

New court pilot scheme for unopposed lease renewals

The County Court at Central London has introduced a new pilot scheme for **unopposed** lease renewals where all cases will be transferred to the First Tier Tribunal (Property Chamber) ("FTT") in London. This is to speed up the lease renewal process and to allow cases to run more smoothly and save costs.

The timeframe from issue of proceedings to trial could now be as quick as **16 weeks**.

Transfer and Initial Stay of Proceedings

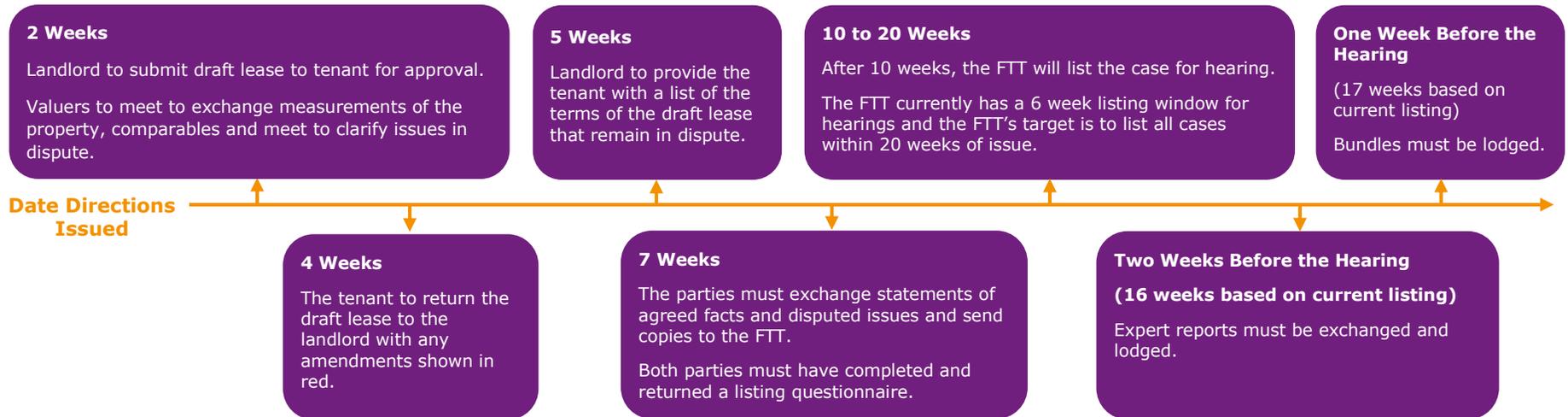
Once the unopposed lease renewal proceedings are issued, the proceedings should be automatically transferred to the FTT.

Following the transfer, the FTT will write to the parties and provide an opportunity to seek a **3 month stay**. The stay can be requested in only two scenarios:

- | where both parties write to the Court and request a stay within **14 days** in order to enable negotiations to continue or to allow a reference to the Professional Arbitration of Court Terms to be made; or
- | where lease expiry (and therefore, the valuation date) is later than **20 weeks** from the case being referred to the FTT.

Directions and Hearing

If no stay is requested (or at the expiry of the initial 3 month stay, if requested), the FTT will then issue directions which set out the 20 week timetable. This is set out below:



eversheds-sutherland.com

© Eversheds Sutherland 2018. All rights reserved.

Eversheds Sutherland (International) LLP is part of a global legal practice, operating through various separate and distinct legal entities, under Eversheds Sutherland. For a full description of the structure and a list of offices, please visit www.eversheds-sutherland.com.