



Ashley Blood-Halvorsen

Year of Call: 2017

Email Address: ashley.halvorsen@3pb.co.uk

Telephone: 0121 289 4333

Commercial Landlord and Tenant

Ashley Blood-Halvorsen accepts instructions on behalf of both landlords and tenants and has experience in dealing with possession and forfeiture claims, and injunctive relief. Recent work includes:

- Advising on lease extensions pursuant to the Landlord and Tenant Act 1954 including what is meant by in occupation for the purpose of its business.
- Relief from forfeiture hearings.
- Proceedings where there has been unauthorised Airbnb use.
- Obtaining an emergency injunction in a commercial landlord and tenant dispute involving the CRAR procedure.
- Advising on lease extensions pursuant to the Landlord and Tenant Act 1954.
- Advising whether leases have been forfeited or surrendered and the enforceability of a deed of guarantee where it is irregular.
- Successfully resisted a claim for loss of bargain related to guaranteed rental income and the repudiation of a lease.
- Interpreting leases and classifying whether business, residential or common law in relation to holiday lets.

Recommendations

"It has been great to co work with Ashley on a very complex and contentious case. I cannot recommend her enough for her technical knowledge and skill. I was even more impressed with Ashley's attitude to the case and that she was just as passionate, as I am, in order to get the best result for my client. My client and I felt the case was safe in her hands and I will definitely be briefing her again in the near future."

Richard Port MBE, DGeorge Green LLP

"Thanks very much for the advice. Please pass on my thanks to counsel – prompt, straight to the point, clear and professionally done."

Oxfordshire Solicitor

"I do not have Ashley's contact details, but could you express my thanks to her? I did so after the court hearing, but she did so well and was so friendly beforehand when we discussed the relevant details that I would like again to express my appreciation of her work."

Client

"A quick message to say thank you again for your thorough preparation and representation today. Count on getting

instructions again. I find you listen to explanations, take on board background information, and good to get along with.”

Bruce Turner, Chapman & Chubb

“I really enjoyed working with you last week – you are clearly skilled in achieving that necessary balance between legal argument and pragmatism. I hope we’ll have another opportunity before too long.”

Senior Mediator

Academic qualifications

- Law (LLB) 1st Class, University of Derby
- BA (Hons) History (Religion), University of Toronto, Canada
- BPTC (BPP University) Very Competent 2017
- Certificate in Civil Law, Paris II-Panthéon Assas University 2012

Scholarships

- Baron Dr Ver Heyden de Lancey Prize, Middle Temple 2018
- Leeds Medico-Legal Society Personal Injury & Clinical Negligence Prize 2017
- Dean’s BPTC Scholarship 2015
- Sweet & Maxwell Law Prize 2014
- Nicholas Pumfrey Memorial Scholarship, Middle Temple 2014
- Blackstone Entrance Scholarship, Middle Temple 2014
- Land Law Prize, UoD 2013
- Scholarship, Fondation pour le Droit Continental 2012

Professional bodies

- Deputy District Judge, Midlands Circuit
- ADR Group Accredited Civil and Commercial Mediator
- Chancery Bar Association
- STEP (Full Member)
- Property Bar Association (associate member)
- Midland Chancery and Commercial Bar Association

Direct Access

Ashley Blood-Halvorsen is qualified to accept instructions directly from members of the public and professional clients under the Direct Access (or Public Access) scheme.