SQUIRE PATTON BOGGS

# Kiera Beech

**Associate**

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## About Kiera

Kiera Beech is an associate in the Real Estate Litigation team in Leeds, specialising in advising on a wide range of complex property-related matters and disputes, including development disputes, breach of quiet enjoyment claims, tenant arrears matters and disputes between landlords and tenants involving the Landlord and Tenant Act 1954.

Kiera's expertise also spans land compensation claims under Part 1 of the Land Compensation Act 1973, and claims for compensation arising out of the compulsory acquisition of land, including in relation to large compulsory purchase schemes, such as the High Speed 2 and Crossrail schemes.

Kiera has extensive experience in advising electricity distribution companies on the entitlement to compensation following the grant of necessary wayleaves and advising on obtaining access to land to carry out essential works to electricity apparatuses, pursuant to the Electricity Act 1989. Kiera has obtained injunctive relief from the courts to allow electricity distribution companies to access land in several cases.

She also has extensive experience in bringing injunction proceedings against protestors and trespassers, particularly on large and complex sites. Kiera has successfully acted to protect client interests by securing urgent relief to prevent unlawful activities, minimise disruption and safeguard business operations.

Kiera advises on a wide range of claims brought in the High Court and Upper Tribunal (Lands Chamber). She also has experience in Alternative Dispute Resolution, such as mediation.

Kiera's client base is diverse, and includes developers, retailers, electricity companies, investors and UK airports, ensuring a broad and in-depth understanding of the property sector. In land compensation claims, Kiera has acted for both acquiring/responsible authorities and claimants.

Kiera sits on the Compulsory Purchase Association Futures Committee and the Junior Property Litigation Association Committee.

## Experience

- Advising an airport client on a compensation claim brought against it pursuant to Part 1 of the Land Compensation Act 1973.
- Advising on a £5 million compensation claim arising out of the compulsory acquisition, pursuant to the Crossrail scheme, of part of the client's business premises located near London.
- Advising on a £5 million claim in the High Court for alleged breach of the quiet enjoyment covenant in a lease and derogation from grant.
- Advising a water undertaker on third-party landowner claims for compensation pursuant to the Water Industry Act 1991.
- Advising electricity clients on obtaining injunctive relief against landowners refusing access to land for essential and urgent electricity works to be carried out.
- Providing advice to clients on obtaining both interim and final injunctions to stop protestor activity restricting the client's business operations.
- Advising on a range of residential tenancy disputes, including tenant arrears matters and recovering the possession of residential property.
- Advising on a claim brought in the High Court relating to defective premises causing damage to the tenant's residential property.
- Advising on residential service charge consultations with leaseholders pursuant to the Landlord and Tenant Act 1985.

## Credentials

### Education

- University of Cambridge, Girton College, M.A. (Cantab), 2021
- BPP University Leeds, L.P.C., 2021
- BPP University Leeds, G.D.L., 2020
- University of Cambridge, Girton College, B.A., Honors, 2018

### Admissions

- England and Wales, 2022

### Memberships & Affiliations

- Member of the Property Litigation Association and sits on the Junior Property Litigation Association Committee
- Member of the Compulsory Purchase Association and sits on the Compulsory Purchase Association Futures Committee

## Recognitions

- "Kiera Beech – incredibly swift on the uptake and knowledgeable for someone quite junior." *Legal 500* 2024
- "They have an unparalleled knowledge and understanding of compulsory purchase compensation litigation. Absolutely the best." *Legal 500* 2024

## Expertise

### Services

- Litigation
- Real Estate

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