



tenant troubles?

resolve your differences with residential
landlord legal support



lettings frustrations?

Whether you're a private landlord, social housing provider, local authority or simply own and let a house or flat, a property dispute is like a game of snakes and ladders. One wrong move and you're back where you started.

Take possession proceedings. You serve notice on a tenant who's not paying their rent, but it later turns out that your notice is wrong and gets thrown out by the judge. Suddenly you've lost hundreds of pounds in court fees and unpaid rent, not to mention the wasted time. Unfortunately it's quite common, and is just one example of how hiring the right legal support can save lots of time, stress and money.

change the game

Our Real Estate Dispute Resolution team sort out property disputes, all day - every day, with personal advice that works first time. If you think you might have a dispute on your hands, get in touch as early as possible because the more notice we have, the easier things are to fix.



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The balance in the team is excellent with Charlotte and her very capable team always on hand to provide the practical and legal advice in a cost effective manner.”

Legal 500 UK

possession proceedings

Whether you want to recover possession because of rent arrears, anti social behaviour or some other reason, we deal with all tenancies, licences or trespassers.

anti social behaviour

It can be incredibly damaging to your reputation and your property, so it's important to resolve anti social behaviour issues quickly and stop them escalating. Trying to deal with issues on your own is stressful and often counterproductive. We've helped lots of clients recover possession of property or gain an injunction against those who cause anti social behaviour. If enforcement action is needed, we can deal with that too.

access

Gaining access to properties can cause real difficulties for landlords, who often have statutory obligations to comply with (e.g. carrying out annual gas safety inspections). We can help you access your property if you're having difficulty, either through an injunction or by recovering possession.

disrepair

As a landlord, it's your legal obligation to keep the property in repair and, following a recent update to legislation, also fit for human habitation. The change in the law has made the legal landscape more complicated, but we can resolve issues through our excellent mediation skills or by taking a robust approach in defending questionable claims.

service charges

Recovering service charges can be complicated, but we can help with all kinds of issues, from claiming back arrears to handling a service charge challenge.

property rights and obligations

From enforcing easements or covenants to defending your rights and obligations, we can take care of everything.

ownership issues

Whether somebody claims adverse possession, has an interest in the property or disputes ownership outright, we can guide you through the necessary steps to resolve your differences.



boundary and neighbour issues

Boundary location disputes, property encroachment, Party Wall Act issues or accessing neighbouring land for works - we have dealt with every kind of boundary and neighbour issue from both sides. It means that, landlord or tenant, we can give you practical advice to solve the problem with minimal fuss.

property rights and obligations

From enforcing easements or covenants to defending your rights and obligations, we can take care of everything.

practical, personal and cost effective

To make sure costs are always as low as possible, we sort out issues as soon as possible. Our creative team are excellent negotiators and we're experts in resolving disputes without expensive litigation and court fees. Of course, if litigation is necessary, we are fully equipped to argue your case in the tribunal and court systems with skill and tenacity

on time, on budget, always

We believe a promise is a promise. So expect technically excellent legal support, that's delivered on time and within your budget, every time. That's the Muckle way.

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Sarah has been our trusted advisor and hand-holder for the last two years, through some of the most complex and high stakes possession proceedings I have seen in my career. She is always available to advise and helps us find the balance between the most robust approach and the most practical. We have already recommended her to any other clients thinking of starting proceedings.”

Georgia Kirby-Watt, Strutt & Parker Associate Director



here to help

There are lots of ways we can help. The important thing is finding out what works best for you. Speak to our Legal 500 recommended lawyers, **Charlotte**, **Sarah** or **Jennifer** to learn more.



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The Real Estate Property Litigation team are very responsive, technically excellent and focus on what is important to you. All advice I have received has been commercial and practical; always with an emphasis on the end result and how best to get there.”

Chris Bartlett, CML Properties Managing Director



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