

# Property litigation

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## Our services

When it comes to property matters, things don't always go according to plan. When complications arise, it is essential you work with a legal team that can react quickly, adapt to your changing needs and give clear, tactical advice.

If a property dispute is inevitable, the property litigation team at Taylor&Emmet LLP will work hard to resolve your dispute as quickly and as cost effectively as possible. We do this using negotiation, arbitration and mediation, but if necessary we will use court action and we have a hard fought reputation for being tough and assertive.

But, like you, we would rather property disputes didn't happen. We offer early advice and assistance, so problems can be avoided or resolved before they develop into formal action.

Our property litigation unit represents a diverse range of commercial and individual clients operating in a variety of industries. Particular emphasis is placed on property investors, retail and restaurants, real estate, financial institutions, regeneration bodies and housing associations.



# Property litigation



## We specialise in:

### Commercial Property Litigation:

- Rent arrears
- Rent reviews
- Service charge disputes
- Unreasonably withholding of consent to assignments, underlettings, change of use, alterations etc.
- Dilapidations and improvements
- Forfeiture
- Enforcing covenants
- Distress and notices under section 6 of the Law of Distress Amendment Act 1908
- Insolvency related landlord and tenant matters, including section 17 notices and over riding leases, restitutionary claims, disclaimers etc.
- Renewal of business leases, both opposed and unopposed, including service of notices, counter notices, applications to court and conduct in the Landlord and Tenant 1954 litigation generally
- Negligence of property professionals

### Residential Property Litigation:

- General property management queries
- Disrepair
- Rent arrears
- Service of notice under the Housing Act 1985 and 1988
- Proceedings for possession, demotion of tenancy and anti-social behaviour injunctions
- Service charge disputes arising under the Landlord and Tenant Act 1985
- Leasehold Valuation Tribunal proceedings
- Enfranchisement under the Leasehold Reform Act 1967
- Security of tenure issues (including those relating to the Landlord and Tenant Act 1954 Part 1 and Rent Act 1977)
- Issues/disputes arising out of service occupancies
- Collective enfranchisement and leasehold extensions under the Leasehold Reform, Housing and Urban Development Act 1993
- Adverse possession/squatters
- Enforcement of covenants and easements
- Boundary disputes
- Land Registry procedures and Lands Tribunal matters

If you would like to know more about our services, please contact:

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