



CASSANDRA FLEMING

Senior Associate

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BIOGRAPHY

Cassie is a senior associate in the Real Estate Disputes Group, based in Manchester with over six years of experience in respect of a wide range of real estate matters, including contractual interpretation, development disputes and neighbourly issues, with a particular focus on landlord and tenant issues, and asset management.

Cassie's practice includes advising a broad spectrum of real estate sector clients, including developers, institutional and investor landlords, and commercial tenants, particularly within the retail, office and hospitality sectors, on a variety of contentious or asset management issues. With a pragmatic approach to dispute resolution, Cassie will provide commercial strategic advice at all stages of a potential dispute.

She regularly advises on break notices and conditions, dilapidations, arrears recovery, enforcement of lease or other contractual covenants, property-related insolvency, business lease renewals (opposed and unopposed) and strategic vacant possession advice.

Cassie is a member of the Property Litigation Association, and also sits on the committee of the Junior Property Litigation Association, North.

ADMISSIONS

- England and Wales

RELATED PRACTICE AREAS

- Real Estate Disputes
- Litigation & Dispute Resolution
- Real Estate

EXPERIENCE

Recent experience includes advising:

- A shopping centre landlord in relation to numerous tenants and licensees who remained in occupation after their occupational arrangements expired. Advising on tenancies at will and the 1954 Act renewal positions.
- A property unit trust in an opposed business lease renewal (where the opposition was later withdrawn, and the matter referred to PACT arbitration).
- A global asset management fund in relation to insolvent tenants and CVAs, including advice on the effect of the New Look CVA and lease termination.
- A property development and investment company in relation to the forfeiture of the lease of a household name restaurant premises, for non-payment of rent, and advising throughout the relief from forfeiture process in order to secure a settlement arrangement to maintain the forfeiture.

- A developer client in relation to vacant possession advice in anticipation of redevelopment, including advice on termination of the 1954 Act protected sub-tenancies.
- Residential developers, and a shopping centre owner regarding service of Notices to Complete and Notices to Rescind against defaulting buyers.
- A pension trust regarding arrears recovery options against solvent and insolvent tenants, including letters before action, court proceedings, and service of s.81 notices on subtenants.
- A FTSE 100 retailer in various pre-action and litigated 1954 Act business lease renewals, including opposed renewals, and general asset management (as both landlord and tenant). Recent matters also include advice relating to section 17 notices on it as former tenant, and securing a settlement in an opposed lease renewal where landlord and tenant were competitor retailers.

RELATED INSIGHTS

Insights

Jun 29, 2022

Briefcase 2022 Quarter 2: Key real estate cases and updates

Insights

Dec 21, 2021

Briefcase 2021 Quarter 4: Key real estate cases and updates