**Activity 1: HM Land Registry, freehold and leasehold property**

This activity aims to foster collaborative learning and deepen understanding of HM Land Registry, freehold and leasehold properties, preparing you for practical applications in construction law.

Consider the different types of property ownership and answer the questions that follow.

**Scenario 1**

A construction company, BuildRight4U Ltd is contracted to renovate a block of flats where Alice is a leaseholder. During the renovation, the project manager reviews the title deed and finds that it grants Alice the right to quiet enjoyment of her property without interference. However, the deed does not specify any conditions related to construction activities.

**Questions**

1. How does the title deed impact BuildRight4U Ltd’s obligations during the renovation?

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2. What steps should the construction company take to ensure they do not infringe on Alice's right to quiet enjoyment?

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3. If the title deed had included specific conditions regarding construction work, how might that have influenced BuildRight4U Ltd’s project plan?

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**Scenario 2**

Emma’s flat needs repair work after a leak caused by BuildRight4U Ltd, who were appointed to renovate the block of flats Emma lives in by the freeholder (Tom). Emma’s title deed states she is responsible for interior maintenance, while the title deed for the freeholder (Tom) outlines that the freeholder must maintain the structural integrity of the building.

**Questions**

1. If the leak is related to construction work done by BuildRight4U Ltd, what responsibilities do they have to Emma and Tom based on the title deeds?

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2. What measures can BuildRight4U Ltd take to ensure compliance with the terms of both title deeds during renovations?

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**Scenario 3**

BuildRight4U Ltd is planning renovations in a commercial space where John leases a property. The title deed specifies that any lease renewal must be negotiated at least three months before expiration. Construction work could affect John’s business operations.

**Questions**

1. What should BuildRight4U Ltd consider regarding the timing of construction relative to John’s lease renewal rights?

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2. How can the construction company communicate with both John and the freeholder to ensure that the renovation work aligns with the lease terms?

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3. If John experiences disruptions due to construction, what potential liabilities could BuildRight4U Ltd face?

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