



REUTERS/Arnd Wiegmann

THE NEW LAWTEL SEARCH

LAWTEL



THOMSON REUTERS

GETTING STARTED

We've made a few changes to the homepage, to help you find what you need more easily than ever.

The screenshot shows the Lawtel homepage with a search interface. At the top, there are navigation links: Lawtel Home, My Lawtel, My Folder, My Updates, RSS Feeds, Help, and Log Out. Below this is the Lawtel logo and a notification: "You are logged in as LLONGHURST". The main navigation bar includes HOME, CASES, LEGISLATION, ARTICLES & PRESS, and SPECIALIST AREAS. A news ticker at the top right says "Supreme Court judgment handed down October 27, 2010 - Click Here". The search interface is on the left, with a search bar and options for "Free Text" (selected) and "Document Title". Below the search bar are checkboxes for "This exact phrase" and "Search all my content". There are also checkboxes for "Legislation", "Case Law", "Articles Index", "PI Quantum Reports", and "News & Press". Date range fields "From" and "To" are present. A "SEARCH" button and a "CLEAR" button are at the bottom of the search section. On the right, there is a "DAILY UPDATES" section with links for "Latest Lawtel Update", "Last 5 Lawtel Updates", and "Create/amend Update".

1

If you know the party name or title of the document you're looking for, you can restrict your search by choosing the document title option. If you don't know exactly what you're after, do a free text search.

If you're looking for a particular phrase, choose the this exact phrase option.

2

You can search across all Lawtel content, including any add-on services like Kemp on Lawtel or Lawtel EU (Lawtel Precedents is separate though). Or you can choose specific databases.

3

You can restrict your search to a particular window of time. Or leave it blank if you don't have a date range in mind.

FILTER AND VIEW YOUR SEARCH AT THE SAME TIME

This is what the search results page looks like now.

You'll notice we've added 2 new filtering sections. Your Search at the top and Narrow Search on the right hand side.

The screenshot shows the Lawtel search results page. At the top, there are navigation links: Lawtel Home, My Lawtel, My Folder, My Updates, RSS Feeds, Help, and Log Out. Below this is the Lawtel logo and a notification: "You are logged in as LLONGHURST". The main navigation bar includes HOME, CASES, LEGISLATION, ARTICLES & PRESS, and SPECIALIST AREAS. Below the navigation bar are links for "Save search", "Edit original search", "Share search", and "Create link for search". The search results are displayed in a list format. The "YOUR SEARCH" section is on the left, showing the search query "contract terms AND sale" and the results "1 to 50 of 845". The "NARROW SEARCH" section is on the right, showing a list of filters: "Lawtel UK (825)", "Case Law (627)", "Statutes (8)", "Statutory Instruments (27)", "Articles (144)", "Case Comments (1)", "Busy Solicitors Digest (12)", "News & Press (4)", "Pending Actions (2)", "Lawtel EU (6)", "Directories (4)", and "FirstPoint (11)".

NARROW SEARCH

The **Narrow Search** column allows you to add more terms to your search.

YOUR SEARCH Undo

"contract terms" AND sale ALL | ANY

LANDLORD AND TENANT OR EQUITY ALL | ANY

UNFAIR CONTRACT TERMS

Select all Standard Results 1 to 4 of 4 Print Save Email Add to My Folder

[FOODCO UK LLP \(TA MUFFIN BREAK\) & ORS v HENRY BOOT DEVELOPMENTS LTD \(2010\)](#)

A non-reliance clause in an agreement for lease excluded liability for innocent and negligent misrepresentations, but not fraudulent ones, and the claimant tenants failed to show that representations made by the landlord were false and fraudulently made.

CONTRACTS - LANDLORD AND TENANT - ROAD TRAFFIC - MISREPRESENTATION (LT)

[2010] EWHC 358 (Ch)

Chancery Division (Lewison J) 3/03/2010

References: LTL 9/3/2010

[UK HOUSING ALLIANCE \(NORTH WEST\) LTD v FRANCIS \(2010\)](#)

A provision in a sale and leaseback contract entitling the landlord buyer to retain 30 per cent of the purchase price if it terminated the tenancy pursuant to any right to do so under the tenancy agreement was not an unfair term under the Unfair Terms in Consumer Contracts Regulations 1999 reg.5.

LANDLORD AND TENANT - CONTRACTS - REAL PROPERTY

[2010] EWCA Civ 117

Court of Appeal - Civil (Lord Neuberger of Abbotsbury MR, Longmore LJ, Smith LJ) 24/02/2010

References: LTL 24/2/2010; [2010] Bus LR 1034; [2010] 3 All ER 519; [2010] HLR 28; [2010] 2 EGLR 81; [2010] 18 EG 100; [2010] 9 EG 167 (CS); [2010] NPC 23; [2010] 2 P & CR D69

[OFFICE OF FAIR TRADING v FOXTONS LTD \(2009\)](#)

Although it could not be said that a term in a contract between a letting agent and a consumer landlord providing for commission to be paid on the tenant's renewal of a tenancy would always be unfair to consumer landlords under the Unfair Terms in Consumer Contracts Regulations 1999, the requirement for plain and intelligible language meant that a significant degree of clarity, including clear disclosure or active flagging-up of the term, was likely to be required. It was not sufficient for such clauses to be "hidden away" in the body of the terms and conditions document.

CONSUMER LAW - AGENCY - LANDLORD AND TENANT

[2009] EWHC 1581 (Ch)

Chancery Division (Mann J) 10/07/2009

References: LTL 15/7/2009; [2009] 3 EGLR 133; [2009] 29 EG 98 (CS); (2009) 106(30) LSG 14; [2009] NPC 92

NARROW SEARCH

UK Cases (4) Back to all

Subjects A to Z

- + CONTRACTS (42)
- + CONSUMER LAW (16)
- + BANKING AND FINANCE (12)
- + SALE OF GOODS (10)
- + COMMERCIAL LAW (8)
- + CIVIL PROCEDURE (8)
- + DAMAGES (5)
- + LOCAL GOVERNMENT (4)
- + INFORMATION TECHNOLOGY (4)
- + INSURANCE (4)
- + TORTS (4)

Keywords A to Z

- + CONTRACT TERMS (18)
- + SALE OF LAND (8)
- + ESTOPPEL (4)
- + BUSINESS TENANCIES (4)
- + MISTAKE (4)
- + AGREEMENTS (4)
- + IMPLIED TERMS (4)
- + SPECIFIC PERFORMANCE (3)
- + MISREPRESENTATION (3)
- + SECURE TENANCIES (3)

Judgment Date

- + 2010 (2)
- + 2009 (1)
- + 2003 (1)

For this example we are using UK Case Law. You'll see that the search terms for Subject and Keywords are shown in order of number of matching results, but you can change this to alphabetical order if you like.

You'll only see a maximum of 10 terms in each filter window. Use the scroll bar to see the rest.

Now, here's the exciting bit - if you want to include a search term just click on the '+' sign or on the term itself. Your search results will update straight away.

The **Your Search** filter shows you what you have selected.

The first line is your original search, and in this case the following lines are 'subjects' and 'keywords'. No 'years' have been selected, and if they are they will appear on a line below.

YOUR SEARCH Undo

"contract terms" AND sale ALL | ANY

LANDLORD AND TENANT OR EQUITY ALL | ANY

UNFAIR CONTRACT TERMS

References: LTL 9/3/2010

[UK HOUSING ALLIANCE \(NORTH WEST\) LTD v FRANCIS \(2010\)](#)

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CONSUMER LAW - AGENCY - LANDLORD AND TENANT

[2009] EWHC 1581 (Ch)

Chancery Division (Mann J) 10/07/2009

References: LTL 15/7/2009; [2009] 3 EGLR 133; [2009] 29 EG 98 (CS); (2009) 106(30) LSG 14; [2009] NPC 92

NARROW SEARCH

UK Cases (4) Back to all

Subjects A to Z

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- + CONSUMER LAW (16)
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- + SALE OF GOODS (10)
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- + MISREPRESENTATION (3)
- + SECURE TENANCIES (3)

Judgment Date

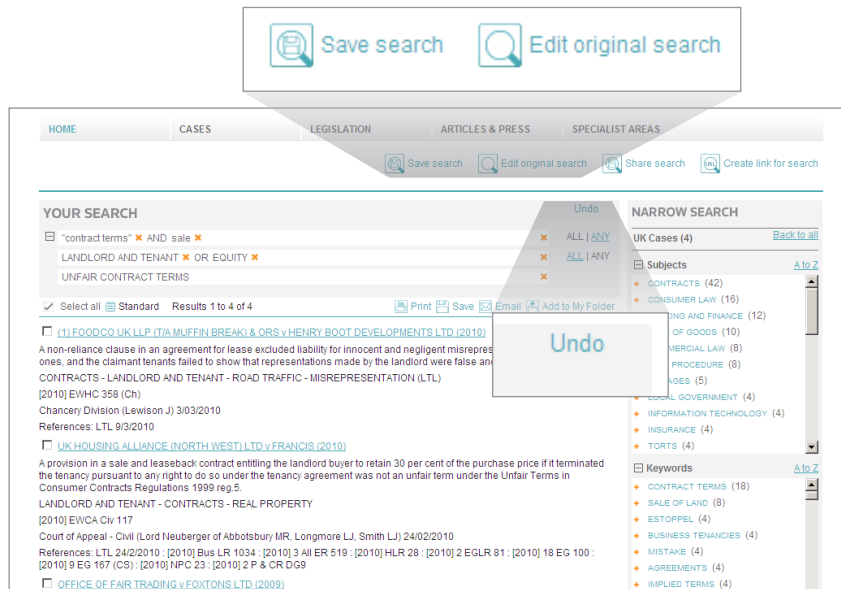
- + 2010 (2)
- + 2009 (1)
- + 2003 (1)

If you'd like to remove any terms just click on the 'x' and your search results below will update automatically. And to narrow or broaden your search further, select the 'all' or 'any' buttons the end of each row. Selecting 'all' will search for all the specified terms in your search, and selecting 'any' will search for any of your search terms.

SEARCH OPTIONS

Click on the **undo** button to take your search back a step.

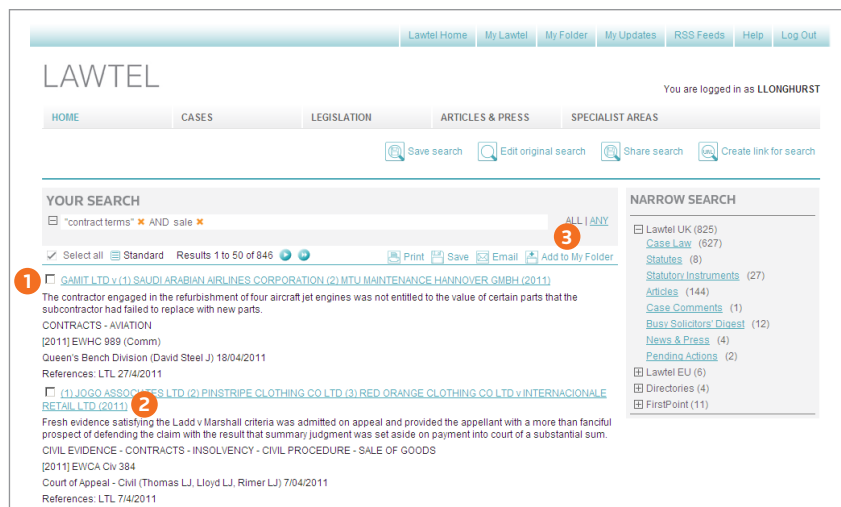
To change your original search, click on **edit original search**. If you want to be updated when new content is added under your search terms, click on **save search**. This will alert you if the content changes.



MY FOLDER EXPLAINED

You can collect documents as you go by adding them to **My Folder**.

This lets you select and save useful documents as you view your results.



1

From the search results, select the documents you want by clicking on the checkbox beside them

Then click on the add to my folder button.

2

Alternatively, click on the document title to read the summary. You can then add the document to my folder from there by clicking on the add to my folder button at the top right hand side of the screen.

3

Once you've got all the documents you need, click on the my folder tab in the bar at the top. You'll see all the documents you've saved in there. They will be there until you log out of your session.

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