It's obviously fantastic for them as a company but it's also really good news for the Shropshire property market and

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## CORPORATE & COMMERCIAL TEAM AT LANYON BOWDLER



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**“An intelligent approach. Never hiding behind formalities.**  
H G Jones & Son, Llanfyllin

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local economy as a whole.

“More houses being built has a tremendously positive knock-on effect for local tradesmen and other industries, so it’s great news all round.”

Galliers Homes has just opened new head offices in Shrewsbury and created around 25 new jobs last year, with more likely to come throughout 2017.

Andy Gough, who has recently been appointed as the new regional director, said: “We will be investing heavily in the training and development of our people and a new IT system is being introduced, starting from this year, which will improve efficiency and speed of operation throughout the firm.

“The support of local specialists like Lanyon Bowdler has been a key part of our development in recent years, and we look forward to continuing to work with them as we build on our success in the future.”

## TIPS FOR A SUCCESSFUL PLANNING APPLICATION

It isn’t always easy to secure planning permission. From small extensions to large scale developments each application will have its unique challenges.

These are our top tips to clients to ensure a smooth and successful application.

### 1. Jumping The Gun

Securing planning permission before you start is vital. If you start building early you run the risk of the application being refused and being served with an Enforcement Notice.

### 2. Don’t Forget Building Regulations

You won’t always need planning permission for schemes, but building regulations approval is usually always required. The Local Authority can stop your build if the regulations are not met.

### 3. Love Thy Neighbour

Planning applications can be controversial amongst the locals. It’s important to make neighbours feel involved to avoid objections.

### 4. Get Expert Advice Early

Employing a planning consultant and an architect together will get you the most out of the planning process. With more complex applications it is important to get lawyers on board that can certify that your application is both procedurally and evidentially sound.

### 5. Engage With The Planning Officer

Treat officers’ demands for alterations or additional information as a positive. They are likely trying to make the scheme more acceptable to members.

### 6. Section 106 Agreements

Getting the case officer to share conditions and s106 heads of terms early can be a real advantage. Having time to negotiate the terms is important, as it is near impossible to have them amended after a decision is made.

Are you considering a new project? At Lanyon Bowdler Solicitors we are able to advise on all aspects of the law, including property, planning and building control.

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