**Plenary answers**

**1. What are the main differences between tenants in common and joint tenants?**

With tenants in common, each person owns a separate part of the property, which can be passed on to someone else when they die. In joint tenancy, everyone owns the property equally, and if one person dies, their share goes automatically to the other owner(s). Tenants in common can sell or give away their share, but joint tenants cannot do this without severing the joint tenancy.

**2. What is the role of the Land Registry in the property system in England and Wales?**

The Land Registry keeps records of who owns land and property in England and Wales, making sure this information is accurate and easy to check. It helps prevent fraud by keeping an official list of all property ownership details. This information is essential for buying, selling or resolving property disputes.

**3. What is the difference between freehold and leasehold ownership?**

Freehold means owning the property and the land it sits on forever. Leasehold means only owning the property for a set period. After that, ownership goes back to the freeholder unless renewed. Leaseholders usually pay a ground rent to the freeholder and may have to follow certain rules.

**4. What information is included in a title deed, and why is it important?**

A title deed shows who owns the property, where its boundaries are and any rules or rights linked to it. This document is important because it legally proves who owns the property and helps solve any disagreements.

**5. How do covenants protect a property owner’s rights?**

Covenants are promises in property agreements that set rules about how the property can be used. They help protect property owners by ensuring neighbouring properties follow certain rules, like not building too high or only using the property for residential purposes. These rules help keep the area’s value and character stable.