



# Shabinah Ladha

Year of Call: 2011

Telephone:

Email Address:

## Overview

Shabinah specialises in both Business & Property and Housing work. She is an experienced County Court advocate and litigator known for her straight-talking, no-nonsense approach as well as being approachable to both lay and professional clients. She is committed to delivering an excellent service to every client by supplying prompt, pragmatic paperwork as well as providing fearless advocacy. Where required she has experience of successfully navigating away from court action with the use of her negotiation skills, however, where matters result to trial, her clients are well prepared as she adopts a commercial and economical approach to costs.

Shabinah is qualified to accept instructions via the Public Access scheme.

Please see specialist profiles for further information.

## Practice Areas

### Housing

Shabinah brings to Chambers her experience of having worked within the Housing and Litigation Department of a Midlands based Local Authority. During her tenure she took carriage of cases from drafting pleadings, witness evidence and conducting advocacy at all stages of the claim including trials.

Shabinah has previously represented tenants and now focuses on landlord clients which include local authorities and large scale social housing providers. Her practice encompasses all manner of matters including possession, anti-social behaviour, disrepair, public law issues, mobile homes and Traveller possession claims.

She adopts a commercial approach to costs and is adept at finding pragmatic client conscious solutions.

### Business & Property

Shabinah is experienced in commercial and property matters and has acted for both claimants and defendants in small claims, fast-track trials, interim applications and in drafting pleadings and advices in a range of areas. These include contractual disputes, licensing and unfair relationship claims (in particular s140A CCA 1974) where she acts for

established high street banks and finance providers.

Shabinah's property practice has been wide ranging and she has advised and litigated a number of matters including:

- Advising a Department Store on rights of access pursuant to their Deeds and negotiating a lease surrender for an amount of money (not disclosable) in order for a development company to take over specific property.
- Providing advices on Party Wall Disputes and negotiating settlements with neighbours and surveyors
- Litigating a breach of easement matter and settling by re-drafting the easement and settling damages.
- Settling a professional negligence matter whereby solicitors had completed the conveyancing on a land purchase and had failed to realise that the land was landlocked and had no rights of access. The matter was settled by the negligent solicitor's insurance company by drafting an easement that granted rights of access and payment to the leasehold and freeholder for granting the rights of access.
- Negotiating a settlement for an old aged pensioner pro-bono whereby her neighbour granted her full and inhibited rights of way through the alley they shared in order for the client to drive through on her mobility scooter.
- Representing a buyer who had entered into a contract for sale of property in reliance upon the auction pack. The seller misrepresented the fact that the property was being sold with vacant possession and misrepresented that the property comprised of 5 units in one block. Upon enquiries the buyer discovered the property was not vacant and there were existing leases in place. It was also discovered that the property was further split into additional units that were not part of the sale. The sale contract was rescinded, deposit monies returned and the client's right to claim further damages for misrepresentation was reserved.
- Acting for a client against Network Rail for failure to control, remove eradicate and/or treat Japanese Knotweed and for failure to take reasonable measures to control such invasive species

Where required Shabinah has experience of successfully navigating away from court action with the use of her negotiation skills, however, where matters result to trial, her clients are well prepared as she adopts a commercial and economical approach to costs.

## Qualifications

BA (Hons) Law, Development Studies & Arabic (2:1)  
School of Oriental & African Studies, University of London (2003-2007)

(GDL/LLB) Nottingham Law School (2008)

(BVC) Nottingham Law School (2009-2010)

## Membership

The Honourable Society of Middle Temple

## Languages

Gujarati

Kutchi

Arabic

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