



### **The Times, the Queen's speech and The Leasehold Reform (Ground Rent Bill)**

21 May 2021

Commentary by Scott Goldstein, Partner in the Dispute Resolution department and property litigation specialist at Payne Hicks Beach, on the Leasehold Reform (Ground Rent Bill) addressed in the Queen's speech, first published in The Times print and online on 20 May 2021 and reproduced with kind permission.

Scott commented that he welcomed a bill banning ground rent on new leasehold properties as it would make it easier for tenants to buy and sell property. He added that the speech included a "tempting line" saying that the government would "enhance the rights of those who rent" and speculated that ministers might do as promised in 2019 and abolish no-fault provisions that allow landlords to end residential tenancies. There was also speculation that the government may give leaseholders the right to extend their lease by 990 years. The subsidy control bill is expected to create considerable divergence between the EU and UK. Up for grabs will be the criteria for assessing the legality of subsidies.

<https://www.thetimes.co.uk/article/proposed-reform-of-judicial-review-judged-unnecessary-r5qbvmv3k>  
(via paywall)

Scott has extensive experience in all aspects of property litigation and is able to bring a wide range of technical knowhow and commercial nous to bear on any property dispute, be it commercial or residential advising developer and high net worth clients. His expertise extends to dealing with landlord and tenant work: on the commercial side involving the applicability of the criteria for opposing a new business tenancy on the grounds of redevelopment (ground (f)) and for residential tenancies dealing with long leases in connection with enfranchisement claims, service charge disputes and disputes between tenant directors of freehold companies.

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