



## Andrew Granville Stafford Barrister Called 1987

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### Property

Andrew has a broad range of experience in property disputes and acts for clients in litigation and alternative dispute resolution in this field. He has a track record of providing clear and practical advice in cases involving complex factual or legal issues. A highly effective advocate, Andrew always strives to achieve the best results for his clients.

Andrew accepts instructions in all areas of real property law and in commercial or residential landlord and tenant disputes including:

- Easements, restrictive covenants and proprietary estoppel
- Boundary disputes
- Breaches of lease or tenancy agreement
- Forfeiture
- Possession actions
- Service charge disputes
- Business tenancies
- Tenancies under the Rent Acts and Housing Acts
- Trusts of land and beneficial ownership
- Mortgage disputes
- Leasehold enfranchisement and RTM
- Dilapidations
- Disrepair and defective premises
- Development and construction disputes
- Nuisance and negligence claims

#### Recent cases

Nuisance claims (against local authority, against neighbouring leaseholder for water damage) – Charging Order – Orders for Sale (opposed on grounds of legal not beneficial owner; reasonable need; opposition by spouse/family) – Boundary disputes (encroachment by neighbouring developer; disputed boundary line; private landowner vs. highway authority; dispute following separation of registered title; rectification of title) – Non-domestic rate dispute – Council Tax appeal – Breach of warranty as to condition – Opinion for French authorities on effect of UK transfer deed

Landlord and Tenant (residential): Drafting Section 8 notice and possession proceedings – Unlawful eviction and harassment trial – Service charge disputes (unfair apportionment; common areas; unreasonable charges; charge not in accordance with lease; excessive management fees) – Section 21 Notice and Housing Act 2004/Tenancy Deposit Scheme - First Tier Tribunal Property Chamber (enforcement of award; appeal from decision by FTT; breach of tenant's non-alteration covenant) – Housing Act 1985 (false statement to induce tenancy; transfer of secure tenancy; possession claim on grounds of criminal conviction/Article 8 defence) – Disrepair & Defective Premises Act claims (damp; pre-existing condition; asbestos) – Advice on lease extension

Landlord and Tenant (commercial): 1954 L&T Act (contested lease renewal; compensation for improvements; claim for security of tenure) – Breach of tenant's covenant by structural alteration – Rent review – Dilapidations claims (breach of repairing covenant; terminal dilapidations) – Drafting s146 notice – Enforcing ownership agreement in respect of business premises

Construction: Claims against contractors (defective extension; defective roof and groundworks; workmanship of tradesman; internal alterations) - Enforcement of arbitrator's award in TCC – JCT contract claim - Staged payments dispute