

Sonia Rai

Called: 1998
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PROFILE

Sonia is an experienced property, including housing, specialist and has experience in all aspects of Property Litigation and Private Client work.

Sonia undertakes work in all areas of property litigation with a particular interest in real property disputes involving restrictive covenants and easements, boundary disputes, leasehold enfranchisement, service charges, Building Safety Act and right to manage.

Sonia undertakes work in all areas of Private Client work particularly wills and probate and court of protection cases.

Sonia deals effectively with all property and private client disputes and well known for her robust cross-examination and concise closing submissions.

She is a pragmatic litigator and will argue her client's case while also ensuring that the best course of action is taken for her client.

Sonia does accept direct access instructions in appropriate cases.

Before she came to the Bar, she was a qualified pharmacist.

Sonia is ranked as a leading junior in the Legal 500.

EXPERTISE

Property Litigation

Sonia has acted for corporate and individual owners of commercial and residential property in a wide range of property litigation. The cases that she has been involved in include rights of way, parking issues, restrictive covenants and easements, boundary disputes, and obtaining injunctions against persons unknown.

Recent Work

Brent LBC v Malvern Mews Tenants Association Ltd [2020] EWHC 1024 (Ch). Sonia represented Brent LBC to resist a negative declaration as to an easement.

Lennon v Elliott and Elliott (2020) Luton County Court, successfully reached an agreement as to the ownership and the responsibility for repair of a boundary wall.

Westminster CC v PU (2020) obtaining an injunction against persons unknown that behave anti-socially, from a housing estate.

Ackerman v Stevenage Borough Council (2024). The case involved a challenge by a leaseholder in relation to the reasonableness of service charges and whether the section 20 consultation had been carried out.

(1) Nicholas John Hobbs (2) Carol Christina Hobbs V Philip Heywood (2024) Legal issues concerned statutory interpretation. Service of notices, dilapidations and the nature of the demise.

Perkin v LBTH (2024) – mediation carried out in relation to reasonableness of service charges

London Borough of Barking v Gascoigne Rd (2025) -the case concerned the validity of a notice for a rent increase.

Courtyard RTM Co Ltd v Rockwell Ltd [2025] UKUT 39 (LC) The Upper Tribunal determined whether two separate properties constituted a “self-contained part of a building” under the Commonhold and Leasehold Reform Act 2002.

Advising a leaseholder as to the extent of a covenant to park in the communal areas.

Advising an individual as to the legal remedies available in relation to rights of way and restrictive covenants in relation parking and obstructions.

Landlord and Tenant

Sonia has acted for landlords and tenants of commercial and residential property both in the private and public sectors. Her recent work includes leasehold enfranchisement, service charge disputes, possession, injunctions, forfeiture, unlawful subletting, tenancy fraud, Building Safety Act 2022 and disrepair and dilapidations.

Recent Work

Successfully acted for a landlord in forfeiting a lease due to non-payment of service charges.

Successfully acted for a tenant in the appointment of a manager in the Lower Tier Tribunal.

Advising a landlord in regard to a modification of a term in the lease in relation to service charges.

Advising a landlord in regard to a modification of a term in the lease in relation to service charges.

Private Client

Sonia has been involved in a case and mediation that involves undue influence, challenging of a will, probate and court of protection issues.

FURTHER INFO

The Legal 500



Sonia Rai is ranked in the Legal 500 as a Leading Junior in Social Housing.

Qualifications

- B.Pharm (Hons) (2:1), The School of Pharmacy, London
- Common practice Examination (with merit) The College of Law, Guildford
- Bar Vocational Course of Court School of Law (very competent)

Seminars

Sonia Rai gives regular seminars on a wide range of issues from subletting to restrictive covenants to solicitors, and professional clients.

Professional Memberships

- Property Bar Association (PBA)
- Social Housing Law Association (SHLA)
- The Contentious Trusts Association (ConTrA)
- Women in Social Housing (WISH)
- Women in Property
- Chancery Bar Association (ChBA)

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