



LIAM LEE

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BIOGRAPHY

Liam is an associate in BCLP's market-leading Real Estates Disputes team, advising on high-value property litigation and mitigating risk on complex transactions in the real estate sector. He advises commercial and residential landlords, developers, and occupiers.

Liam has significant experience across the UK court system and specialist tribunals, including the High Court, First-tier Tribunal and County Court. Liam has recently conducted litigation for residential landlords. He successfully defended a High Court claim against nuisance, breach of quiet enjoyment and breach of contract. Liam acted for a residential landlord on a dispute concerning service charge recoverability. He advises landlords on the recovery of service charge, including the application of the Building Safety Act 2022 and section 20 consultations. Liam has also acted in opposed lease renewals.

Liam regularly works on development-related issues. He works with developers to mitigate rights of light risk, including advising on negotiation strategy, insurance, and light obstruction notices. He advises on other easements, including rights of way, as well as other landlord and tenant issues such as quiet enjoyment, repairing obligations, break clauses, dilapidations and rent review. Liam works with BCLP's Real Estate team to manage risk on complex real estate transactions and developments.

Liam has worked on several pro bono projects at BCLP. He recently worked on the Windrush Project, assisting with a successful application under the Windrush Compensation Scheme.

PROFESSIONAL AFFILIATIONS

- Property Litigation Association

ADMISSIONS

- England and Wales

RELATED PRACTICE AREAS

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

EXPERIENCE

- Acting for the successful landlord in *Tejani v Fitzroy Place Residential Limited* [2022] EWHC 2760 (TCC) defending a claim for nuisance, breach of quiet enjoyment and breach of contract brought by a leaseholder of one of the flats in the Fitzroy Place development.
- Acting for the guarantor defending a dispute concerning the rent review provisions of a lease of a west London hospital.
- Acting for the landlord of a central London residential development applying for a determination that the cost of substantial works are payable as service charge.

- Acting for both developers and adjoining owners on contentious rights of light issues, including proceedings to challenge a light obstruction notice.

RELATED INSIGHTS

Insights

Mar 25, 2025

Briefcase 2025 Quarter 1: Key Real Estate Cases and Updates

Insights

Jun 24, 2024

Briefcase 2024 quarter 2: key real estate cases and updates

Insights

Sep 29, 2023

Briefcase 2023 Quarter 3: Key Real Estate Cases and updates

Insights

Dec 21, 2022

Briefcase 2022 Quarter 4: Key real estate cases and updates