

## CURRICULUM VITAE

**Name:** Del Bailey  
**Nationality:** British  
**Address:** Cheshire  
**Driver / Owner** Yes/Yes

### THE CANDIDATE'S EMPLOYMENT HISTORY 2002 TO THE PRESENT

#### **Self-Employed Property Lawyer and Legal Consultant**

##### **September 2014**

Established Baileys Legal Consultants Limited a specialist consultancy providing advice and assistance to law firms with particular reference to the end-to-end residential conveyancing process; including systems advice and implementation, obtaining and maintaining CQS accreditation, acquisition of mortgage lender panel status, SRA compliance and AML procedures, liaising with officials and members of staff at the SRA The Law Society (CQS) and with Mortgage Lenders as well as internal Accounts, Compliance, Facilities, IT and Marketing departments, checking/writing sales scripts, advertising and related materials, overseeing recruitment procedures, checking transactional files and implementation of monitoring procedures

##### **March 2003 – Present**

- 2003 Established own practice, Baileys Solicitors, specialising in property transactions and employment matters
- The practice is CQS accredited and is a member of most of the major mortgage lender panels
- The property work is a mix of residential property sales and purchases and commercial property transactions
- The ratio of residential to commercial is 80% residential to 20% commercial
- The candidate has considerable experience in transactions involving sales and purchases of City Centre apartments
- The commercial property work derives mainly from a small but growing following of "loyal" clients and has included the acquisition, setting out and leasing of units on various development plots, sundry commercial mortgages and remortgages, drafting/approving deeds of grant, rectification and similar documentation, in-depth negotiations with counterparties' legal representatives and attendant dealings with the Land Registry
- Commercial lease work has involved acting on behalf of both landlords and tenants and the candidate has practical experience of the forfeiture process
- Commercial work has also included "repeat" business from particular clients specialising in the acquisition of vacant space above retail

units for conversion to and the subsequent sale of residential apartments.

- Experience has shown that this work is frequently associated with the acquisition of neighbouring land and or easements for the provision of access and car parking areas)

The candidate has also worked as a locum solicitor dealing with property matters as follows:

**Field Cunningham/Rowlands (now Linder Myers)  
Manchester Commercial Property Locum – extended maternity cover  
March 2010 to January 2011 (approached by the firm direct )**

- Acquisition and disposal of properties taken in part-exchange for new-builds by national housebuilder client
- Acquisition and disposal of properties bought at auction by entrepreneurial clients
- Acting for borrowers and lenders in commercial loan transactions
- Sales of ground rents – commercial and to individuals
- Commercial leases/assignments of existing leases for landlords and tenants
- Estates conveyancing - including disposals by bank at values adversely affected by the recession of pre-sold plots left unfinished by builder in liquidation

**Parkington Holliday & Co, Manchester  
Property & Private Client Locum  
March 2008 – June 2008**

- Private client property matters mainly residential sales arising from probate
- Commercial leases
- Powers of attorney

**Field Cunningham & Co, Manchester  
Commercial Property Locum  
September 2007 – February 2008**

- Assisting senior partner with heavy caseload of commercial property matters.
- Dealing with good quality commercial property work for developer clients including sales, purchases and commercial leases
- Commercial lending transactions.
- Carrying out ad hoc legal research and drafting documents

**Heatons LLP, Manchester  
Commercial Property Locum  
August 2007 – September 2007**

- Assisting with a commercial property file review, identifying any problems in closed files.

**Poole Alcock LLP, Cheshire  
Residential Property Locum  
July 2007 – July 2007**

- Residential property caseload providing holiday cover at two sites.

**C Turner Solicitors, Blackburn  
Residential Property Locum  
July 2007 – July 2007**

- Providing temporary management cover for online conveyancing team whilst the firm evolved a strategy to cope with sudden resignation of responsible partner

**Berry & Berry, Walkden  
Commercial Property Locum  
June 2007**

- Holiday cover dealing with a mixed caseload of commercial property transactions

**Hargreaves Gilman (Formerly Gilman Wallwork & Tarran), Didsbury,  
Manchester  
Spare-time Conveyancing locum  
September 1978 – March 2003**

- Dealing with his own caseload of residential property sales, purchases and mortgages from inception through to completion

**Berrymans Lace Mawer, Manchester  
Residential Property Locum  
March 2003 to July 2003 (dates approximate)**

- Brought in as a “trouble-shooter” at a senior level dealing with issues arising from the closure of the firm’s Conveyancing Department; dealing with a variety of matters in particular “legacy” Land Registry problems, complex old files and client management issues

**New Prospect Housing Limited (City of Salford)  
Locum  
February 2002 – March 2003**

- Dealing with backlog of Housing Disrepair claims

**THE CANDIDATE’S EARLIER CAREER HISTORY:**

**CIS Limited, Manchester**

**April 1988 – February 2002**  
**Compliance Officer**  
**November 1989 – February 2002**

- Line responsibility, at organisational level, for the compliance arrangements of CIS marketing group
- Reporting to the Chief General Manager, and through him, to the Society's Board of Directors
- From November 1992, also acting as a Deputy Solicitor of the Society, participating and playing a significant role in the development of a number of major corporate policies and strategic initiatives including training and competence, pensions review, new product development and a major restructuring of the sales force
- Managed an energetic, influential and well-motivated compliance establishment consisting of more than 80 individuals whose competences spanned a range of disciplines
- Regular contact with senior managers of the Society, including those with responsibility, at operational level, for the activities of its large direct sales force of circa 6,500 individuals. CIS had an enviable compliance record and, under the office-holder's guidance, developed robust compliance systems and procedures that served it well throughout a period of intensive regulatory scrutiny.
- The role of Deputy Solicitor also included responsibility for the leadership of the Employment Section of the Solicitors Department within CIS and this involved setting targets for and supervising the workload of three experienced Employment Lawyers.
- CIS undertook a major restructuring of its sales force during this period and the office-holder, who was a member of the implementation team, had responsibility for advising senior management on all legal aspects of the changes which were challenged by the trade unions representing the affected grades. The management initiative was so successful that new terms of remuneration and ways of working were introduced for the entire field staff resulting in fewer than 10 claims to the Employment Tribunal, none of which succeeded

**Assistant Compliance Officer**  
**April 1988 – November 1989**

- Assisting in the development, implementation and enforcement of compliance procedures necessitated by the then new Financial Services Act 1986

**T.Unsworth & Co, Urmston, Manchester**  
**Assistant Solicitor**  
**September 1987 – February 1988**

- Specialising exclusively in defendant litigation referred by various substantial insurance company clients

**CIS Limited, Manchester**  
**September 1976 – September 1987**  
**Assistant Solicitor**

- Specialising in defendant litigation (in-house) and employment work, with particular reference to disciplinary matters arising in connection with the Society's field representatives.
- The in-house litigation covered a wide range of contractual matters, including building disputes, public liability and professional indemnity claims

**Turners, Manchester**  
**Assistant Solicitor**  
**1975 – September 1976**

- Medium-sized mixed practice, gained further experience in common law litigation with a strong bias towards defendant work referred by insurance company clients.
- Also undertook matrimonial matters and some criminal work
- Deal with advocacy as a Duty Solicitor at Bury Magistrates' Court

**Rowleys & Blewitts, Manchester**  
**Assistant Solicitor**  
**1974 – 1975**

- Medium-sized litigation practice, specialised in plaintiff personal injury litigation referred mainly from a number of substantial trade union clients

**Nathan Davis & Co, Manchester**  
**Articled Clerk**  
**1969 – 1974**

- Completed five-year period of training to qualify as a solicitor