



Rea Murray

Year of call: 2015

“Rea drafted a technical and legally complex defence so that it was pleasingly clear and persuasive.”

Eleanor Solomon - Anthony Gold Solicitors

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Practice Summary

Rea specialises in all aspects of property and housing law. She has experience in the High Court and Upper Tribunal and regularly appears before the First-tier Tribunal and in the County Court in landlord and tenant, leasehold disputes, forfeiture and real property matters as well as in applications for orders for sale under TOLATA 1996.

She has advised recently in matters involving succession and tenancies by surrender and re-grant, easements, trespass, derogation from grant and estoppel by convention, particularly in relation to rooftop developments. She has experience in assisting local authorities on business tenancies and in respect of leasehold disputes.

Rea is the first writer for the Housing Law Review case reports and was the Assistant Editor of the Encyclopedia of Housing Law and Practice from October 2017 to March 2019.

Rea appears as an advocate at the High Court “applications” Court 37 and accepts instructions from Advocate (formerly the Bar Pro-Bono Unit).

Areas of Practice

- Property
- Housing
- Residential and non-residential property
- Public law, equality and human rights

- Local Government
 - Regulatory
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Seminars

- An introduction to enfranchisement, 4 February 2019, Bevan Britton, with Justin Bates
 - Public Law training, Sheffield, August 2018
 - Leasehold covenants, freeholders and extensions, 28 June 2018, News on the Block, Property Conference
 - Technical defences to possession claims, October 2017.
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Professional Memberships

- PBA
 - HLPAs (Executive committee member)
 - SHLA
 - ILPA
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Publications

- R (Z and others) - implications for practitioners, Discrimination Law Association, forthcoming, March 2019
 - “*Until Death us do Terminate*” – succession law and notice to quit, *Nearly Legal*, July 2018
 - “*Asylum Seeker Accommodation and Article 8*”, *Journal of Housing Law*, Vol. 21, Issue 2 2018
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Qualifications

- PhD., MSc., BSc., BPTC, GDL.
 - Inner Temple Major Scholarship
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Experience

Rea has recently drafted grounds of appeal in cases involving succession where capacity was lost, high-value financial penalties for multiple breaches of the Housing Act 2004 and unfair terms and penal rates of interest contained in mortgage agreements. She has advised and drafted grounds for statutory appeals, and in judicial review, and has appeared for both applicants and respondents in High Court applications for interim relief.

Rea has recently advised in matters involving unusual contractual tenancies and business tenancies, in cases of adverse possession, unlawful eviction, estoppel, harassment, boundary disputes, nuisance, including Environmental Protection Act, forfeiture, service charge and ground rent disputes.

Rea gained considerable experience in the Court of Appeal during her pupillage, including:

- *Leeds City Council v Broadley* [2016] EWCA Civ 1213; [2017] 1WLR 738 on the nature of tenure and certainty of term; and

- *Dove v Havering LBC* [2017] EWCA Civ 156; [2017] PTSR 1233 on how joint tenants fulfil the tenant condition and retain security of tenure.
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Previous Experience

Rea has extensive knowledge of the Tribunal system and immigration law having previously been employed in private practice as a paralegal.

Other News

- *Rights of Audience - Ojo & Opaleye v McAuliffe*, County Court at Bromley 6 February 2019

<https://nearlylegal.co.uk/2019/02/u-cant-do-this>

- Appointed to the Government Legal Department Junior Panel of Counsel.
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