

BLUNDELL LECTURES

TOPICAL ISSUES IN PROPERTY LAW

In aid of the benevolent associations of
the Bar, The Law Society and The Royal
Institution of Chartered Surveyors

51st ANNUAL SERIES

Illuminating Nuisance at Bankside

Tuesday 9 June 2026

Inner Temple Lecture Theatre, London

Supported by Falcon Chambers

SPEAKERS

Kevin Francis, GIA Surveyors

Kevin is a Board Director at GIA Surveyors, a multidisciplinary surveying and environmental practice which includes the UK and Ireland's largest Rights of Light department. Since joining GIA in 2013, Kevin specialises in creating customised strategies and advisory services for Rights of Light and Daylight & Sunlight matters, working across GIA's London and Irish offices. Notable projects he has worked on include 1 Undershaft and 100 Leadenhall Street in the City of London, Bankside Yards in the London Borough of Southwark, as well as a City-wide Solar PV research study commissioned and published by the Northern Ireland Department for Economy. Kevin holds an LLB (Hons) Law Degree from Queen's University Belfast.

Elizabeth Fitzgerald, Falcon Chambers

Elizabeth specialises in commercial property litigation and disputes relating to development land, but her expertise extends to all aspects of real property law and landlord and tenant law. Her practice also includes insolvency and professional negligence disputes.

Chair:

Chhavie Kapoor, Mishcon de Reya LLP

Chhavie is a Partner at Mishcon de Reya LLP and leads the rights of light practice. She has particular experience in advising developer clients on minimising the injunction risk associated with rights of light. She has worked on a number of largescale projects including landmark London developments. Her advice is regularly sought out by developers to advise on their schemes.

SYNOPSIS

Fancourt J's judgment in *Cooper & others v Ludgate House Limited* [2024] EWHC 1 1724 (Ch), in which he awarded damages of £1.25m in lieu of an injunction, has been welcomed by practitioners in the rights of light world. It grappled with some of the less well litigated areas of rights of light law, as well as giving a fresh take on a modern-day rights of light dispute, and reiterated the importance of the Supreme Court decision in *Fen Tigers*. In this talk, Kevin Francis will examine the Court's analysis of how light should be measured; and the merits of the Waldram method compared with both the Radiance method and the median daylight illuminance and median daylight approach. Elizabeth Fitzgerald will look at Fancourt J's approach to negotiating damages, and analyse the way in which damages were assessed.

CONTINUING PROFESSIONAL DEVELOPMENT (CPD) NOTICE - BAR COUNCIL, RICS, LAW SOCIETY

CPD is based on self-assessment. Delegates are advised to apportion the amount of time in accordance with their own professional bodies guidelines.

Each lecture contains approx. 1.5 hours technical content.

EVALUATION VIA SURVEY MONKEY

The evaluation survey will be emailed to you post lecture. It will take a very short time to complete. We would really appreciate it if you would complete it when you receive it as your feedback is very important to us. Many thanks.

SPEAKER PAPERS

The registered delegate will be able to access the speakers' paper to download and watch the zoom recording of the Lecture (but not the Q&A) up to 3 months post event. Each ticket only allows access to one person to attend/view the Lecture. Links must not be shared or viewed by more than one person. Observing these terms will maximise the amount raised for the professional charities.

You will only be able to access the Lecture with the email address with which you registered, so please ensure you input it correctly.

1. Log in to Blundell Lectures - Delegate Area - <https://blundell-lectures.org/watch>
2. Input email address (you registered with)
3. You will then receive a verification email (please check your junk folder)
4. Click on link in verification email and you should have access

QUERIES

If you require any further information or have any issues accessing the delegate area please contact: Becky Abbott, Quadrilect, Email: becky@quadrilect.co.uk