



HÄGEN WOLF
PROPERTY LITIGATION SPECIALISTS

Residential property litigation
Our capabilities



Hägen Wolf is a fantastic company to work with and are genuine experts in residential landlord and tenant matters.

They offer clear, practical advice, and are always easily accessible at short notice.

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About Hägen Wolf

Hägen Wolf is a leading property litigation law firm, it's all we do.

We have extensive experience in handling all types of residential property disputes, representing a diverse range of clients across the UK, including private landlords, tenants, homeowners, investors, managing agents, and developers.

We also work closely with trusts, family offices, pension trusts, charities, and religious organizations involved in residential property ownership.

A number of the UK's largest professional-services firms trust us with their client's property litigation work.

We have extensive experience in managing and resolving a wide range of property disputes:

- We provide strategic legal advice and solutions to clients to help avoid the court room (where possible).
- We have a proven track record in successfully managing complex property disputes.
- We provide robust litigation advocacy and support in property disputes in the County Courts, the High Court, Appellate Courts, and the Property & Lands Tribunals (both Chambers).
- We can also arrange and take part in alternate dispute resolution (ADR), for example mediations and settlement meetings.

Support for **your clients**

Boundary disputes

Boundary disputes are unfortunately quite common, and we understand that those involved often feel strongly about defending the integrity of their boundaries. It's crucial to approach boundary disputes with calm and careful consideration from the outset.

In many cases, legal boundaries don't necessarily match up with physical boundaries on the ground. Identifying legal boundaries often requires the expertise of a solicitor and a surveyor. Additionally, legal boundaries can evolve over time, especially if one party has been using the land as their own for an extended period.

Seeking legal advice from a solicitor specialising in boundary disputes early on is important, especially when the dispute involves neighbours. Effective representation can potentially prevent a lengthy, bitter, and costly dispute. We advocate for a structured approach to resolving boundary disputes, as outlined in a draft Pre-action Protocol for Boundary Disputes published in September 2017.

While not legally required, we have embraced this protocol early on and encourage its use. The protocol promotes sharing of title deeds, agreement on the conveyance that created the boundary, marking the boundary on the ground, and only exchanging evidence on other issues such as adverse possession if necessary.

Residential leasehold disputes

We act for management companies, building owners and leasehold flat owners advising on a wide range of issues including service charge disputes, cladding, nuisance claims, water ingress, forfeiture, right to manage, enfranchisement and obligations under the Building Safety Act 2022.

Residential lettings

Whether you're a tenant dealing with disputes over repairs, deposit disputes, or issues with your tenancy agreement, or a landlord facing challenges such as non-payment of rent, breach of tenancy terms, or eviction proceedings, our experienced team is here to help. We offer practical advice and guidance tailored to your specific situation, aiming to resolve issues efficiently and effectively.

Let us take the stress out of residential lettings issues so you can focus on enjoying your home or managing your property with confidence.

Co-ownership disputes

Co-ownership disputes can arise for various reasons, such as differences in opinion on property management, financial obligations, or unexpected life changes. Often one party will wish to sell and the other does not. There may be disagreement over the sale price or how the property should be marketed.

Our team are experienced in navigating these challenges with empathy and expertise. We offer practical advice and tailored solutions to address a wide range of co-ownership issues, including rights under the Trusts of Land and Appointment of Trustees Act 1996.

Services

- Access disputes
- Adverse possession
- Anti-social injunctions
- Appointment of managers
- Beneficial interests, co-ownership and trusts of land
- Boundary disputes
- Breaches of lease
- Building disrepair
- Cladding
- Compulsory purchase and compensation
- Construction of documents
- Contracts, options and rights of pre-emption
- Contractual disputes
- Conveyancing and land registration disputes
- Defective building works
- Deposits
- Disrepair
- Easements
- Forfeiture
- Ground rent
- HMO issues
- Injunctions
- Japanese knotweed and other invasive plants
- Landlord and tenant
- Landlord or tenant insolvency
- Land registration issues
- Leasehold enfranchisement
- Lease extensions
- Letting agent claims
- Licences of land
- Major works consultations
- Management audits
- Managers, receivers and RTM companies
- Misrepresentation
- Mixed use buildings
- Mortgages, charges, charging orders and subrogation
- Neighbour disputes
- Nuisance
- Option agreements
- Overage and valuation of housing land
- Overage/clawback disputes
- Party walls
- Possession claims
- Professional negligence
- Proprietary estoppel
- Quiet enjoyment
- Rectification of documents and title
- Regulatory issues
- Rent arrears
- Rent repayment orders
- Repairs, alterations, improvements and the fabric of buildings
- Repossession
- Residential development
- Restrictive covenants
- Rights of first refusal
- Rights of way
- Rights to light
- Right to buy
- Right to manage
- Room size issues
- Service charges and estate rent charges
- Statutory security of tenure and possession claims
- Telecoms
- Trespass
- Unauthorised subletting
- Water ingress

Our residential **team**

The firm is led by partners Matt Pugh, and Richard Robinson. Senior associate Philip Copley leads on our residential work, supported by paralegal Hannah Thewlis-Hardy.



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Let's talk further

We would be delighted to talk to you further, about how we can support your clients with their property litigation requirements.

If you have any questions, or require more information, please contact our residential property litigation team.

Contact details

Residential property litigation team



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