



Housing Management

Our Housing Management Department offers a comprehensive and expert service to Registered Social Landlords, ALMOs and other social housing providers in all aspects of housing management litigation. The department has been acting for Housing Associations for over seventy five years. At present, we act for over fifty Housing Associations and are recognised by Chambers & Partners, a client's guide to the UK legal profession 2007 which states "clients vote Batchelors "the tops for price and speed" and a firm that "takes the trouble to understand their clients"".

Work covered by the department :

Possession claims

From straightforward rent arrears possession cases, dealing with all types of residential occupation, including secure, assured and assured shorthold tenants to licences and non-secure occupiers, the department regularly obtains Possession Orders to remove unlawful occupiers, sub-tenants, non occupiers and squatters. The team also deals with tenants who cause nuisance or harassment or breach other key provisions of their Tenancy Agreements, including obtaining tenancies by deception.

Harrassment, nuisance and anti social behaviour

The department is regularly instructed to bring possession proceedings to deal with tenants and other occupiers whose

behaviour is disruptive and anti social towards neighbours, members of staff and contractors.

Anti Social Behaviour Orders

Batchelors were the first firm in the country to obtain an ASBO for an RSL in the Magistrates' Court. We regularly deal with ASBO Applications both in the County Court and Magistrates Court and also any resulting appeals. The department has also conducted cases which have been heavily defended, high profile and reported in the local and national press.

Injunctions

We regularly obtain Injunctions in the County Court, either "without notice", often in twenty four hours and with Powers of Arrest granted in appropriate cases.

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Tel: **020 8768 7000**. Fax: **020 8768 7045**.

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Additionally, we are regularly instructed by a number of clients with high volume Injunction cases to secure access for gas servicing.

Disrepair and Dilapidations

We regularly defend claims for compensation brought by legally aided tenants under Section 11 of the Landlord and Tenant Act 1985 and in the Magistrates Court under the Environmental Protection Act 1990. We understand the Legal Aid system and are always aware of the financial implications of this on RSLs. Our advice is pro active so that solutions are obtained.

Leasehold Management

Not only dealing with all forms of debt recovery proceedings against leaseholders and shared owners, the department also regularly serves Section 146 Notices and issues forfeiture proceedings.

A Fresh Approach

The Department is a highly dedicated, motivated and enthusiastic team committed to the social housing sector.

We offer a cost effective service and pride ourselves on promptness of response and quality of work and knowledge of the sector.

Recent Work

The team regularly deal with very high profile cases of national importance. In the last twelve months, Batchelors represented a Registered Social Landlord in a ground breaking case in Tunbridge Wells County Court. The case involved disputes over the effect of a bankruptcy order on a possession case and uniquely the judge's role when fixing a date for possession following a postponed possession order. The case was entirely successful and resulted in the possession order being safeguarded and the client subsequently recovering all outstanding monies

Batchelors represented a RSL in another leading case, this time in Maidstone County Court. The tenant had been arguing that as a result of a technical ar-

gument relying on a new case under the Disability Discrimination Act he could not be made subject to a possession order, and evicted, despite extremely high levels of arrears. The case had been adjourned on numerous occasions by the court. Following Batchelors' involvement the arguments put forward by the tenant's lawyers were successfully defeated and an outright order for possession was obtained.

The team acted for a RSL specialist leasehold division in recovering possession of a shared ownership property through the issue of court proceedings. Following a successful outcome to the case Batchelors dealt with the Land Registry's requirements and arranged for the property to be transferred into the name of the client.

The Team



Andrew Harmer is a partner and the Head of the Housing Department, a deputy district judge and also sits on the Law Society's Housing Committee



Daniel Skinner is a partner of the firm and his expertise is in the areas of anti-social behaviour, leasehold, shared ownership and data protection.



Thaine Wilson is an Associate Solicitor dealing in all aspects of landlord and tenant litigation specialising in anti-social behaviour and nuisance.



Gavinder Rya is an Assistant Solicitor with Higher Rights of Audience, specialises in rent arrears, nuisance and anti-social behaviour,



Sharon Bell is an Assistant Solicitor specialising in Housing and Commercial Litigation. Sharon deals with all aspects of landlord/tenant litigation.

For any of your Housing needs, please contact us.

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