

Andrew Tugwell

Head of Property Litigation

As an experienced chartered surveyor as well as a solicitor, arbitrator and an accredited mediator he is uniquely placed to find a balance between interpreting the law and achieving commercial solutions

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Andrew's clients include several leading firms of surveyors, institutional investors and major corporate occupiers.

Andrew specialises in landlord and tenant matters including lease renewal, rent review, service charge disputes, dilapidations advice, break notices and other property-related management and dispute resolution areas such as valuation negligence, planning matters and terms of engagement, fee entitlement and also including compulsory purchase and statutory valuation disputes, possession/occupation/shared ownership issues, disputes from sales contracts and enquiries, neighbour disputes, construction and insolvency, residential property, leasehold enfranchisement and other tenancy issues and other types of commercial disputes.

He contributes to the property press and lectures regularly on a range of property related issues. He is a Fellow of the Royal Institution of Chartered Surveyors, a Fellow of the Chartered Institute of Arbitrators and a CEDR and ADR Net accredited mediator and long-standing member of the Property Litigation Association.

Reported cases dealt with by Andrew include:

Lewisham Investment Partnership Limited v Morgan [1997] PLSCS292 concerning alleged valuation negligence, rent review law and valuation techniques.

Save & Prosper v Homebase Limited [2000] Concerning alleged conflict of interest and the removal of a rent review arbitrator.

Riverside Investments v Blackhawk Automotive December [2005] 01 EG 94 (CS) a leading commercial property dilapidations case regarding replacement of asbestos roof sheets.

Crane Road Properties LLP v Hundalani [2006] EWHC 2066 (Ch) [2006] PLSCS 191 in respect of service charge disputes and alleged interference with a right of way.

Barrington v Sloane Properties [2007] 40EG 268 concerning disputed residential service charges relating to major expenditure covering more than one service charge year.

London Tara Hotel v Kensington Close Hotel [2011] EWCA Civ 1356 concerning an important High Court and Court of Appeal case concerning disputed rights of access between two major London Hotels.

Chambers and Partners UK: "Andrew Tugwell of Payne Hicks Beach is 'extremely thorough and will leave no stone unturned', say sources. He is dual-qualified as a surveyor and solicitor, allowing him an exceptional perspective on all property matters. He acted for Kensington Close Hotel on its high-profile rights of access dispute with London Tara Hotel."

The Legal 500 UK: "The 'commercial and thoroughly skilful' team at Payne Hicks Beach is led by qualified surveyor Andrew Tugwell, who is 'an expert in his field' and specialises in valuation issues arising from leasehold enfranchisement disputes."

"Excellent insight and a deep understanding of the industry"

Chambers UK