



A Legal Insight

Your Monthly Newsletter from Chhokar & Co

Issue No: 011121

Week Commencing 1st Nov 2021

Editor's note

Happy Halloween and Happy Diwali! Welcome to this month's newsletter which includes articles of the legal happenings that have been taking place over the last few weeks. This is a way for you to stay informed of current news and legislation changes.

All the topics that are covered in this newsletter are areas of law that we deal with as a firm so if you have any questions or queries arising from any of these articles, Chhokar & Co is here to help.

You can contact our Head Office in the United Kingdom by e-mail, via SKYPE and by phone. You can also contact us through our website Enquiry Form: www.chhokar.com.

- Aman Bhambra

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PROPERTY

The UK's Region with the most restrictive covenants

Restrictive covenants are binding conditions written into the deeds or contract of a property. These establish what an owner can or cannot do under particular circumstances varying on location and type of property. The property brokers, Pure Property Finance, define a covenant as 'anything from alterations to the property without consent, erecting satellites on the property'. Pure Property Finance recently undertook research through the HM Land Registry to find out which areas in the UK have the most restrictive covenants. The research concluded that Greater London is the region that's most strict with nearly 42,000 restrictive covenants on properties used by its 9 million inhabitants. However, in East there are only 2,415 properties having restrictions.



Will Covid-19 drastically change the rental landscape?

A string of letting agents have claimed that the rental landscape is set to change significantly as attitudes by the tenants and landlords are altering. The property type, location and quality are said to change in the near future. *Simon Shinerock, chairman of Choice* says "as things stand, we will see more and more small, undesirable, built-down-to-a-price apartments and less and less family homes available to tenants." *Nick Neill, managing director of EweMove*, says that there remains one overriding reason why landlords will continue to prosper and that is the critical lack of rental supply. This means the longer-term outlook for landlords remains positive as far as capital growth is concerned.

At Chhokar & Co we aim to deal with a wide variety of client matters including corporate services in which we offer property management and rent collection, if you would like more information or have an issue you wish to discuss with us please contact us at +44 (0) 208 574 2488 or law@chhokar.com

FAMILY

The latest CPS statistics on domestic abuse

With the re-opening of Crown Courts across the UK, there has been an improvement in the number of rape convictions in the last year. However, the Domestic Abuse Commissioner, Nicole Jacobs, still states a 'deep concern' that fewer perpetrators of domestic abuse are being held accountable for their actions. Ms Jacobs has previously called on the government to take urgent action on the fall of prosecutions rates for domestic abuse cases. The public interest on this matter has increased substantially, with the public looking to the criminal justice system to take firm action on perpetrators of domestic abuse



Divorcée receives £60k state pension windfall after DWP mistake

A woman has received a back payment of more than £60,000 having previously assumed that she was entitled to pension according to iNews. Working with pensions consultancy LCP, Mrs Yvonne Hooper, 77, submitted a claim for the unpaid pension and has now been awarded a full basic state pension and back payments of more than £60,000. As a result of this, divorced women are being urged to ensure their state pension is correct. The issue which affected Mrs Hooper affects women who come under the 'old' state pension system, which is those who were born before 6 April 1953.

Princess Haya Bint al-Hussein begins legal battle to win share of £10billion fortune in UK Courts

Princess Haya is being represented by Baroness Shackleton who is notorious for being the 'most feared divorce lawyer in Britain'. Princess Haya Bint al-Hussein is demanding a share of husband, Sheikh Mohammed bin Rashid al-Maktoum's, vast wealth. This is estimated to amount to £10billion. The hearing, which will be taking place in the UK, will decide the pay-out for Princess Haya and the welfare arrangements for her two children, Al Jalila 13, and Zayed, 9.

Here at Chhokar & Co, we pride ourselves in our family law work, if you have any enquiries regarding the article or any other family law issue, contact us contact us for a consultation at +44 (0) 208 574 2488 or law@chhokar.com.

IMMIGRATION

Extra funding to help low-income countries as refugees join NHS

Refugees are being supported into NHS roles as millions of pounds of new funding is helping low-income countries train healthcare staff. The programme's work supports UK-based refugees with health and care experience and those with similar skills in overseas refugee camps into appropriate NHS roles, following a course to assess their skill level the UK is giving £5 million of funding to the global shortage of quality health workers and increase access to vital services for the poorest and most vulnerable around the world, including refugee populations.

For more information please visit: www.gov.uk



EU settlement scheme

If you are an EEA/Swiss national, you were in the UK before 11pm on 31 December 2020, and you wish to stay in the UK, you need to apply to the EU Settled Status scheme. This scheme may allow you to stay in the UK now that Brexit has happened and the UK is no longer part of the EU. Even though this main deadline has passed, it's still possible to apply to the EU Settled Status scheme if you have what the Home Office consider to be "reasonable grounds" for delay.

For a full list of what is considered to be 'reasonable grounds' according to the Home Office, please visit: www.gov.uk/settled-status-eu-citizens-families/eligibility

Immigration is a serious and complicated matter, here at Chhokar & Co we have years of experience dealing with immigration matters. Feel free to contact us for a consultation at +44 (0) 208 574 2488 or law@chhokar.com

WILLS, TRUST & PROBATE

Video witnessing of Wills to become the 'new normal'?

The use of video witnessing to formulate a Will in the UK, was made legal by the Ministry of Justice in July 2020 as a result of the pandemic. As the UK enters its third lockdown, there have been mixed reactions to the use of video calling. However according to the 'UK Wills & Probate Market 2020: Consumer report', 'video witnessing' would be acceptable to over a third of consumers. Organisations including 'STEP' have stressed the importance of using video witnessing as a last resort.

<https://www.step.org/>

Law Society urges people to include 'digital assets' in their Wills

The Law Society has been encouraging people to incorporate 'digital assets' including photos, emails and passwords, into their wills. David Greene, the Law Society President said: "Technology is a huge part of modern life". A recent survey conducted by the Law Society found that 93% of those who have a will have not included any digital assets. Three quarters of people do not know what happens to their online presence after they die.



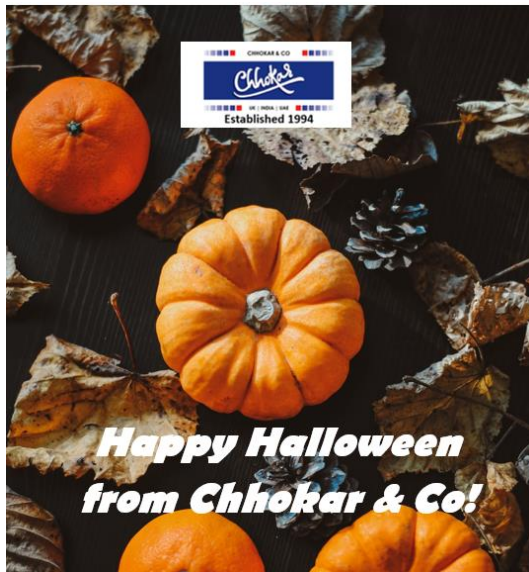
Proposals to modernise LPAs and the risks in safeguarding

The Ministry of Justice ("MOJ") published a consultation paper on July 2021 which sets out several proposals to modernise Lasting Powers of Attorney ("LPAs"). The

paper also considers what changes to the law may be needed. One proposal considers the timescales for making objections. Another proposal concerns how to object to the registration of an LPA. the first proposal is to consider whether the witness to an LPA could be replaced with “new safeguards that perform the same function

Here at Chhokar & Co we are experienced in wills, trust and probate. If you have any enquires regarding your Will arrange for a consultation by calling +44 (0) 208 574 2488 or emailing law@chhokar.com.

WHAT'S NEW? -The Latest news from Chhokar & Co Solicitors



Happy Halloween from Chhokar & Co!

May the night of Halloween bring along many spooky surprises for you. May you enjoy treats more than tricks on this day.

To find out more about our legal services call us on for a free initial consultation on:

0207 935 3335

or visit our website for more information:

www.chhokar.com

Happy Diwali from Chhokar & Co!

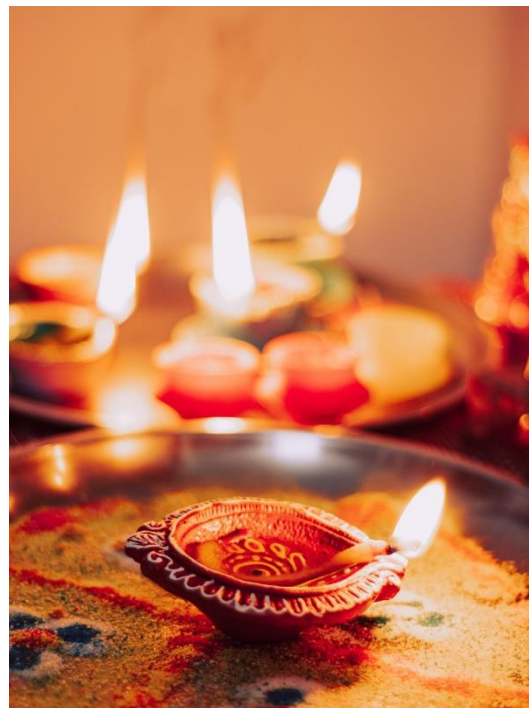
May light always guide your way this Diwali and all year long. May Diwali light the way for a year full of wisdom, truth, love, and joy. Happy Diwali from Chhokar & Co!

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