

Osbornes Property  
Litigation Service

- Possession proceedings
- Service charges
- Lease extension and enfranchisement
- Residential lease disputes

OPLS can help you  
find solutions to these  
and other problems

Telephone:  
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Osbornes  
Property  
Litigation  
Service

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We can bring or defend court proceedings but litigation is frequently not the only solution and at Osbornes we take a common sense approach to dispute resolution.

#### Our Team

The Property Litigation Team at Osbornes is one of the largest specialist teams in the area. The team is headed by Guy Osborn and comprises four solicitors and a trainee solicitor. All work is allocated to the appropriate member of the team according to its nature and complexity.

#### Our Philosophy

Our aim is to provide comprehensive and practical advice to both corporate and individual clients in what can be a complicated area of the law. Property is frequently one's main asset and when disputes arise they can be stressful. We are able to give you advice tailored to your particular problem and examine the best method of resolving it. We can bring or defend court proceedings but litigation is frequently not the only solution and at Osbornes we take a common sense approach to dispute resolution.

#### Our work

We undertake a full range of property litigation work and can assist in relation to the following most commonly occurring problems: -

- Interpreting and enforcing the terms of leases – concerning for example parking, common areas, liability for repairs and alterations.
- Property related Professional Negligence – advising you where the service that you have received has fallen short of your expectations causing you to incur loss.
- Lease Extensions, Collective Enfranchisement and The Right to Manage.
- Commercial lease renewals.
- Dilapidation claims and rent reviews.

- Disputes relating to Service charges including representation at the Leasehold Valuation Tribunal.
- Possession proceedings including recovery of possession, rent arrears and nuisance related matters.
- Liquor Licensing.
- Compulsory purchase orders.
- Property-related insolvency matters.

#### Our charges

We have solicitors of varying experience throughout the team and are able to offer fee rates commensurate with their experience. We offer very competitive rates compared with other London firms offering a similar level of specialist advice.

Following our first meeting and before we undertake any work for you we will provide you with an estimate of our costs which should only be exceeded if unforeseen complications arise. We will provide you with regular updates as to the costs incurred and you may, if you wish, place a cap on the fees to be incurred.

In general terms our fees are calculated by reference to the total time spent on the case by the members of the team.

Public Funding (formerly Legal Aid) may be available and any member of the team will be able to advise you as to your eligibility.

