

Adams & Remers



# A&R. Heritage & Home

## Listed & Historic Property

Adams & Remers are pleased to work with the Listed Property Owners Club. We provide advice to their membership and do not charge for our initial consultation. In this way we have assisted many Listed Property Owners Club members from Carlisle to Cornwall.

We have a knowledge and appreciation of Listed Property. Many of our clients own such properties. We know the special nature of the properties and are pleased to advise on any aspect of your day to day life with them.

Whether you are just acquiring a listed property or if you already own one, navigating your way around the planning and listed building consent system can seem daunting and we are very happy to assist and guide you through it.

It is surprising how many people are unaware of the requirement for Listed Building Consent for any non like for like alteration to a listed property. Accordingly there are many such properties that have been altered illegally and at Adams & Remers we can help you put things right or devise an alternative solution. We have many specialist contacts both Surveyors and Architects who can also assist you if you have a project in mind.

The implications of owning a listed property extend further than consent issues. Listed properties are by their nature old and have very special needs both with regards to energy efficiency and insurance and often may be affected by old rights, or obligations. We are happy to advise and assist on any of these issues.

Listed Properties are also prone to boundary disputes – our team of Litigation experts can assist if you need a hand.



For those who run a business from their listed property again our Commercial and Property teams are here to help you negotiate the legal minefields you may encounter.

We also care about you and your family and have a responsive Private Client team who can assist you with Tax or Trust issues and prepare Wills.

We have offices in both London and the South East and have clients all over the world. We are pleased to offer a personal and highly professional service to all of our clients. Do please call Suzanne Bowman for an informal chat about any queries that you may have.

**Things owners (and potential owners ) should know:**

- Your home is special. Only 374,000 out of the houses in Britain are Listed.
- Listing means that it needs extra protection than ordinary houses.
- There are different Grades of Listing: Grade II, II\* and I. Grade II is the most common.
- The special protection is enforced through local government: there are special consents (Listed Building Consents) that you will need to make any changes to your home.
- Like for like repairs are allowed without LBC (but these must be using the same items/materials).
- These LBC may be needed even if you don't need planning or building regulation consent.
- Every part of a listed building is protected including the interior and exterior (encompassing any curtilage or external area) and any features not specifically mentioned on the list.
- There is currently no fee for these consents.
- Failure to obtain such a consent is a criminal offence. You can be prosecuted and face a jail sentence or a fine.
- Most councils however choose to serve enforcement notices on properties where there have been unauthorised changes. These require restoration (in most cases) to the original features and will specify a time limit.
- Failure to comply with an Enforcement Notice is also a criminal offence.
- Selling historic features from a protected building can also be an offence.

Help and advice can be obtained from the local authority in the person of the Conservation Officer or from English Heritage.

Alternatively the Listed property Owners Club offers full support to its 19,000+ members. Free initial telephone advice for LPOC members is offered by Suzanne Bowman, Associate, at Adams and Remers LLP.

There are VAT concessions for some works to Listed Buildings. Many, but not all, Listed Buildings are older properties. These have common issues and need specialist treatment and insurers.

For some very special properties (Grade I) there are Grants available to assist.

### Other Activities

Our team host well-received seminars, which have included a full day conference for listed property owners cohosted with The Listed Property Owners Club at Hever Castle. Further seminars are planned on an ongoing basis and our open events are publicised on our website.

Adams & Remers is committed to supporting heritage activities and is a member of the Historic Houses Association, the Country Land and Business Association and the Agricultural Law Association. Partners are trustees of various organisations including Sussex Heritage Trust.

### Find out More

Adams & Remers has earned a strong reputation for attracting and keeping high quality clients - including the owners of private property, landed estates and heritage buildings within the South East, London and beyond.

We draw upon the skills and expertise of our five specialist teams within the firm providing legal services relating to property, dispute resolution, private client work, employment, and corporate & commercial. We help the owners of listed and historic properties to solve a broad range of issues, including:

#### Property

- Buying & Selling
- Planning & Development
- Rights of Way & Access
- Landlord & Tenant

#### Disputes

- Boundary Disputes
- Securing Possession of Property
- Enforcement Notices
- Negligence, Nuisance & Trespass



## Environment and Health & Safety

- Compliance Matters
- Asbestos and Contamination
- Telecommunications Mast Issues

## Family & Wealth

- Tax Planning
- Trust Advice
- Trust Formation and Amendment
- Wills & Probate
- Family & Matrimonial
- Notarial Services

## Business & Employment

- Business Structures
- Joint Venture Agreements
- Contract Farming
- Share Agreements
- Sale and Purchase of Businesses
- Employment Terms & Conditions
- Advice on TUPE
- Diversification - such as renting out your property for weddings and events

If you would like to know more about our services and how we could help you – please contact us now.

## A&R Residential Property Team



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