

David Holland

Partner

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About David

David is a partner in the Real Estate Litigation team and national Compulsory Purchase and Compensation team.

David is an experienced all round real estate litigation lawyer, with substantial experience in landlord and tenant matters including commercial lease renewals, dilapidations, break options, breach of covenant issues and residential tenancy disputes.

He advises clients in a wide variety of property disputes, acting for both public and private sector clients, including developers, investors, retailers, airports and utility companies.

David specialises in land compensation matters, advising in relation to a broad range of compensation cases, including compulsory purchase compensation claims, claims under Part 1 of the Land Compensation Act 1973 and property related compensation matters in the aviation, energy and utilities sectors.

He is a member the Compulsory Purchase Association, is on the steering committee of the Young Compulsory Purchase Association and is the Joint Regional Convenor of the CPA for the Yorkshire and Humber region. He is also a member of the Property Litigation Association and committee member of the Northern PLA.

David is recommended in *Legal 500 UK*.

David's diverse practice also includes advising clients in relation to possession actions, development disputes, injunction proceedings, judicial review, property related insolvency matters and town and village green registration cases.

His particular specialism is in land compensation matters, acting for both acquiring/compensating authorities and claimants.

He is experienced in advising on compulsory purchase compensation matters, including in relation to some of the most high profile CPO schemes such as the London Olympics, High Speed 2, Crossrail, Thameslink. He is also currently advising clients affected by the proposed Heathrow Third Runway and Crossrail 2 schemes.

David also regularly advises clients in claims under Part 1 of the Land Compensation Act 1973 and is a leading practitioner advising in relation to airport Part 1 claims, acting for several UK airports.

He also has substantial experience in advising in utilities and energy distribution companies in land access and compensation matters, regularly acting for clients in the electricity and water sectors. He also advises clients in relation to compensation matters arising from flood defence/alleviation schemes.

David is vastly experienced in advising clients in proceedings before the Upper Tribunal (Lands Chamber) and has represented clients in cases in both the Court of Appeal and Supreme Court. He also regularly represents clients in alternative dispute resolution processes, including in mediation and expert determination.

Experience

- Advising several major UK airports on their separate strategies for managing claims under Part 1 of the Land Compensation Act 1973.
- Acting for a London borough in advising on its strategy for addressing claims following a CPO of a residential site for development, including a claim for in excess of £1 million in the Upper Tribunal (Lands Chamber) resolved by way of mediation.
- Acting for Swayfields (Rugby) Limited, a major land development company, in a multimillion-pound compensation claim against Highways England in the Upper Tribunal (Lands Chamber), resolved in mediation.
- Acting for United Utilities in multiple claims for compensation under the Water Industry Act 1991 in the Upper Tribunal (Lands Chamber).
- Advising several commercial and residential land owners impacted by the HS2 scheme, including advice on the petitioning process, advance purchase schemes, blight notice procedures and compensation rights.
- Acting for SP Manweb in relation to a multimillion-pound claim for compensation following the grant of a necessary wayleave under the Electricity Act 1989 in the Upper Tribunal (Lands Chamber), resolved following mediation.
- Acting for a major London property investment company in a claim for compulsory purchase compensation exceeding £5 million resulting from the Crossrail scheme that was referred to the Upper Tribunal (Lands Chamber).
- Advising Western Power in the electricity compensation test case of *Stynes v Western Power Distribution East Plc* [2013] UKUT 0214 (LC), in the Upper Tribunal (Lands Chamber) determining the extent of Schedule 4 of the Electricity Act 1989.
- Acting for national retailer Robert Dyas in a multimillion-pound claim for compensation referred to the Upper Tribunal (Lands Chamber) following the compulsory purchase of its central London store as part of the Crossrail scheme.
- Advising the acquiring authority in the first Olympics compulsory purchase compensation claim to be determined by the Upper Tribunal (Lands Chamber) – *Halpern and others v Greater London Authority* [2013] and in related Court of Appeal proceedings.
- Acting in proceedings under Part 1 of the Land Compensation Act 1973 in the first case to apply costs shifting powers in the Upper Tribunal (Lands Chamber).
- Acting for a Trinity Mirror Group plc in advising on a range of commercial property disputes, including exercise of tenant break options and breach of covenant disputes.
- Acting for Provident Financial Plc in relation to a variety of landlord and tenant matters, including dilapidations and lease covenant issues.

- Acting for a national student accommodation provider in a multimillion-pound dispute with off-shore funders referred to expert determination.
- Acting for a national house builder in a land development dispute with a local authority, valued in excess of £1 million.
- Acting for Calderdale Council in successfully recovering possession from multiple commercial tenants to enable the redevelopment of the historic listed Piece Hall building in Halifax.
- Acting for Think Money Group on its successful exit strategy for the company's relocation from 10 leasehold premises to a new single head office location.
- Advising a foreign investment company on its redevelopment strategy for mixed retail and office premises in Central London.
- Advising a landowner in bringing a successful judicial review application to quash a planning decision permitting residential development made by a local authority.

Credentials

Education

- College of Law, York, L.P.C., 2006
- University of Warwick, LL.B., 2004

Admissions

- England and Wales, 2009

Memberships & Affiliations

- Member, Property Litigation Association
- Member, Compulsory Purchase Association
- Steering committee, Young Compulsory Purchase Association

Recognitions

- "David Holland has an easy manner, works hard for his clients, gives excellent realistic advice." *Legal 500* 2024
- "David is very knowledgeable and experienced. He is very good in face-to-face meetings with clients." *Chambers and Partners* 2024
- "David is approachable and helpful." *Chambers and Partners* 2024
- "He's good at finding solutions." *Chambers and Partners* 2024

Expertise

Services

- Litigation
- Real Estate

About our firm

One of the world's strongest integrated law firms, providing insight at the point where law, business and government meet. We deliver commercially focused business solutions by combining our legal, lobbying and political capabilities and invaluable connections on the ground to a diverse mix of clients, from long-established leading corporations to emerging businesses, startup visionaries and

sovereign nations. More than 1,500 lawyers in over 40 offices across four continents provide unrivaled access to expertise.