

Real Estate Disputes

Issues you may be facing

- Development disputes including rights of light
- Insolvency and the impact on the landlord and tenant relationship
- Unresolved rent reviews: what can you do to maximise your position?
- Service charge disputes
- Non payment of rent
- Forfeiture of a lease
- Difficulties in achieving vacant possession
- Applications for consent to assign, underlet and carry out alterations: do you know your rights and obligations?
- Dilapidations claims at the expiry of a lease
- Break options and compliance with conditions attached to the right to break

How we can help

The team, led by Saleem Fazal who is a CEDR-accredited mediator and ranked by both Chambers and Legal 500, has a strong track record in contentious real estate issues. We act for individuals, pension funds, institutional investors, developers and occupational tenants on all contentious real estate issues.

We focus as much on risk management and identifying commercial solutions as we do on pursuing matters through the courts. If we can settle matters by other methods such as mediation, we will.

Overall, we have a broad case range including: court proceedings arising from the renewal of leases; the pursuit of tenants in arrears; dilapidations claims; the recovery of possession from insolvent tenants and rent review advice. We also provide a complete range of real estate dispute resolution services and can represent you in any kind of tribunal relating to leasehold and freehold land.



Credentials

- > Acting for **administrators**, providing advice on a vacant possession strategy to allow development of a large industrial site.
- > Advising **shopping centre owners** on dealing with service charge disputes and other estate management matters.
- > Advising the **seller of residential development land** in relation to a claim for specific performance where the buyer refused to complete.
- > Acting for **developers and corporate occupiers** in substantial dilapidations claims.
- > Advising a **corporate plc** regarding the obligation to install sprinklers to comply with insurers' requirements in the last year of a lease.
- > Advising **developers and occupiers** in relation to rights to light disputes.
- > Acting for a **substantial trust** in a claim for an injunction/ damages regarding a breach of a restrictive covenant benefiting the trust's listed property.

The team

Every member of the team has previously worked in City practices and has a thorough understanding of the real estate market. We also appreciate the demands that litigation makes on clients - both in terms of time and money.

Assertive and experienced litigators, we pursue each case energetically. However, this approach is tempered with, and enhanced by, our commercial attitude as we recognise that all dispute resolution comes at a cost and can be a significant distraction to your day-to-day business.

“Saleem Fazal is ‘an aggressive yet sensible and responsive team player.’ ‘This firm houses skilled legal professionals who instil confidence.’”

Chambers 2010

Key contacts



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“This firm is admired by clients for “taking an open-minded view and engaging in dialogue with us.”... Saleem Fazal is “very much service-oriented and fills clients with confidence. The success of the team is down to his management,” market sources say.

Joe Copping “takes a commercial view and stands out for being a calm, sensible performer,” say sources.”

Chambers 2012

“‘Saleem Fazal ‘exudes a steady confidence’, and Jill Carey is ‘client focused and down to earth.’”

Legal 500 2011