

Lisa Eastwood

Senior Associate



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Lisa qualified as a solicitor in 1997 having completed her degree in History and Politics (2:1) in 1992. She then went on to complete the Common Professional Exam in 1993 and the Legal Practice Course in 1994 at Huddersfield University.

Having worked at Southend County Court for a year, Lisa then gained a training contract with what was Bates & Partners in Southend (now BTMK) and then moved to Wortley Byers (now Tees) in 1998 until 2007.

Lisa has always worked in Civil and Commercial Litigation dealing with property disputes, debt, insolvency and business to business disputes.

After a career break to have a family, Lisa returned to law, working at Essex County Council for a period of 2 years before joining Pinney Talfourd at the beginning of 2018 where she has specialised in Commercial Property Litigation with particular focus of all aspects of Commercial Landlord and Tenant Law, Contentious Business Lease Renewal, Dilapidations and Professional Negligence.

EXPERTISE

Lisa specialises in commercial property disputes but has an extensive experience of all types of civil and commercial litigation which enables her to assist a wide range of clients in both commercial and domestic disputes which involve property and other financial and business elements.

Lisa's expertise covers:

Residential Property Litigation Expertise

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Upminster

54 Station Road, Upminster, Essex RM14 2TU
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Brentwood

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Hornchurch

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Leigh-on-Sea

The Old Gasworks, 43 Progress Rd, Leigh-on-Sea SS9 5PR
By appointment only.
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Canary Wharf

18th Floor, 40 Bank Street, Canary Wharf, London E14 5AB
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- Service Charge Disputes
- Rights to Light
- Right to Manage
- Right of First Refusal
- Restrictive Covenants
- Residential Tenant Disputes
- Residential Landlord Disputes
- Property Related Professional Negligence
- Property Related Insolvency
- Possession Orders & Proceedings
- Party Wall Act Claims
- Lease Extensions
- Houses in Multiple Occupation
- Enfranchisement
- Boundary Disputes
- Adverse Possession

Commercial Property Litigation Expertise

- Subletting, Alterations or Change of Use Disputes
- Site Assembly Issues & Development Agreement Disputes
- Rights to Light
- Restrictive Covenants
- Recovery of Rent & Service Charge Disputes
- Recovery of Premises or Land from Squatters or Unlawful Occupiers
- Property Related Professional Negligence
- Property Related Insolvency
- Opposed & Unopposed Business Lease Renewals
- Lease Surrender Negotiations
- Forfeiture & Relief From Forfeiture
- Dilapidations Claims
- Break Notice

Lisa has excellent communication skills and has forged a trusted relationship with clients which enables her to assist them in pursuing their objective, working closely with them to negotiate settlements to the disputes.

ON A PERSONAL NOTE

Outside of work, Lisa plays tennis and enjoys attending the gym and playing other racquet sports, as well as spending time outside walking the family dog, and with friends and socialising and spending time with her three teenage sons and family. Lisa is also a keen reader and enjoys being a part of two book groups.

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Areas of Expertise

Property Litigation

Lisa acts for commercial property owners and tenants where property issues are interlinked with the day to day running of the business and deals with commercial lease renewals, debts, forfeiture, rent reviews and dilapidations. Lisa also has experience of advising publicans in contentious lease renewals with pub companies and commercial landlords.

Lisa also enjoys advising on issues such as adverse possession, removal of restrictive covenants and advising on rights of way as well as property disputes between co-owners and family members where there has been a shared investment in property portfolios and in assisting the contentious probate department where there are property disputes between family members.

Lisa has experience in mediation and alternative dispute resolution and conducts without prejudice and mediation meetings on behalf of clients. Lisa also advises clients in professional negligence against professional advisers in property related transactions where problems have arisen.

Notable Property Litigation cases

Professional Negligence against solicitors in commercial and residential property transactions, including a recent Land Registry fraud worth over £1 million and residential conveyance involving a flying freehold and toxic lease.

Dealing with work referred from Insolvency Practitioners to realise properties and assets within longstanding bankruptcy estates from which to pay creditors.

Dilapidations and Rent Reviews in Commercial Leases for Tenants and Landlords, which is becoming increasingly technical and not all surveyors will work in these areas.

Non-family TOLATA cases, including a long-standing matter where the estate for the deceased, who died in November 2014, had not been administered including dealing with a all- day mediation just before Christmas 2022 where the estate is worth in excess of £3million. The Partner from the opposing side attended the mediation with Counsel, Deputy Head of Tanfield Chambers, without prior notification. Lisa

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conducted the mediation without Counsel and the mediator congratulated her upon her preparation and conduct and impressed upon the clients what a great job I had done.

Advising clients on a family owned property portfolio worth over £1.5 million in the High Court and at mediation.

Dealing with the simultaneous cessation of a commercial lease and partnership for two retiring solicitors and the High Court claim brought against them by the successor practice of solicitors for breach of fiduciary duty and reputational damage.

Advising a commercial property client who had a commercial premises occupied by a Tenant who had become insolvent leaving toxic waste, poorly maintained premises and assisting in dealing with administrators and environment agency to clear the property to assist in the reletting of the premises.

Regularly conducting mediations for clients in TOLATA disputes without Counsel input.

Advising and represent clients in the full range of Landlord & Tenant issues for established clients of the firm and working with the Commercial Property team, including serving forfeiture notice, commercial lease renewal notices and advising on breach of lease covenants.

Advising and representing clients in the full range of private property disputes including adverse possession, removal of restrictive covenants, rectification of title issues, overage disputes, ransom strips and boundary disputes.

Awards

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RECOMMENDED LAWYER

Legal500

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