

Property Advice and Litigation

TSol has extensive experience in handling planning and property related disputes and litigation, planning and highways inquiries, judicial reviews and advising on non-contentious matters.

Our specialist expertise

We have expertise in all of the following issues:

- boundary disputes, nuisance claims and trespass and squatter claims;
- claims of incompatibility under HRA 1998 involving a property element;
- breaches of covenant, dilapidations and other disputes;
- disputes over title and interpretation of leases;
- rent reviews and renewal of business leases;
- promoting and opposing development schemes at Public Inquiry;
- claims for arrears for rent and service charges;
- compulsory purchase and compensation;
- damage to property claims;
- contaminated land;
- possession actions;
- environmental law;
- planning; and
- highways law.

Our experience

Examples of some of the high profile matters that we have handled recently include:

- Chagos Islands Group Litigation (Foreign and Commonwealth Office) – A group action by some 5000 islanders and their descendants following their displacement in the 1960s from the Chagos Islands to Mauritius and the Seychelles to allow for the development of a US military facility on Diego Garcia;
- A303 and A3 Road Schemes (Highways Agency) – Representation in preparation for two major public inquiries in relation to the proposed improvements of these two major trunk roads at Stonehenge (A303) and Hindhead (A3);
- Burlington House (Office of the Deputy Prime Minister) – Representation in respect of the property rights of the occupants of the building housing various learned societies; and
- Apethorpe Hall (Department for Culture Media and Sport) – Representation at a public inquiry at which the Secretary of State's decision to serve a draft Compulsory Purchase Order over this Grade's listed property was confirmed to ensure its long term survival.
- Ryanair – Action against the Department for Transport for damages due to losses incurred as a result of the terrorist alert at airports in August 2006, in response to which the Department directed airports to tighten security which lead to delays and cancelled flights.

How we add value

In addition to the broad-based range of expertise in dealing with public sector Planning and Property Law matters, our clients also benefit from:

- Our established contacts with other Government lawyers;
- Expertise in dealing with high profile matters and national and local pressure groups;
- Experience of liaising and integrating with Departmental project teams;
- Systems enabling the appointment and management of specialist external solicitors to undertake transactional, conveyancing and complex drafting, as and when requested to do so by clients;
- Access to exceptional counsel; and
- The provision of tailored training and information on planning and property matters.

Our clients

We act for nearly all the main Government Departments, in particular the Ministry of Defence and the Highways Agency who have significant property portfolios. We also act for semi autonomous and autonomous organisations such as Health and Safety Executive and the Royal Hospital Chelsea. We will consider undertaking work from other publicly funded bodies as appropriate.

Contacts



Philip Kent

Head of Division

Tel: 020 7210 2918

Fax: 020 7210 3214

Philip.Kent@tsol.gsi.gov.uk



Neera Gajjar

Team Leader: General Commercial and Property Team

Tel: 020 7210 3465

Fax: 020 7210 3072

Neera.gajjar@tsol.gsi.gov.uk