



Duncan Lewis
Solicitors



we give people a voice

Housing

Our Services

Disrepair

Neighbourhood Problems

Eviction and Unlawful Eviction

Possession

Property Ownership Disputes and Shares in Property

Homelessness and Suitability of Accommodation

Fees and Funding



Duncan Lewis Solicitors serves corporate entities and private individuals in over 25 practice areas from offices throughout London and across England and Wales. Established in 1998, the firm has over 550 lawyers delivering legal services in over 60 languages. We have been recognised by independent legal directories, The Legal 500 and Chambers and Partners, as a top tier firm and described as a “diligent and professional team that is prepared to go the extra mile for its clients”.

Our head office is based in London, on Fenchurch Street, and we are the largest provider of publicly funded (legal aid) legal services in the country.

Our Services

Our housing teams provide assistance to both landlords and tenants on all housing issues.

We offer lawyer-supported dispute resolution and alternative dispute resolution (ADR) as a means of resolving housing disrepair matters.

We offer advice to landlords and tenants on:

- Disrepair
- Neighbourhood problems
- Eviction and unlawful eviction
- Possession
- Property ownership disputes and shares in property
- Homelessness and suitability of accommodation
- Protection from harassment
- Leasehold and freehold disputes
- Rent repayment orders

Disrepair

Landlords are obliged to remedy any disrepair issues at their property. If they refuse to do so or the work is unsatisfactory, tenants may be entitled to compensation. Cases of disrepair can include:

- Damage by a pest or vermin infestation
- Dampness and rot
- Faulty drainage or sewerage system
- Insufficient access to water
- Japanese knotweed
- No heating or hot water

Neighbourhood Problems

We have expertise in handling a range of neighbourhood problems including:

- Anti-social behaviour
- Boundary disputes
- Criminal activity and harassment
- Noise complaints

Eviction and Unlawful Eviction

Our solicitors have extensive expertise in handling eviction matters for both tenants and landlords and offer assistance to those seeking to enforce an eviction and those who have received an eviction notice.

It is a criminal offence for landlords to evict tenants from their property if they have done so without following the correct legal procedures.

Possession

Our solicitors have expertise in all aspects of residential possession proceedings and assist both landlords and tenants.

A Section 21 notice is the most common way for a landlord to begin an eviction of a tenant and gain possession of a property. We advise on the issue of a Section 21 notice, including whether it can be used to gain possession of a property and whether a landlord has issued it correctly.

Property Ownership Disputes and Shares in Property

Property ownership disputes can be brought on by a variety of circumstances, including inheritance, divorce, co-habitation agreements and buying property with friends or family.

We advise both residential and commercial property owners involved in ownership or co-ownership disputes on the best legal options to protect their interests.

Homelessness and Suitability of Accommodation

If you are considered legally homeless then your council must help you. The amount of help you can receive depends on your circumstances.

If the council rejects your homelessness application or make an adverse decision to your application and you believe you have a ground to challenge your local authority, we can advise on the process of reviewing and appealing the council's decision. We can also provide you with assistance on the process of judicial review and under what grounds you can challenge the local authority.

We can also advise and assist you in challenging the council if they fail to offer you suitable accommodation pending your homelessness application/review/appeal of the council's decision.

Fees and Funding

Public Funding (Legal Aid)

Legal aid is given to eligible individuals who cannot afford to pay for legal advice and representation. We will advise as to whether legal aid funding may apply in your case. When it does, we can assist you in making the necessary applications for funding and advise you of your financial obligations.

Private Funding

In all privately funded cases, our aim is to offer fair prices in exchange for the specialist services we provide. We offer competitive hourly rates and fixed fee packages. At your first meeting with us, we will discuss with you how we calculate our charges.

Conditional Fee Agreements ('No Win No Fee')

In some cases, we offer a conditional fee or a damages based fee agreement, commonly known as 'no win no fee' funding. To determine if your claim is eligible, we will assess the prospects of success and the chances of a court or tribunal making costs orders in your favour.

If you win your claim your opponent should be responsible for paying the majority of your legal costs and disbursements. Any legal costs payable by you will not be payable until the conclusion of your case. Generally no legal costs are payable if a 'no win no fee' claim is unsuccessful.

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