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### Stamp Duty Holiday

The stamp duty holiday announced by Rishi Sunak on the 8th July is providing a welcome resurgence in agreed sales in the residential property market. Individuals buying a house between 8 July 2020 and 31 March 2021 will only pay SDLT on a property worth more than £500,000.

The new rates set out below are effective immediately. Property or lease premium or transfer value SDLT rate:

- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

The 3% higher rate for purchases of second homes or purchases by trustees applies on top of the revised standard rates above.

For more information on any of the items raised in this article contact James Owen on 01604 463151 or by [click here](#) to email James.



## Reignited real estate growth in Oxford Cambridge Arc

Yvette Morgan (a partner in our Milton Keynes office) comments on the surge in inquiries made by buyers to invest in property in the Oxford, Milton Keynes and Cambridge area. The commuter belt property boom appears driven by those who no longer have to commute daily into London and are looking to live further afield. The Oxford-Cambridge arc which has been identified by government as an area of high economic growth and earmarked for one million new homes by 2050 is a natural destination for homebuyers, developers and investors alike. To read further [click here](#).

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## Running a business from home - the property issues?

As lockdown eases, many of us are looking forward to returning to an office working environment whilst others may wish to continue the flexibility that working from home can offer. It is likely that the landscape of the work environment will post pandemic have permanently changed. If you are considering moving your business to work from home permanently Sarah Baron (a solicitor in our Cambridge office) sets out the practicalities that should be considered at the outset to ensure a smooth transition. [Click here](#) to read her full article.

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## The future of (leasehold) home ownership?

The Law Commission has recently issued a number of reports setting out recommendations for reforming the future of home ownership in England and Wales. The aim of the reforms is to improve the current leasehold system and, in the long term, to establish commonhold ownership as a viable alternative. For more information about the recommendations, please [click here](#) to read Ceri Riddell's article, 'The future of (leasehold) home ownership?'

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## Build, Build, Build: Radical Reforms to the Planning System

On 30 June, the Prime Minister announced what he describes as the "*most radical reforms to our planning system since the Second World War*" as part of his Project Speed programme to get the country building again post COVID-19.

Since then, the Government has introduced amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the General Permitted Development Order") to permit the construction of up to two additional storeys of new dwellinghouses above purpose built, detached blocks of flats without the need for planning permission from 1st August.



From 31st August, the General Permitted Development Order will be amended to confer permanent permitted development rights to allow existing houses to be extended by the addition of up to two storeys. There will also be new rights to allow the construction of additional storeys on buildings that are in residential and certain commercial uses (including A1, A2, A3 and B1) to create additional self-contained homes.

Amendments to the General Permitted Development Order will also confer permanent permitted development rights to allow for the demolition of vacant and redundant free-standing B1 and C3 buildings and their replacement with residential development.

From 1st September, changes to the Town and County Planning (Use Classes) Order 1987 will introduce a new "commercial, business and service" use class (Class E) incorporating the

previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use class. A building within this new use class will be able to change to another use, or mix of uses, within the use class without the need for planning permission. The former A4 drinking establishments and A5 hot food take away use classes have been removed and these uses are now sui generis, together with cinemas, concert, dance and bingo halls.

In addition, the Business and Planning Act 2020 received Royal Assent on 22nd July, allowing extensions to planning permissions expiring during the pandemic and the relaxation of construction working hours conditions. There are also changes to the Community Infrastructure Levy Regulations 2010 to allow local authorities to defer CIL payments, to credit late payment interest accrued and to disapply, for a limited time, late payment interest and surcharges for late payment.

For more information about these changes please view our articles below or contact Gemma Dudley by [clicking here](#) or Brendon Lee by [clicking here](#).

- [Build, Build, Build: Government Announces Radical Reforms to the Planning System](#)
- [New Permitted Development Rights for Upward Extensions Introduced](#)
- [Extensions to planning permissions expiring during pandemic](#)
- [Government Introduces Further Permitted Development Rights & Changes to the Use Classes Order](#)

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