



# Ashley Blood-Halvorsen

**Year of Call:** 2017

**Email Address:** [ashley.halvorsen@3pb.co.uk](mailto:ashley.halvorsen@3pb.co.uk)

**Telephone:** 0121 289 4333

## Residential Landlord and Tenant and Housing

Ashley acts on behalf of landlords and tenants in respect of the following areas:

- Possessions by personal representatives in the context of a death estate.
- Defending counterclaims arising out of disrepair claims.
- Appearing in injunction hearings to permit a gas safety inspection.
- Defending deposit protection claims pursuant to the Housing Act 2004 including where there are multiple tenants and successive tenancies.
- Matters which involve subletting of properties and which engage section 18 of the Housing Act 1988.
- Advising landlords in respect of HMOs and the mandatory licensing regime including Rent Repayment Orders.
- Ashley also regularly appears in mortgage possession hearings on behalf of the lender.

She has experience in the First-tier Tribunal (Property Chamber) for breach of covenant proceedings and service charge disputes including the interpretation of long leases.

## Cases include:

### **GB v AP, NS and EH**

Currently advising pre-issue a long leaseholder in relation to repairing covenants and enforcement covenants with the freeholder. Interesting point of law in relation to direct enforcement of the repairing covenants against another long leaseholder within the same building who recently died.

### **LS v MC**

Advising on the interpretation of a lease and supplemental lease for an application to the FTT. Dispute over the reasonableness of service charges and whether the property constitutes a 'dwelling' for the purposes of the 1985 Act.

## 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, □George 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

- CMC Associate Mediator

## **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.