



Elaine Skittrell

B.A. (Hons) French – University of Southampton

1999 – Middle Temple

Areas of Practice:

Contract/Commercial

Elaine has conducted many contractual claims arising out of the Supply of Goods and Services Act 1982, ranging from Fast Track cases to Multi-Track cases lasting several days with complex expert evidence. As for commercial work, Elaine provides advice on construction of contracts and is regularly instructed on strike out and/or summary judgment applications.

Torts/Professional Negligence

Elaine is currently involved in a high-value breach of confidence claim involving the tort of unlawful interference with trade and breach of fiduciary duty. Elaine is also able to provide advice on all aspects of professional negligence

Insolvency/Commercial Recovery

Elaine acts for finance companies seeking to recover motor vehicles after default by the hirer; such cases often involve arguments about conversion, deceit and mistake as to identity. Elaine also acts for Banks seeking charging orders and mortgagees seeking orders for possession. In the field of insolvency Elaine has recently been instructed to seek a non-party costs order against a Company Director where leave to commence proceedings was required pursuant to s.285 of the Insolvency Act 1986.

Landlord & Tenant

Elaine is instructed on behalf of landlords and tenants in domestic and commercial cases. For example, she acted on behalf of the landlord in a claim for possession of Rotherham United Football Club grounds. Recently Elaine has acted for a tenant facing possession of several Public Houses owing to rent arrears; the period for payment of the rent was extended pursuant to s.138(4) of the County Courts Act 1984. Elaine accepts instructions from landlords and tenants to provide advice on housing matters such as disrepair and breach of covenant. Elaine has also gained

expertise in the field of Social Housing and is regularly instructed by Sheffield City Council on possession hearing, committals and injunctions. Elaine successfully represented the landlord in the case of *Anita Fletcher v Sheffield City Council* [2007] EWHC 419 (Ch).

Land/Trusts

Elaine has experience in the following areas: easements, adverse possession and TOLATA claims.

Recent Cases:

Fletcher v Sheffield City Council [2007] EWHC 419 (Ch): Appeal by tenant against a judge's refusal to set aside an order for possession and an ASBO (including an exclusion zone) made in the tenant's absence. Elaine acted on behalf of Sheffield City Council and the tenant's appeal was dismissed.

Booth and Hooton Lodge Ltd v Rotherham United Football Club (unrep). Elaine acted on behalf of the owner of Rotherham United Football Club in a claim for possession of the Millmoor Ground, changing rooms, Tivoli Public House and training ground at Hooton Lodge. The club had £13,000 of unpaid rent.

Additional Information:

Membership of Specialist Associations: PIBA, PNBA, CPA.

Languages: French, Italian and some German.

Seminars: Elaine has given lectures on housing law.