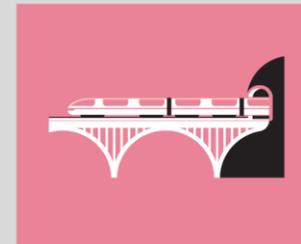
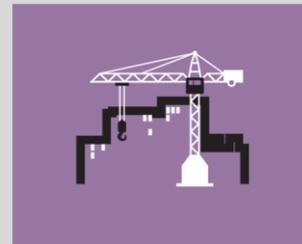


S Franes v The Cavendish Hotel: How now to demonstrate a “genuine intention” to redevelop?

Guy Fetherstonhaugh QC

White Paper Commercial Property Leases Conference

7 November 2019



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S Franes Ltd v Cavendish Hotel (London) Ltd



The acid test

“The acid test is whether the landlord would intend to do the same works if the tenant left voluntarily.”





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Landmark Supreme Court ruling has huge potential impact on business tenants and their landlords



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Grade F for Supreme Court's Ground F Decision?



5 December 2018

Landlord burnt by the acid test: Supreme Court ruling re ground (f)

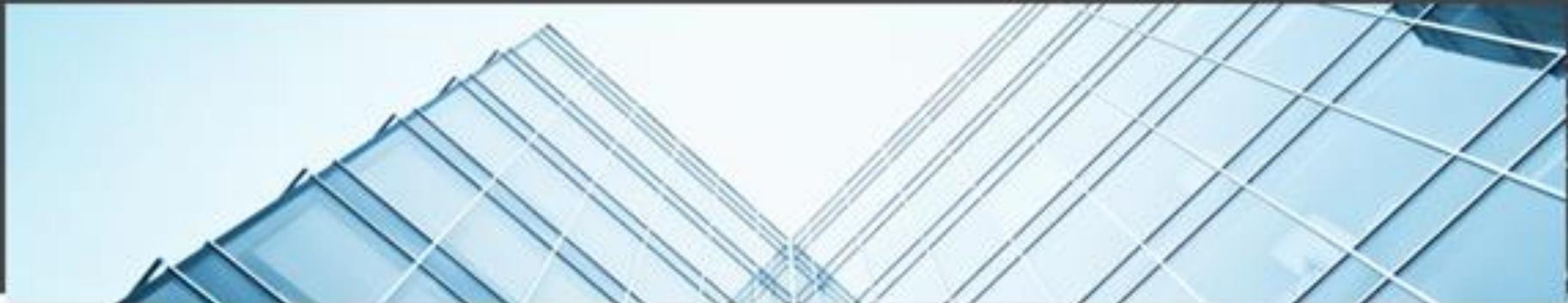


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The Times: Supreme Court demolishes easy way to evict tenants

Posted on 07 December 2018 by Chhavie Kapoor. Source: The Times





Landlord's 'cunning plan' for possession fails



Case Study

INTENTION? MOTIVE? THIS IS A LEASE RENEWAL NOT A MURDER TRIAL!

16th October, 2017 by Jane Bloomer , Stephen Ruse



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The road to Redevelopment is paved with Unconditional Intentions



LUCIE BARNES

JAN 31ST 2019



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Unpicking Intention - *S Franses Ltd -v- The Cavendish Hotel (London)*

December 7, 2018





Tenants on Safer Ground - S Franses Ltd v The Cavendish Hotel (London) Limited



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When Can a Lease Renewal Be Defeated?



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London Kendal Street No 3 Ltd v Daejan Investments Ltd



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EE Ltd v Chichester (Trustees of the Meyrick 1968 Combined Trust) [2019] UKUT 164 (LC)



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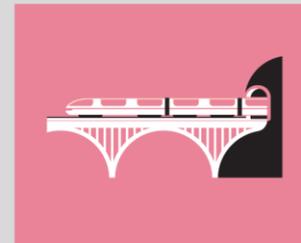
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