

Legal advice on real estate and commercial property

Sedgwick's agile legal services team provides expert guidance on real estate problems and disputes — specifically assisting insurers and adjusters with policyholder property liabilities and consequent policy responses.

We can help you with your legal questions concerning commercial, industrial and residential premises. We also frequently assist loss adjusters with determining who has responsibility to repair fixtures and fittings.

In addition, our team can help with more practical issues such as how to access neighbouring land and determining ownership of boundary features.

We offer a quicker, simpler and more effective approach compared to a traditional third-party law firm. Our experts assess the legal position, consider the competing interests, and provide a suggested strategy to achieve the best outcome.

The team is led by Richard Marshall, a solicitor with 30 years of experience working as a property litigator. He has spent nearly half his career with a market-leading regional firm of solicitors, acting for PLCs, governmental bodies and a range of commercial organisations. Richard is also an experienced and accredited mediator, which gives him expertise in finding ways to resolve disputes rather than 'fan the flames.'













Expert services

Our team offers advising on issues related to:

- Repairing liability
- Liability for fixtures and fittings
- Easements including right of way
- Issues arising out of leasehold arrangements
- Access to Neighbouring Land Act 1992
- Obtaining access for inspection
- Consents for work
- Property disputes
- License issues and damages in relation to trespass claims
- Dilapidation disputes, from advice on discrete points to multimillion-pound litigation
- Property-related insolvency issues



The Sedgwick difference

	Our team has direct access to claim files through Sedgwick's bespoke claims management system Darwin — saving time, reducing costs, and increasing efficiency for our adjusters and lawyers.
	Automated notifications from our claims and adjusting teams allow real-time access to evidence and circumstances and eliminate double keying.
	We take a sensible, flexible and commercial approach focused on moving claims forward.
	We use a multidisciplinary approach, with collaboration between all the professionals involved, including loss adjusters, surveyors and lawyers.
	Clients receive access to viaOne, Sedgwick's self-service management information portal.
	We provide the opportunity for an initial discussion to make sure we capture your requirements, and then follow up with draft advice before it is executed.
	We have the ability to collate, analyse and give advice on documents and evidence, picking out the important points that will help to provide clarity on the current issue(s).
	Our team helps save time and costs through collaboration, which provides the quickest answers to the knottiest of problems!
	We deliver training and case support — in your office, our office or online.
	Clients can access our mock trials, webinars, workshops, alerts, data analytics and surgeries.
	We provide a holistic approach to problems by looking at all the factors involved.
	Our legal services are integrated with Sedgwick's claims, adjusting, surveying and forensic accounting solutions.

Our legal services

Sedgwick's legal services team is an independent, agile, challenger law firm, supported by the largest claims management company in the world. We operate within the Sedgwick ecosystem and use the Darwin platform that underpins the company's claims and adjusting services worldwide. This seamless, integrated model allows our legal services team to respond faster, and with less friction, than a traditional law firm. We combine the best of claims management, legal expertise and digital capability to provide clients with a high-quality, consistent and user-friendly service.

To learn more about our real estate advice offering and other legal services, please contact:

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