

Time to talk

The new year has already brought significant changes across various areas. We've been staying on top of the updates in UK law through our articles and social media, ensuring our clients are kept informed as these changes take effect.

This month's theme of 'time to talk' is designed to provide you with the information to help you navigate changes in your personal and professional life, ensuring all aspects remain aligned with the correct legal framework.

This newsletter provides the guidance you need to stay informed about stamp duty changes, commercial leases, the SEN system, pre-nuptial agreements, and asset protection through your will.

If you are facing changes and consider that it is time to talk, please get in touch to see how we can help.



Stamp duty increase for *investors* and *second homeowners*

Starting 1 April 2025, Stamp Duty Land Tax will see substantial changes, particularly impacting those purchasing investment properties or second homes. The revised rates could significantly affect mid-range property values, making it essential to understand these changes before making your next move.

[Find out more here](#)

by Zoe Meredith



Understanding protected *commercial leases*

Understanding the law surrounding protected leases under the Landlord and Tenant Act 1954 is essential for commercial landlords and tenants. It affects your rights regarding lease renewal, termination, and possession. Knowing if a lease is protected helps manage legal complexities and avoid disputes.

[Find out more here](#)

by Daniel Sturman



Making Sense of the *SEN System*

Navigating the Special Educational Needs system can be complex, from securing the right support at school to understanding local authority responsibilities. We explain the key stages of the EHCP process, your rights, and how to ensure your child gets the education they need for their development.

[Find out more here](#)

by Madeleine Oakley



Prenuptial Agreements: For the *ultra-wealthy* or *everyone?*

Prenuptial agreements are becoming an increasingly popular option for couples in the UK, offering financial clarity and protection. If you're considering a prenup, it's worth understanding how they safeguard assets, ensure fairness, and foster communication, providing couples with peace of mind and financial stability.

[Find out more here](#)

by Dorjan Myrtja



How to protect your *assets via your will*

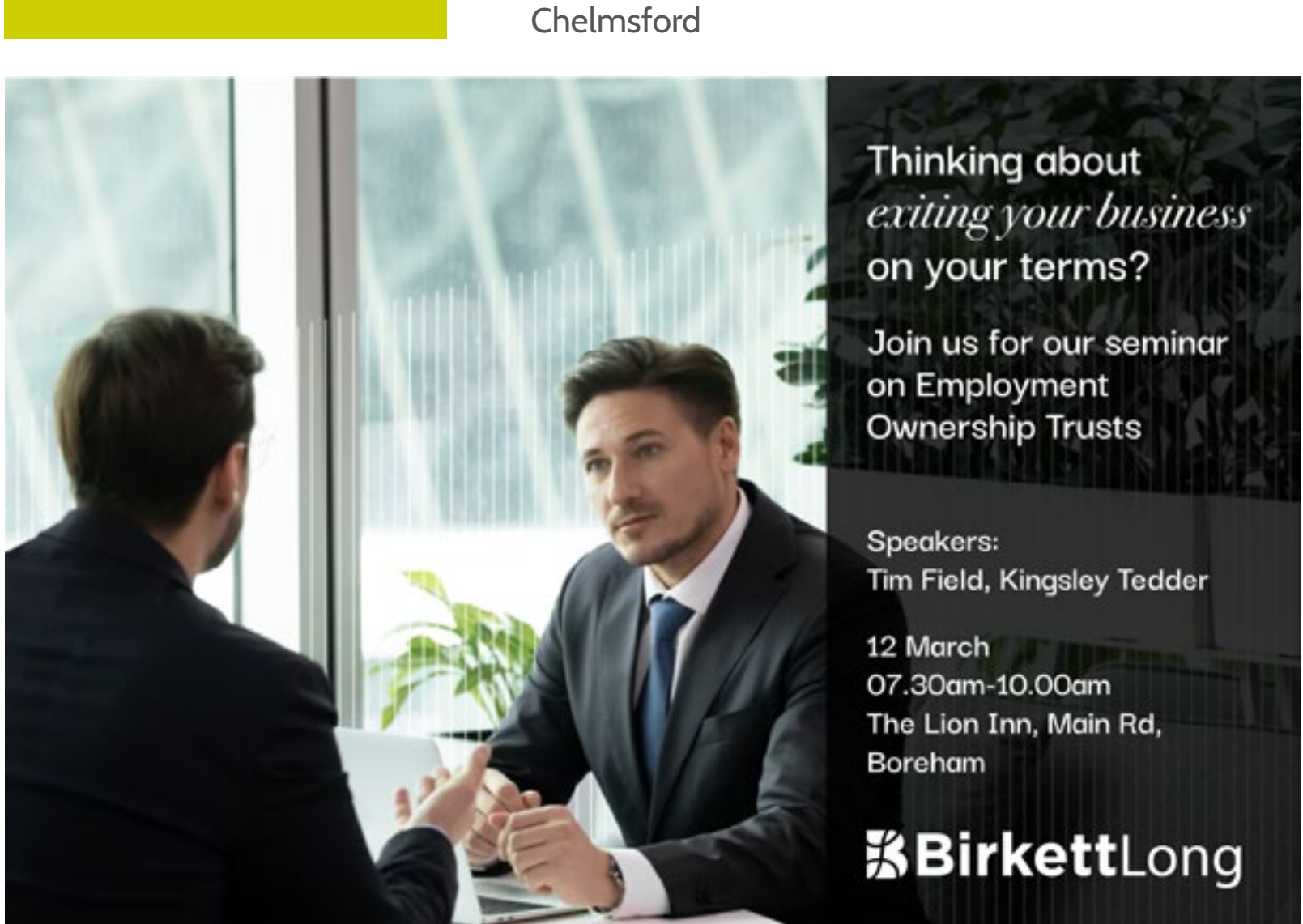
Protect your assets and safeguard your family's financial future through expert estate planning. Discover how tailored wills, including Life Interest Trust Property Wills, can help ringfence your home's value from care home fees, ensuring your estate is passed on to your loved ones securely.

[Find out more here](#)

by Leah Woodlee

In case you missed it →

- Navigating IHT changes for business owners
- Employee Ownership Trusts (EOTs) - a great tool for managed succession
- Grounds for challenging a will: What you need to know
- Settling family disputes: Solicitor supported mediation
- Birkett Long evolves with new office move in Chelmsford



Thinking about *exiting your business* on your terms?

Join us for our seminar on Employment Ownership Trusts

Speakers:
Tim Field, Kingsley Tedder

12 March
07.30am-10.00am
The Lion Inn, Main Rd,
Boreham

 **BirkettLong**