

OPTIMISE YOUR FIRM'S POTENTIAL WITH CLC'S SPECIALIST REGULATION



THE COUNCIL FOR LICENSED CONVEYANCERS (CLC) was created in 1985 to foster competition in the provision of conveyancing and unlike the other legal regulators, the CLC has only ever had an exclusively regulatory function.

Our Code is 'principles based and outcomes focused,' and we do not simply police the community that we regulate, we support them in achieving compliance. We want them to thrive.

**“WE SUPPORT CONVEYANCERS IN ACHIEVING GOOD PRACTICE AND DEVELOPING
FLOURISHING BUSINESSES IN AN OUTCOME-FOCUSED FRAMEWORK.”**

OUR ACHIEVEMENTS

The CLC is proud of its impact on the legal services market and regulation. Since it was established by the Administration of Justice Act 1985, the CLC has:

- Introduced competition and real consumer choice into the conveyancing market, which has driven down prices without sacrificing quality.
- Developed an approach to regulation that fosters innovation and growth in consumer-focused delivery of vital legal services.
- Become the first regulator to regulate entities and the first to allow non-lawyer ownership of those entities.
- Developed and managed routes to qualification as a Licensed Conveyancer that are open and accessible and have fostered a diverse profession.

We want to explore fully the strengths of specialist regulation of property law services, protecting consumers, fostering innovation and competition to help businesses flourish and so improve standards and choice in the delivery of legal services.

THINKING OF MAKING THE MOVE?

Existing regulated conveyancing practices should address the following issues before beginning their application to be regulated by the CLC. Applications generally take around eight weeks, subject to any necessary external checks.

RECOGNISED BODY OR ALTERNATIVE BUSINESS STRUCTURE (ABS)

Will the new entity that will be regulated by the CLC be owned only by authorised persons and include at least one Licensed Conveyancer Manager? If so, you may apply to be regulated as a Recognised Body.

**TAILORED
REGULATION
OF SPECIALIST
LAWYERS**

**PROTECTING
THE CONSUMER**

**SUPPORTING
INNOVATION,
COMPETITION
AND GROWTH**

CLC The Specialist Property Law Regulator

**IT'S TIME TO
THINK ABOUT
THAT MOVE**

To find out more about how your practice could benefit from transferring to the CLC, contact us on the details below.
www.clc-uk.org/Changing-Regulators or call 020 7250 8465

If there is no Licensed Conveyancer Manager, or there are to be non-lawyer owners or managers, you will need to apply to be regulated as an Alternative Business Structure (ABS).

Application forms to become a CLC Recognised Body or an ABS are available from licensing@clc-uk.org

BECOMING A LICENSED CONVEYANCER

A solicitor practising in conveyancing can apply to become a Licensed Conveyancer and can also continue to hold a practising certificate from the SRA if they wish.

If you have any questions or would find a general discussion useful, please call Simon Blandy, Director of Policy, on 0207 250 8479.

DOES YOUR PRACTICE REQUIRE RUN-OFF COVER?

You should discuss PI run-off cover implications with your insurer. If the new CLC-regulated entity is to be managed by the existing team, in the practice that is being transferred, and in substantially the same way, then it should be possible for insurers to agree to continuity for insurance purposes. Our Participating Insurance Agreement sets out the terms and conditions of PII for CLC practices. Please visit www.clc-uk.org/Regulation-by-CLC for further details.

WILL YOUR LENDER ACCESS BE AFFECTED?

You should inform lenders of your plans and secure their agreement, so that you will not be regarded by them as a new entity when you move to CLC regulation. Lenders are generally happy to agree this but talk to them in advance.

While the CLC accepts sole-practitioner entities, you should note that lenders may be unwilling to instruct a conveyancing practice that does not have at least two managers who are legally qualified and regulated (Authorised Persons in terms of the Legal Services Act 2007).



KEY POINTS TO NOTE ABOUT THE CLC REGIME

SPECIALIST REGULATION OF SPECIALIST LAWYERS

Our Code of Conduct and approach to regulation are closely tailored to the property specialisation of those we regulate. This enables us to take a genuinely light touch. In common with other regulators, our focus has moved towards entity regulation and away from regulation of the individual. We are principles based and outcomes-focused.

REGULATORY SUPERVISION

Our Regulatory Assistance scheme ensures that each practice that the CLC regulates is allocated their own Regulatory Supervision Manager (RSM). The RSM's role is to help the practice to understand their regulatory responsibilities and to assist them in their compliance with the CLC Code of Conduct and the Overriding Principles.

ACCREDITATION SCHEMES

The fact that CLC-regulated entities are specialists, means there is no need for further accreditation schemes on top of regulation. Expertise is guaranteed through specialisation of regulation and practice.

REFERRAL FEES

The CLC's Code allows referral fee arrangements subject to absolute transparency with the client from the outset. The requirements are set out in our brief Disclosure of Profits and Advantages Code.

SUPPORTING INNOVATION

Three quarters of licensed conveyancers say that the CLC provides value for money and agree that we support innovation in their business.

Our regulatory arrangements are set out on our website.

OUR VALUES

The CLC is an independent regulator with no institutional links to bodies representing legal professions. That independence of policy and action, together with our founding mission has guided us to six core values:



– INTEGRITY

Acting professionally and being accountable in all that we do.

– EFFECTIVENESS

Providing reliable and recognised qualifications and maintaining the standards of competence and professional conduct in the regulated community and in the interests of consumers.

– EXPERTISE

Delivering and promoting better practice in partnership with licence holders, regulated entities and key stakeholders.

– INNOVATION

Continuously looking for new and innovative ways to protect consumers and the public, and also to support students, licence holders and regulated entities, employers, partners and other stakeholders.

– INCLUSIVENESS

Constantly improving our organisation as both a regulator and an employer, recognising that everyone, whatever their circumstances, should be able to develop and exploit their talents.

– COMMUNICATION

Encouraging open, clear, productive and valuable communication between ourselves and everyone we come into contact with.

OUR REGULATORY OBJECTIVES

These objectives describe what we must aspire to achieve for consumers and the regulated community. They include:

Supporting the constitutional principles of the rule of law.

Maintaining a register of all licensed conveyancers and regulated bodies

Improving access to justice.

Protecting and promoting the interests of consumers.

Promoting competition in the provision of services.

Encouraging an independent, strong, diverse and effective legal profession.

Promoting and maintaining adherence to professional principles.



Our mission is to deliver effective regulation of specialist property lawyers that protects consumers and fosters competition and innovation in the provision of legal services. In a recent report, our oversight regulator, the Legal Services Board, awarded the CLC the best appraisal of all legal regulators.

CONTACT US

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www.clc-uk.org



[@CLConveyancers](https://twitter.com/CLConveyancers)

OTHER USEFUL CONTACTS

THE SOCIETY OF LICENSED CONVEYANCERS

www.conveyancers.org.uk

THE CONVEYANCING ASSOCIATION

www.theconveyancingassociation.co.uk



The
Specialist
Property
Law
Regulator