

Insights

BRIEFCASE 2024 QUARTER 2: KEY REAL ESTATE CASES AND UPDATES

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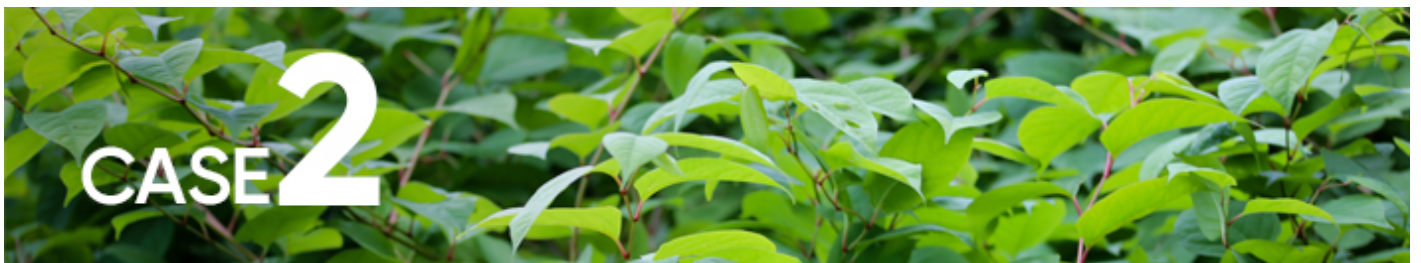


Patel and others v Spender and others

“THIN END OF THE WEDGE” ARGUMENT FENDS OFF APPLICATION TO MODIFY COVENANT

The applicants sought to modify a covenant against external alterations relying on the “limited benefit” ground in section 84 of the Law of Property Act 1925.

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Davies v Bridgend County Borough Council

SUPREME COURT REJECTS CLAIM FOR DAMAGES CAUSED BY JAPANESE KNOTWEED

The Court held that the Council’s delay in treating Japanese knotweed did not cause the diminution in value of the claimant’s land.

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Peachside Limited v (1) Mr Koon Yau Kee and (2) Mr Tak Chang Keung

LANDLORD CLEANS UP AFTER PREMISES LEFT LOOKING LIKE A “WARZONE WITH GREASE”

The substantial costs incurred by the landlord in rectifying the tenant’s disrepair are found to be recoverable in this terminal dilapidations claim, despite the tenant’s section 18 defences.

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Sainsbury's Supermarkets Limited v Medley Assets Limited

SAINSBURY’S RETREATS INTO PART OF CAMDEN SITE TO DEFEAT LANDLORD’S REDEVELOPMENT PLANS

Court ruling provides a new tactical option for tenants who can reduce their occupation of business premises in opposed lease renewal cases.

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Leasehold and Freehold Reform Act 2024 (LAFRA)

RESIDENTIAL REFORM – NEW ACT BRINGS IN MAJOR CHANGES FOR LEASEHOLDERS

The snap election led to LAFRA being rushed through Parliament. What changes will this bring, and when?

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