



## President's column Happy New Year.



Darren Pape - President

I hope everyone had an enjoyable break over the festive period. Before looking to the year ahead, I would firstly, like to thank Matt Aubrey for giving us an insight into the future of EV charging in the UK. Some interesting points for discussion were raised during the Q&A session, which could've continued long into the evening!

I would also like to thank everyone that came to the Christmas dinner at the Bedford Arms. It was a great evening with good food and even better company.

I know it's January, but please do put a placeholder in your diary for the first Thursday in December 2025. Turning to 2025, it looks like it will be a year of lingering inflation, slowing wage growth and increased public spending. Nevertheless, the economy does look set to grow, albeit at a slower rate than the US and further tax rises are expected.

How this will impact on investment in Bedfordshire is a relative unknown, so it is with pleasure that we welcome Eva Schweitzer - Town Centre Projects Support Officer at Bedford Borough Council - to give us an update on the Bedford Town Deal.

Looking ahead to February, we will learn about Reinforced Autoclaved Aerated Concrete (RAAC) from Jack Colgate of Carter Jonas.

As always, the Club would be interested to hear your views about matters affecting the profession, whether they are problems or opportunities.

If you wish to share something that could be a short feature article in next month's newsletter, please do let [Jon@DeLever](mailto:Jon@DeLever) know.

Best wishes,

Darren

## Now

09 January 2025 – CPD

TOWN DEAL

Eva Schweitzer - Town Centre Projects  
Support Officer Bedford  
Borough Council.

**Location:** Brewpoint

**Starts:** 5.45pm for a 6pm Start

**Close:** 7.30pm

**CPD:** 1 hour



## Next

06 February 2025 – CPD

Reinforced Autoclaved Aerated Concrete (RAAC)  
Jack Colgate of Carter Jonas.

**Location:** Brewpoint

**Starts:** 5.45pm for a 6pm Start

**Close:** 7.30pm

**CPD:** 1 hour

## 1921 APC Surgeries



Jon Lever  
FRICS

APC surgeries will recommence in November 2024 at 4pm, before our next club event. Surgeries are a drop-in centre, provided by Jon Lever FRICS who has trained over 10,500 APC Assessors and facilitated in excess of 2,500 assessments.

The APC Surgeries are for anyone undertaking their APC and an opportunity to come and discuss absolutely anything APC.

There is no other resource like this anywhere in the world! So, don't forget to tell your APC contacts about this free resource. Book your place: [www.surveyors1921club.co.uk/apcsurgery](http://www.surveyors1921club.co.uk/apcsurgery)  
All attendees are invited to attend the 1921 Surveyors Club event, after the APC surgery, as Jon's guest. We look forward to seeing you there.

# The Surveyors 1921 Club

## CPD 2024 to 2025

03 October 2024 – CPD  
INVESTMENT IN BEDFORDSHIRE  
Patrick Lyons - Business Investment Lead  
Bedford Borough Council

07 November 2024 – CPD  
BUILDING SAFETY ACT 2022  
Joshua Waterman - Managing Director  
BSAC Limited

05 December 2024 – CPD  
EV CHARGING NETWORKS  
Matt Aubrey - Senior Acquisitions Manager.

09 January 2025 – CPD  
TOWN DEAL  
Eva Schweitzer - Town Centre Projects Support  
Officer Bedford Borough Council.

06 February 2025 – CPD  
REINFORCED AUTOCLAVED AERATED  
CONCRETE (RAAC)  
Jack Colgate - Surveyor Building Consultancy  
Carter Jonas

06 March 2025– CPD  
RURAL UPDATE – THE FUTURE OF  
SUSTAINABLE FARMING  
Martin Lines - CEO of the Nature Friendly Farming  
Network (NFFN)

03 April 2025 – CPC  
AGM - Peacocks Auction Rooms  
Tour of the Auction facility

15 May 2025  
ANNUAL DINNER - BOX END CORNER 5  
Will Banham Partner - Knight Frank – vineyard

05 June 2025 - CPD  
SUMMER OUTING  
Martin Lines – Tour of NFFN Farm in Eltisley  
Meal afterwards a local pub TBC

## Missed an Event

We will endeavour to record or collate event information, presentation material etc and publish it in our website members area. To access the members area you will need to visit the web site and register/sign-up to the members area. The members' area is only accessible to The Surveyors 1921 club members.

# Law Commission Consultation on the Landlord and Tenant Act 1954



The Law Commission of England and Wales has published a consultation paper to gather views on whether business tenants should have the legal right to renew their tenancies when they expire under the concept known as "security of tenure." The paper is summarised in a document titled "Business Tenancies: the right to renew". The consultation is being carried out to determine if the current law under the Landlord and Tenant Act 1954 needs to be reformed.

There are effectively four models of security of tenure, which are summarised briefly below:

**1.Contracting-Out Model:** This is the current model where security of tenure is the default unless explicitly excluded or "contracted out". It is a known and stable model but may be less favourable for landlords than other models.

**2.Contracting-In Model:** Under this model, tenants would need to opt into security of tenure. Whilst this offers flexibility, it provides less protection for tenants compared to the current model.

**3.Mandatory Security of Tenure:** All tenancies would automatically provide security of tenure without the option to exclude it. This model provides maximum protection for tenants but could limit landlords' flexibility.

**4.No Security of Tenure:** Under this model tenancies would end without any right to renewal, similar to "contracted out" tenancies. This model provides certainty for landlords but offers the least protection for tenants.

The consultation also explores whether the scope of the 1954 Act should be reformed taking account of factors like the type of property, duration of tenancy, and other characteristics.

The Law Commission is seeking responses from business tenants, landlords, property professionals, judges, academics, and the public by 19 February 2025.

Responses can be provided by means of an online form, email or post.

After reviewing responses, the Law Commission will decide on recommendations and may publish a second consultation paper detailing how the chosen model should work. The final recommendations will be submitted to the Government for consideration.

The outcome could significantly impact the commercial leasehold market, affecting both landlords and tenants across England and Wales.

For more detailed information, the full consultation paper and survey are available on the Law Commission's website as below:

<https://law.com.gov.uk/project/business-tenancies-the-right-to-renew/>