

Hotel and Leisure Lawyers

TOP FIVE TIPS – Property

TIP 1 Check your freehold (and where relevant leasehold) title for covenants that may restrict or even prevent your proposed development or refurbishment.

TIP 2 Check your lease for consents and approvals that may be required from your landlord – in particular for structural and even non-structural alterations, changes of use and approval of plans.

TIP 3 Check for possible rights of light issues with adjacent or neighbouring buildings – in particular where it is a city centre development.

TIP 4 If it is a significant scheme check with your local authority to see whether they have adopted the Merton Rule requiring a percentage of the energy on the scheme to be produced by renewable energy equipment, such as solar panels or wind turbines.

TIP 5 Ensure that any new hotel or structural alterations to your existing hotel are carried out within the legal boundaries to your title – both horizontally and, in particular where your hotel is held under a lease, vertically.

The Property Top Five Tips are an extract from Peter Day's talk *Property and Funding* given on 11 September 2008 at Wedlake Bell's seminar on hotel development. For more information on the subject or on the seminar, please contact Peter | 020 7395 3115 | pday@wedlakebell.com.