



**DAWSONS**  
SOLICITORS

## Property Litigation

The Group advises on all types of property disputes: commercial, residential and social housing. Particular areas of expertise are:

- Landlord and tenant, lease renewals and dilapidations.
- Service charges, both in the residential and commercial sectors.
- Injunctions, trespass, nuisance and squatter actions.
- Possession claims, including claims for rent arrears, breach of tenancy, nuisance, unlawful subletting and anti-social behaviour.
- Disrepair claims and security of tenure issues.
- Rights of light, easements and restrictive covenants.
- Human rights issues.
- Enfranchisement claims.
- Boundary disputes.

### Our Clients

The Group handles a broad range of work from a variety of different clients, including property investment companies, charities, housing associations and individuals.

### Our Service

We are committed to providing an efficient and cost effective service to our clients. We are experienced in representing our clients in all forms of alternative dispute resolution where we have a good record of reaching settlements without the need for court proceedings. We represent our clients in the High Court, County Courts, Appeal Courts, Leasehold Valuation Tribunals, Lands Tribunal and before the Adjudicator to HM Land Registry. We work closely with the firm's property department, with surveyors and with Counsel. We are committed to meeting our client's objectives and to providing clear and proactive advice.

### Recent Cases

#### Rights to Light

We acted for the Defendants in the landmark case of ***Regan v Paul Properties DPF No 1 Limited***. This established that an injunction will generally be the primary remedy for infringement of a right to light. It is also a warning to developers to address the issue of any possible rights of light claims at an early stage.

#### Human Rights

We acted for a Crown charity which was granted an order for possession of a residential dwelling notwithstanding the argument put forward by the tenant that he had rights under the Human Rights Act.

#### Subsidence Claims

We defended a plc in a substantial disrepair claim involving subsidence damage to a block of flats sold by the clients some five years ago allegedly caused by tree root damage. The matter was compromised before trial.

### Contacts

If you would like further information about the property litigation department or if you require assistance with any property litigation matter, please contact:

**David Masters**  
Tel: +44(0)20 7421 4869

**Angela Gregson**  
Tel: +44(0)20 7421 4761