



## Naveen Agnihotri

Year of call: 2001

*'I have worked with Naveen both in my capacity as mediator and as litigation solicitor for many years. He is a thoroughly professional and effective advocate and mediator and am happy to recommend him.'*

Partner, Pitmans LLP

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## Practice Summary

Naveen provides clear and strategic legal advice to those operating in the property sector. In the past seventeen years he has helped Corporate Landlords, Block Management Companies, Developers, Local Authorities, Housing Associations, Private Landlords, Commercial Lenders and various property professionals including Lettings / Estate Agents, Surveyors, Architects, Auctioneers and Planning Consultants with their legal problems. Naveen specialises in property disputes that are intertwined with issues relating to business and finance (chancery). Naveen is listed in the top-tier of Mediators in England & Wales by the Bar Council; he has conducted in excess of 190 mediations and assisted parties resolve various disputes.

Naveen's clients have included ASDA, B&Q, Barclays, BNP Paribas, Boots, BP, BT, The Co-Operative, Countrywide, HSBC, LV, Lloyds bank, Natwest, RAC, RBS, Royal Mail, RSA and Vue. He is experienced in matters involving mortgages and charges; easements and boundaries; restrictive covenants; land registration and adverse possession; options; equitable proprietary remedies; co-ownership and trusts of land; property related professional negligence and insolvency; leasehold enfranchisement and rent review. Naveen assists parties in the Business and Property Court. He has conducted numerous complex trials including a successful 12-day High Court case. Naveen is an experienced advocate for parties at arbitration.

Naveen received a special mention from the Attorney General at the national Bar Pro Bono Awards in 2003 for his work with the charity BID and the Western Circuit FRU scheme. In 2009, Naveen launched a Housing Clinic with the support of the Law School for students at the University of Southampton. During his eight years service, Naveen ran the clinic once a month during the academic term and provided free advice in almost 500 cases. This included representation at court and securing damages. Naveen is an England & Wales Cricket Board trained Level 2 coach. He volunteered for five years, coaching children in West London at school, club and Borough level

leading to Middlesex County performance squads. He was involved in specific projects such as Chance to Shine, disability and girls cricket to encourage wider participation in the sport. Naveen is an advocacy trainer with The Inns of Court College of Advocacy (ICCA) and has served on two Bar Council committees.

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## **Property & Housing**

Real Property: Naveen is retained by landlords, trust / fund / pension managers and insurers to provide a variety of solutions. He regularly drafts statements of case (pleadings) and other legal and policy documentation for clients as well as writing opinions.

Residential and Commercial Landlord & Tenant

- Business Tenancies
- Lease Renewals
- Break Rights
- Surrender
- Sub-tenants
- Licences to Occupy
- Interim Rent
- Compensation (Improvement and Disturbances)
- Notices
- Termination of Tenancy
- Dilapidations
- Repairing Obligations
- Co-ownership
- Joint Tenants and Tenants In Common
- Distress
- Drainage
- Obstruction of Right To Light
- Rights of Way
- Party Wall Act
- Insurance
- Quiet Enjoyment
- Forfeiture
- Possession
- Service Charges

Naveen can receive direct instructions from lawyers, businesses or individuals based outside the UK.

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## **Commercial & Chancery**

Naveen advises banking institutions and lenders on issues relating to investment and development. This includes

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conventional transactions (acquisitions, lease backs, management buy outs, refurbishments) and those required to be Sharia (Islamic finance) compliant.

Trusts: the creation, variation, rectification and termination of trusts, interpretation of trust documentation, challenges to the validity of trusts, administration of trusts, removal of trustees, allegations of breach of trust and tracing against trustees and third parties.

Naveen's commercial law practice (for businesses, individuals and other organisations) covers complex transactions, arbitration and high value litigation. He is equally comfortable in the Rolls Building in London as well as other tribunals and arbitral proceedings held all over the world.

Naveen has advised governments and trans-national organisations on legal reform, helping to ensure effective and enforceable legislation and related rules.

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## Qualifications

- Honorary Fellow, University of Southampton
  - Inns of Court School of Law (BVC)
  - LL.B (Hons) (LSE), LL.M
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## Memberships

- Property Bar Association
  - Public Access Bar Association
  - Western Circuit
  - Commonwealth-in-England Barristers Association
  - Housing Law Practitioners Association
  - Social Housing Law Association
  - Chartered Institute of Arbitrators
  - Civil Mediation Council
  - Institute of Residential Property Management
  - Royal Institute of Chartered Surveyors
  - UK Landlord Accreditation Partnership
  - England & Wales Cricket Board Association of Cricket Officials
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## Other

- Naveen is an advocacy trainer with The Inns of Court College of Advocacy (ICCA).
  - He has provided training for the Chartered Institute of Housing, LAG, News on the Block and NLA.
  - Naveen is a former member of two Bar Council committees and was runner-up at the Bar Pro Bono Awards in 2003.
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## Scholarships & Prizes

Honorary Fellowship - University of Southampton (2014)

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## Recommendations

*'Naveen is first class barrister, who also has a superb ability to understand the practical aspects of the client's business needs. He is tenacious but this is tempered with good sense and great integrity.'* – Partner, Scott Walby LLP

*'Naveen is extremely personable and has a very calming influence, even in stressful situations. He is a pleasure to deal with and will always go above and beyond to ensure that all issues have been resolved. His advocacy skills are excellent, which are always well received by client's and judges alike.'* – Chartered Legal Executive, Clarke Willmott

*'Naveen was jointly instructed by both sides as a mediator on breach of lease / consent to alterations dispute. He set up and conducted the mediation with great skill, putting the parties at ease and taking the heat out of the negotiations... I have no hesitation in recommending him for mediation on any property related dispute.'* – Partner, Housing & Property Law Partnership.

*'I instructed Naveen somewhat last minute on a large commercial service charge dispute which was relisted at short notice by the court. I cannot praise Naveen enough. He was calm and professional, seeing through the reams of paper in his brief – immediately identifying the issues and their practical application to my client. He went over and above what was asked of him without complaint which resulted in an outcome we were prepared for and anticipated. I would absolutely look to him again for future instructions. The client was full of praise for his handling of the matter too.'* – Solicitor, Samuel Phillips

*'I have worked with Naveen both in my capacity as mediator and as litigation solicitor for many years. He is a thoroughly professional and effective advocate and mediator and am happy to recommend him.'* – Partner, Pitmans LLP

*'Unflappable, calm, robust and resolute in defence of clients or pursuing their justified claims.... also, rather good at saving clients time and money in acting as an experienced Commercial Mediator.'* – Partner, Biscoes Solicitors

*'I have worked with Naveen over the last few years in cases involving litigation and disputes between family members. Naveen's ability to understand a case quickly and provide professional advice and guidance to the parties, assisting them in settling their case during Mediation and without incurring excessive legal costs is very impressive.'* – Director, Quality Solicitors Knight Polson

*'Having researched the best HMO barrister in the UK, Naveen's name consistently popped through...I witnessed first hand how Naveen mastered the art of law. I was represented by him and having gone through an entire process together, he lived up to his outstanding reputation. Within the property industry Naveen has proven to be one of the most articulate, professional, knowledgeable and valuable asset one could have by their side in the court of law.'* – Co-Founder, Byoot Holdings

*'We would like to say that we are delighted with the result, as is our client. Naveen was excellent, both in court and in the way he explained matters to our witnesses out of the courtroom.'* – Whiteheads Solicitors

*'I have instructed Naveen in property litigation matters and I have also recommended him as a civil mediator. I have never been disappointed with Naveen's performance. He is easy to work with, knowledgeable, calm, assured and quickly gains the confidence of his clients.'* – Partner, Lawcomm Solicitors

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