

social housing



glazer delmar
solicitors
making a difference

glazer delmar solicitors

social housing department

Since we opened our doors in 1989, Glazer Delmar has become one of the most established law firms in South East London with 29 staff, including 4 partners and 14 lawyers. We are proud of our local knowledge and many of us live in the area and send our children to local schools. We specialise in Social Housing, Residential Property, Family & Relationships and Wills & Probate.

Social housing work is very important to us, and we have dealt extensively over the years with many Social Housing Landlords, Housing Co-operatives and Local Authorities. This experience underpins the department's passionate commitment to provide legal services in the field of Social Housing.

Our Social Housing Department offers a full range of services in connection with day-to-day tenancy and leasehold management. We pride ourselves on providing a quality service that is both approachable and professional and delivers on realistic budgets. We always try to exceed expectations and add value, and believe that our continued success reflects this commitment.

Our people are highly experienced and able practitioners who routinely conduct proceedings from beginning to end. We understand the rights of tenants and the attitude of the courts and will always seek to avoid potentially pointless and expensive litigation.

We appreciate that providers of social housing have a duty to keep legal costs to a minimum and share the commitment to achieving this. By way of example, Glazer Delmar routinely enters into training and consultancy arrangements with major clients, so that their officers can undertake "DIY" legal work in order to reduce their legal spend.

our services

We offer a full range of specialist advice and litigation services on all aspects of social housing and landlord and tenant law.

Whether you need possession actions for breach of tenancy conditions, or to obtain injunctions and advice in cases of nuisance/anti social behaviour you can be confident in our flexible and effective response.

We defend civil claims for disrepair and Environmental Protection Act prosecutions in the Magistrates Courts and deal with dilapidations claims on your behalf.

We also regularly advise on the drafting of leases, tenancy agreements and housing policies and assist clients with Housing Ombudsman investigations and constitutional and governance issues.

We have extensive experience of advising in leasehold situations and dealing with leasehold litigation, particularly in the field of shared ownership. We regularly represent clients in Residential Property Tribunal proceedings and are able to represent clients at mediations if this is required.

Over the years, we have dealt with many care and supported housing issues and are able to provide both legal and practical solutions for clients trying to protect particularly vulnerable residents, including those with mental health problems and learning difficulties.





value added services

They may be called Value Added services, but we think they are just an essential part of any successful legal practice. That's why we don't charge for them.

Of course you should be able to get advice over the telephone, or via email.

We provide quarterly, written reports on all open files and undertake quarterly review meetings held at your offices.

In the event of you needing emergency access to a housing solicitor, our lawyers are always available out of hours and weekends on a 7 day a week / 365 day per year basis at no additional cost.

And finally, – we will come to you to take instructions, or attend meetings.



our clients

We have had long and successful relationships with a number of major providers of Social Housing. These are based on trust, mutual understanding and a shared commitment to good practice. Our clients range from large Social Housing Landlords with thousands of properties, to individual housing co-operatives. We are confident that we have been able to provide them all with legal services that have fitted their requirements, their budgets and most importantly their organisational personalities.



training

Social housing law is a case law and statute rich area and to assist, we provide in-house training to Local Authorities and Social Housing Landlords on all aspects of housing law and legal practice and procedure in order to enable clients to successfully navigate their way through.

The law is complex and ever changing and our training is designed to ensure that your staff understand the legal basis of their function in housing management.

In addition, training can be provided with the specific aim of enabling housing officers to conduct “DIY” litigation, i.e. to prepare and issue routine litigation themselves in their local County Court.

We deliver bespoke training sessions on all aspects of housing management and leasehold litigation and have found that the upskilling of staff achieved via training has helped our clients make substantial cost savings on their legal budgets whilst maintaining high standards.

We will work with you to identify your training needs and design a programme which will provide real benefit to your organisation. Our experienced trainers are practising lawyers conducting social housing litigation caseloads, and they use a variety of methods to cater for all learning styles. We place particular emphasis on interaction, discussion and officer participation.



keeping you informed

It may be good business, or just good manners, but we at Glazer Delmar believe that it is important to keep everyone up-to-date with changes in the law and developments at Glazer Delmar.

We distribute regular legal updates as and when there are relevant developments in the law.

We also deliver bespoke training on the effect of changes in the law as and when they happen.



residential property

Our large and expanding residential property department is well set up to service the growing social housing arena. We offer organisations within this sector the full range of residential conveyancing services – including sales and purchases, transfers of equity and grants of new leases.

Of course we use technology to ensure that any work is dealt with as swiftly and as cost-effectively as possible, but we never lose the personal touch, and one named solicitor is assigned to every case.

Our local knowledge makes Glazer Delmar a natural choice for sale or purchase. What's more, we are on the panels of most major banks, building societies and lenders.

For lessees, we can assess rights to purchase freeholds or claim new extended leases. The process can be complex but our leasehold specialist can help right from the beginning through to successful completion.

We can also assist landlords who have received notification from their tenants.

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