

Specialists in Landlord & Tenant Law



The law regarding commercial leases is constantly changing and can be complex making it difficult to manage large portfolios and stay one step ahead of the game. To assist you in the management of your properties Wright Hassall LLP has one of the largest Property Litigation teams outside of London. The breadth and depth of our knowledge and expertise allows us to efficiently deal with a wide range of Landlord & Tenant issues.

What makes us different?

Our dedicated team of specialists are able to provide you with tailored advice across all aspects of dealing with Landlord & Tenant Law. Our team is particularly proactive in undertaking work on a conditional fee ('no win, no fee') basis where appropriate and have a good working relationship with insurers who may provide cover for the opponent's costs. The net effect is low risk litigation for our client. Having said that we also actively advocate the use of mediation for successful early resolution of disputes.

Our Expertise

All members of our team deal with a range of Landlord & Tenant issues but the first points of contact for specific areas are listed below:

Dilapidations

Jane Senior has specialised in this area for more than 20 years. She heads the Property Litigation team at Wright Hassall, having joined the firm from a national practice in 1996. Jane advises on all types of property issues, with particular focus on Landlord and Tenant matters. Her wealth of experience results in effective, pragmatic advice. Jane is commended as a "tenacious litigator" in Chambers UK 2011.

Lease Renewals

We have developed an in-house system to deal effectively with lease renewals which means we have tight control on timescales and are able to provide prompt responses and serve

notices at short notice when necessary. For enquiries relating to Lease Renewals please contact Jane Senior initially.

Break Notices

Some breaks can be difficult to exercise and can be particularly contentious, which is why it is imperative that careful attention is paid to the preparation and service to ensure that they are effective. We have extensive experience in this area, for example Claire-Elaine Arthurs was heavily involved in the landmark Break Notice case of Orchard v Reuters, which she successfully took to the Court of Appeal in 2009.

Service Charge Disputes

Ellie Crofts joined our team in October 2009 and deals with a range of Landlord & Tenant issues, particularly Service Charge Disputes. She currently works with a number of large property portfolios to effectively manage and minimise their Service Charge issues.

Tenant/Landlord Insolvency

Tim Reid joined Wright Hassall in September 2008 and has been involved in several high value cases which have been heard in the High Court and the Technology and Construction Courts. He advises on a wide range of Landlord & Tenant issues and has a particular interest in both dilapidations and dealing with both Landlord & Tenant insolvency issues.

Our approach

We provide a tailored, flexible and straight forward service maintaining rates for standard work that we firmly believe are among the most competitive available. The reason we are able to provide this service at lower rates is because we have used our combined expertise to develop a structured approach to our work and create a number of in house administrative practices that allow us to deliver high quality advice quickly and efficiently.

In dealing with matters we will:

Analyse

- Give proper consideration to the Lease (and any relevant Deeds of Variation etc), correspondence and all other relevant documentation.

Assess and Agree

- Discuss with you the issues, strategy and confirm your commercial objectives.
- Consider obtaining other information and reports.
- Consider whether any offers should be made.
- Agree strategy and options (which may include a without prejudice meetings, mediation or litigation).

Deliver and report

- Ensure that applicable protocols are complied with.
- Communicate progress at each stage of the dispute resolution process to ensure you have the information you need to effectively manage your property portfolio.



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Whatever the issue we are on hand to provide you with flexible and straight forward advice about how to protect you or your client's position, recover losses or resist any property related claims that may be brought. We have the expertise and up to date experience to quickly and effectively assess the options in respect of any potential claim. We also have long standing relationships with a range of tried and tested experts who we can call upon as necessary.



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