



Petra Billing

Partner

EUROPE, MIDDLE EAST AND AFRICA LEAD, MINING SECTOR

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Petra has experience in all aspects of commercial real estate litigation and dispute resolution including landlord and tenant, lease renewals, rent review, dilapidations claims, forfeiture proceedings, contractual disputes relating to land and nuisance issues.

Petra has a particular specialism in advising minerals clients for which she is particularly renowned. She provides advice on issues such as the Mining Code, restoration and aftercare, royalty issues and minerals lease interpretation.

Petra works closely with her transactional, environmental and planning colleagues to provide commercial and pragmatic advice to those with any interest in land or property. Her clients are varied and include private and public limited companies, educational institutions, developers, house builders, local authorities, rail franchisees and minerals operators.

Petra is Head of the Mining sector for Europe, the Middle East and Africa, and is the Office Managing Partner for Sheffield.

Petra is also a trustee on the board of St Luke's Hospice a charity based in Sheffield which supports the palliative care needs of the people of Sheffield.

- Real Estate Litigation
- Real Estate Asset Management
- Energy and Natural Resources
- Industrials
- Infrastructure, Construction and Transport

- Representation of a client Trillium in Supreme Court proceedings, from a successful appeal in the Court of Appeal against a non-domestic rating decision of the Upper Tribunal (Lands Chamber) affecting one of its properties which in itself allowed the appeal of the Valuation Officer from the Valuation Tribunal of England. The central issue was that the rating authority has misapplied the complex case law and legislation relating to how commercial property should be valued when it is empty and there is no proven demand for it. The Supreme Court's decision is of great import for those in the commercial property sector and clarifies the interpretation of existing law.
- Advising an estate owner on planning, restoration and aftercare liabilities of its tenant using a defunct estate quarry for the deposit of coking material due to the related closure of a power station.

- Advising a minerals operator on a joint venture arrangement with a French listed company as regards the exploitation of lithium reserves in a former china clay / kaolin mine.
 - Advising a tenant in a contested rent review of a long lease the permitted use of which is for an aluminium fabrication plant An issue arose as to whether rent was to be reviewed on the basis of a ground rent only lease or whether what should be rentalised on review is the land plus the buildings with associated interpretation issues . The matter went to arbitration before a QC acting as arbitrator. He found for our client on all 6 issues put to him, we achieved 100% costs recovery and saved the client a very significant rental outlay.
 - Applying to the High Court for a vesting order following the dissolution of a company as a result of land remaining within its ownership pre - dissolution such that bona vacantia advice was necessary with the result that the land is now vested in the proper owner.
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Professional Qualifications

- Solicitor of the Senior Courts of England and Wales

Prior Experience

- 2000 to date, Partner, DLA Piper
- 1996 to 2000, Senior Solicitor, UK based commercial property firm
- 1992 to 1996, Associate, UK based law firm

Recognitions

- 'Petra Billing is an inspirational leader. Her knowledge of the mines and minerals world, its law and practices is unrivalled' - *Legal 500*, 2020 - Band 1/ Leading Individual
- Clients appreciate the team's "swift turnaround, efficiency and ability to see the bigger picture." Clients describe Petra as "extremely competent, very honest and able to provide clear strong advice." Sources say "the team offers "very good value for money." - *Chambers UK* - Band 1

Education

- University of Bristol, Law LLB (Hons), 1991

Memberships

Petra is a trustee and board member of St Luke's Hospice, a charity based in Sheffield which supports the palliative care needs of the people of Sheffield.

Publications

Commercial Rent (Coronavirus) Bill

12 November 2021

The Government has published its draft legislation with the aim of tackling accrued rent arrears for businesses who were forced to close during the pandemic. The Commercial Rent (Coronavirus) Bill provides for the ringfencing of rent debt built up by businesses who have been forced to close during the pandemic and establishes a binding arbitration process which can determine what happens to that ringfenced debt.

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So where are landlords and tenants now following the September quarter day?

Updated 1 October 2021

The Corporate Insolvency and Governance Bill has been published. It implements the measures announced by the UK government on 23 April 2020 to safeguard against aggressive rent collection tactics. It follows the ban on forfeiture for non-payment of rent contained in the Coronavirus Act 2020 which came into effect on 25 March 2020.

Events

Previous

What next for occupiers and landlords?

24 September 2020

Webinar

Coronavirus COVID-19: the Corporate Insolvency and Government Bill and tax considerations on rent and other lease concessions

3 June 2020

Real Estate Debt Facilities – the approach of lenders in uncertain times

22 April 2020

Webinar

Coronavirus a UK real estate perspective

7 April 2020

Webinar
