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New Identity Checks required by the Land Registry

For most people, land is their most important or most valuable asset. Privately owned homes in England and Wales are alone worth several trillion pounds! Property, therefore, can be a tempting target for fraudsters.



The Land Registry has been investigating additional safeguards that can be introduced to try and prevent fraud. As the risk of fraud is increased where a person is not legally represented, the Land Registry has widened the types of applications where evidence of identity is required.

Previously the Land Registry only required evidence of identity in cases of lost deeds but since November 2008 evidence of ID is required for applicants who are not legally represented in the following types of applications.

- Property Transfers (whether or not for value)
- Leases (whether or not for value)
- Charges
- Discharges in paper form
- First registrations where the title deeds have been lost or destroyed

It is now a requirement for both parties to any of the transactions listed above to confirm that they have had their identity checked.

Dyne Solicitors Limited is able to complete the appropriate identity check forms (ID1 and ID2) if you do need to have these identity checks, for a modest fee. Please contact Clare Simmons or Lucienne Sutton on 01829 773100.

UK homes could be powered by Offshore wind by 2020!

The government recently announced that offshore wind power could generate enough electricity to supply every home in the UK by the end of the next decade.

There is space for another 5000-7000 wind turbines which could be built off the coast by 2020, generating energy equivalent to 25 large coal-fired power stations. The new capacity would be on top of the 8GW already being built (or in planning), making a total of 33GW.

However, recent concerns about rising costs has put the future of the project into doubt. The Government needs to increase financial support for offshore wind, and the ambitious plans to generate 33GW power will only be possible if funding, grid access and planning issues are sorted out.

If successful, offshore and onshore wind power could cut total UK carbon dioxide emissions by 14%, and create up to 70,000 jobs in the UK, supplying both domestic and export markets.

DSL has extensive experience in negotiating deals for onshore and offshore wind farms and for the associated cabling rights. For advice on this contact Clare Simmons or Lucienne Sutton on 01829 773100.



British Wind Energy Association Conference 2009

BWEA is the UK's leading renewable energy business organization. Dyne Solicitors Limited will be one of the exhibitors at the 31st BWEA annual conference and exhibition to be held at the ACC Liverpool on 20th - 22nd October. DSL will be joining Envirolink Northwest as part of their Northwest pavilion for this event.



Consultancies

Dyne Solicitors Limited hold a number of breakfast seminars in each year, covering alternately environmental and health and safety issues. The meetings are held monthly. For further information please contact Lucienne Sutton (ls@dynesolicitors.co.uk).

New alert centre to improve response to flooding

The Environment Secretary has announced a new warning centre to help protect people and businesses from flooding.

The £7.7 million flood forecasting centre, run by the Met Office and Environment Agency, will improve the country's ability to predict and respond to flooding by providing a single national forecasting and alert service.

It will help emergency responders to prepare for and respond to flooding. The service will complement the existing public flood warning arrangements from the Environment Agency. It is not possible to stop sudden heavy rainfall, but the aim is that we should all be as prepared as possible. The action plan will mean that local authorities are better able to respond.

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Planning Act 2008: a Boost for Renewables?



The passing of the Planning Act 2008 on 26 November 2008 should have a profound effect on the time it takes to get permission for renewable energy projects, but developers in this field are not holding their breath!

The Act sets up the Infrastructure Planning Commission, a new quango that will have the job of issuing development consents for "Nationally Significant Infrastructure Projects" in a new system that will bypass the current planning and consent regimes for certain types of projects. The definition of such projects includes an onshore generating station with a capacity of more than 50 megawatts, or an offshore station, ie. within territorial waters, with a capacity of more than 100 megawatts. The Government will issue National Policy Statements (one of which will deal with renewable energy) setting out the amount, type, size and location of each type of infrastructure needed, and the criteria for deciding the suitability of a location.

However, new systems take time to set up, and the Department for Communities and Local Government published on 27 January a consultation paper on who should be regarded as a statutory consultee, and therefore who should be consulted, before designating a document as a National Policy Statement. This "consultation about consultation" will end on 20 April this year. Appointments to the Commission are also being considered, during the period March - June 2009 at senior level, and the hope is that it will be in a position to receive the first applications in April 2010. That assumes that the relevant Rules and Regulations governing how the Commission operates, and how development consents will operate, will all be brought into force by that date, but the DCLG admits that this timetable is based on certain planning assumptions, and is "subject to change".

That being the case, it seems to us that the first development consents are unlikely to be granted before early 2011, perhaps later, and by then the world could be a very different place! For further information please contact Lewis Denton (lad@dynesolicitors.co.uk).

