



# Ashley Blood-Halvorsen

**Year of Call:** 2017

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## 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, <sup>¶</sup>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**

- 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.