



Welcome to the X-Press Spring Newsletter

A Year of AI: Actual Intelligence at X-Press Legal Services

Accuracy in property searches, data and conveyancing services isn't optional, it's everything.

At X-Press Legal Services, we believe real insight comes from experience, not algorithms. Every report we deliver to our conveyancing clients is backed by human judgement and local expertise. That's why we've chosen to make 2026 the year of AI: Actual Intelligence across our network.

Our commitment to local expertise and service excellence continues to attract new clients. This reflects our dedication to combining cutting-edge technology with something even more powerful: human intelligence. When accuracy and analytical insight are essential, the expertise and judgement of real people remain irreplaceable.

Lynne Lister, MD of X-Press Legal Services commented:

"Technology is a powerful enabler and we continue to invest in it across many of the services we deliver to our clients."

However, technology will never replace human experience and judgement. At X-Press, AI means Actual Intelligence. Our clients value the strong working relationships they build with our trained search experts, professionals who know their

local area inside out, who can spot anomalies before they become issues, and respond quickly and personally to queries.

We don't operate call centres or rely on automated chatbots, because we understand how frustrating it can be when you need real answers from a real person. For us, the value of genuine interpersonal relationships far outweighs the cost savings of automated customer service.

Over the years, we've seen many changes within the conveyancing process, but what has not changed is the need to provide a dedicated hands-on service to our clients. We are fiercely proud to remain one of the last independent search firms in the UK. Our teams genuinely care about every client, and that commitment shines through in the calibre of work we deliver."



xpresslegal.co.uk

Legal Indemnity Partnership now live



X-Press Legal Services has partnered with My Legal Indemnity Shop, the UK's first legal indemnity comparison platform, created by international underwriting agency DUAL.

With an estimated 40% of UK residential property transactions requiring at least one indemnity insurance policy, the new partnership allows X-Press Legal Services' clients access to My Legal Indemnity Shop.

This enables professionals to compare quotes and issue over 80 legal indemnity products for residential and commercial property transactions, including multiple covers under a single policy.

The platform provides instant quotes from A-rated insurers, including AXA, RSA, Norwich Union and Accredited.

It offers the ability to combine risks, receive instant documentation and engage directly with underwriters via live chat for expert support.

Dave Lister, Finance and Sales Director at X-Press Legal Services, commented:

"With so many factors slowing down property transactions, the ability to swiftly source indemnity insurance to satisfy due diligence and mortgage lenders is ever more important.

This partnership provides our clients with confidence, speed and choice all through a user-friendly, compliant platform."

Trevor Barnett, Head of UK Business Development DUAL – Title & Legal Indemnity added:

"We're delighted to partner with X-Press Legal Services, expanding our distribution and strengthening our presence in the UK legal indemnity market.

Through their access to My Legal Indemnity Shop, X-Press Legal Services' conveyancing clients can now offer wider options, demonstrate compliance, and enhance the client experience, all in seconds."

For more information visit: [My Legal Indemnity Shop](#) or speak to your local X-Press office

 Compl:ex out now

Head to the [website](#) to read the latest edition of Compl:ex, X-Press Legal Services' in-depth compliance briefing.

Packed with expert commentary and up-to-the-minute analysis, Compl:ex ensures conveyancers stay ahead of the latest legal and regulatory developments.

A must-read for professionals working in today's rapidly evolving compliance environment.

Read the latest issue and previous articles here >



Watch our latest videos

We have produced new videos to give you a closer look at the services we offer and the innovative platforms we've developed. These are the perfect way to learn how we streamline legal processes and deliver fast, reliable services.



[X-Press](#) – An introduction to our services and people led approach to supporting conveyancers.



[ICOS](#) – Our Intelligent Conveyancing Online System, a powerful tool designed to manage case information in real-time, making communication and collaboration more efficient.



[QMP](#) - Our Quotation Management Platform which allows users to generate accurate, custom quotes for legal services quickly and easily.

National Conveyancing Month

The Conveyancing Foundation has announced the launch of National Conveyancing Month, running throughout March. Following the overwhelming success of last year's National Conveyancing Week, the initiative has now been expanded into a month long celebration of the profession.

With support from more than 600 law firms across the sector, National Conveyancing Month 2026 will unite stakeholders from across the property industry to inform, educate, assist and inspire. The campaign will shine a spotlight on the essential role conveyancers play in the home-moving process and highlight the professionalism, expertise and dedication that underpin the sector.



To find out more about National Conveyancing Month and how to get involved, visit the [Conveyancing Foundation's website](#).



5 Years of Cyber Essentials Plus

X-Press Legal Services has achieved Cyber Essentials Plus accreditation for the fifth consecutive year, reaffirming its unwavering commitment to maintaining the highest standards of cyber security.

The firm's commitment to addressing the ever-increasing landscape of cyber threats cements its position as a trusted partner for law firms seeking a rigorously tested and reliable search provider. Opting to attain Cyber Essentials Plus over the standard Cyber Essentials accreditation, the team at X-Press demonstrated how their enhanced security controls protect internal company data alongside that of the legal firms the company partners with.

"The SRA recommends Cyber Essentials Plus certification as a key standard for law firms," commented Lynne Lister, MD of X-Press Legal Services.

"Protecting data is not only a matter of maintaining client trust but also a regulatory requirement for legal firms.

By demonstrating a proactive approach to cyber threats, we ensure the legal firms we support can safeguard their clients' information and maintain the integrity of their operations at every turn."

Technology continues to play a vital role across X-Press Legal Services' 27-strong network of offices throughout England and Wales. The firm is investing in new tools that enhance efficiency and support conveyancing clients nationwide. However, the company is clear that human insight, local knowledge, and personal relationships remain at the heart of its service model.

"The speed with which technology is advancing is hugely exciting and we continue to invest in advances that add genuine value to our clients, but it will never replace human experience and professional judgement our team deliver," added Lynne. "Achieving Cyber Essentials Plus accreditation for the fifth time demonstrates our deep commitment to protecting client data using the highest security standards."



New TA6 & TA7 Forms - Mandatory from 30 March

The Law Society's updated TA6 (6th edition) and TA7 forms will become mandatory for all Conveyancing Quality Scheme firms on 30 March 2026.

The new editions have been redesigned to streamline transactions, with fewer sections, clearer wording, and more flexibility through expanded 'not known' options. These changes aim to reduce delays and help sellers provide more accurate, usable information from the outset.

To stay fully compliant, the updated forms are already available through FormEvo on the X-Press Legal Services' ICOS platform, giving clients quick and secure access to the latest versions.

A video guide to the new forms by FormEvo is also available on the website.

Make sure your team is ready ahead of the deadline.

Meet the team Lynne and Dave Lister

Lynne and Dave Lister launched X-Press Legal Services from their kitchen table back in 1998 armed with a strong work ethic, great sense of humour, a fax machine and a shared vision that would go on to reshape the property search industry. What began as a single office has since grown into a thriving network of 27 franchisees across England and Wales, each one locally owned and firmly rooted in its community.

Lynne brought serious credentials to the table as the former editor of Business Franchise Magazine, making her more than equipped to build a franchising success story of her own. Meanwhile, Dave arrived with years of sales expertise from the car industry, skills that helped open more than a few early doors (and probably a few sceptical minds too!). Together, they became the perfect double act: Lynne the strategist, Dave the deal maker.

X-Press has always been a true family affair. The Listers' three offspring Christian, Russell, Hannah and daughter-in-law Jane all play key roles in the business, helping to keep the company's values as strong as its growth. But it's Lynne and Dave's unstoppable energy, curiosity and genuine passion for all things search-related that continue to set this independent brand apart from the competition. While the dynamic duo has more than earned a chance to put their feet up, retirement isn't on the horizon. Lynne and Dave's passion for the industry and their team keeps them firmly at the helm with plenty of fresh ideas lined up for 2026 and beyond.





Expand Your Knowledge, Elevate Your Practice

Join thousands of conveyancing professionals who choose X-Press Legal Services for high-quality, engaging CPD. Our expert-led seminars cover essential industry updates, offering practical insights and valuable networking opportunities. A great chance to see the AI – Actual Intelligence - of our team in action!

We take CPD beyond the ordinary, hosting events at unique venues like Haydock Park Racecourse, Mercedes-Benz World and Robinson's Brewery, alongside online sessions for flexible learning. Whether you're fulfilling your CLS training requirements or simply looking to stay ahead in the industry, these CPD events are the perfect opportunity.

Visit our website to view the [latest event opportunities](#) and book your place.

Find your local X-Press office

Scan here
to find your
local office



X-Press Legal Services is now officially the largest independent search company, providing property searches and a full range of conveyancing products and services across the whole of England and Wales.

UK Contact Numbers

- Avon & Thames Valley 0330 159 5323
- Central, SW & NW London 0203 771 3840
- Cornwall & Devon 0330 159 5324
- Central Midlands 0330 159 5365
- Cumbria & Fylde Coast 01524 548 815
- Derbyshire & Nottinghamshire 0330 159 5363
- Durham 01916 593 567
- East London 0330 159 5364
- Essex, Herts & Cambs 0330 159 5356
- Gloucestershire 01453 707 664
- Greater Manchester & Cheshire 0330 159 5305
- Home Counties & Hampshire 01993 226 999
- Kent 01322 912 015
- Lancashire & Bolton 0330 159 5315
- Leicestershire, Warwickshire and Worcestershire 01788 574 706
- Lincolnshire 0330 159 5367
- Newcastle Upon Tyne 0191 694 1012
- Norfolk & Suffolk 01603 964 143
- North & West Yorkshire 01423 889 331
- North Cheshire, Merseyside and Manchester 01925 393 333
- South & West Yorkshire 01422 361 115
- South Wales 02920 865 348
- Sussex 01273 526 061
- Surrey 01483 399 241
- West Midlands & Staffordshire 01902 255 058
- Wiltshire, Swindon, South Gloucestershire & Dorset 01454 279 994
- Cheshire West & Chester, Wirral & North East Wales 0330 159 5300
- X-Press Legal Services (Head Office) 01925 393 333