



## Neil Morgan

### Partner

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### ABOUT

Neil is a highly experienced property litigation, commercial dispute resolution and social housing lawyer.

Having set up and led the property litigation team at a major regional firm for over 20 years, Neil has managed numerous high-profile and high-value cases during his career.

Neil has also pioneered the delivery of innovative and effective solutions for the social housing sector, establishing and leading multi-disciplinary social housing teams, housing management teams and the first in-house anti-social behaviour team in a UK law firm.

Consistently recognised by the leading directories of the legal profession for his expertise in both property litigation and social housing, Neil is a skilled advocate and a trained mediator.

### EXPERTISE

- Property disputes
- Commercial litigation
- Housing law
- Social housing
- Alternative dispute resolution

### WORK

- Acted for the Secretary of State for Trade and Industry/Companies House in defending a £3.5m dilapidations claim by the landlord of one of its storage facilities, a case won by a margin of £3.25m which also went to the Court of Appeal on the question of costs.
- Acted for a national house builder in defending a village green application, a case that went to a public inquiry followed by a High Court case which was won based on a little-known statutory provision.
- Acted for a registered social landlord in defending a claim for damages of around £1 million brought by a national developer over a boundary.
- Advised a football league club on onerous restrictive covenants affecting its proposed new stadium.
- Advised on the business tenancy aspects of a catering contract for the Principality Stadium.

- Successfully represented a private individual in a two-week Lands Tribunal case relating to a piece of land in the Gower.
- Acted for a private members club in defending a landlord's claim for a substantial rent increase.
- Represented private individuals in defending a claim by their sibling for a share of the proceeds of land sold to a national house builder, a case settled by mediation.
- Advised/acted in numerous contentious housing management cases, including cases involving injunctions, possession, demotions, rent arrears, rent increases, succession, assignments, service charges, rights to buy or acquire, falsified tenancies.
- Advised on non-contentious housing management matters including drafting tenancy agreements, notices, policies and procedures and best practice.
- Defended several registered social landlords in complaints made to the Public Ombudsman for Wales.
- Represented local authorities and registered social landlords in defending housing disrepair claims.