



ALEXANDER MULRONEY

SENIOR ASSOCIATE • LONDON

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SERVICES: Real Estate Disputes, Hotels and Hospitality, Dispute Resolution, Real Estate, Restructuring and Insolvency

BIO

ALEXANDER IS A SENIOR ASSOCIATE IN THE DISPUTE RESOLUTION GROUP.

He specialises in resolving complex and high-value contentious property matters.

He has successfully dealt with forfeiture disputes, injunctions, 1954 Act litigation, rights of light actions, professional negligence claims, dilapidations disputes, the recovery of large rent and service charge arrears, vacant possession strategies and telecommunications matters. Additionally, Alexander regularly delivers advice on cladding and other fire-safety issues impacting assets.

Alexander's cases also often involve property-related insolvency matters. He acts for landlords and tenants impacted by administrations, CVAs, receiverships, liquidations, schemes of arrangements and other corporate and personal insolvency events.

In 2021, the Legal 500 UK identified Alexander as a key lawyer in WFW's property litigation practice. The testimonials also described him as "a very impressive associate" who, as part of the team, provides "careful and thoughtful strategic and technical advice". These positive testimonials continued in the 2022 and 2023 editions, which said: "Alexander Mulroney is super – he grasps any problem very quickly and is able to get to the nub of the issue" before describing him as being "highly experienced and knowledgeable", "a rising star" and a practitioner who "provides excellent advice".

EXPERIENCE

WATSON FARLEY & WILLIAMS

Acting for one of the largest UK pension funds. Alexander's work involved litigation to recover rent arrears, negotiating and documenting bespoke concession deals and representing the fund in company voluntary arrangements and other restructuring and insolvency processes.

Successfully represented a landlord of commercial premises in London within contested forfeiture proceedings against its tenant (an international frozen commodities trader). Alexander conducted all drafting and advocacy throughout the litigation.

Acting for the landlord of landmark central London residences in contested right-to-manage proceedings within the First-tier Tribunal, Upper Tribunal and thereafter the Court of Appeal. The case now stands as one of the leading authorities for the statutory scheme's notice procedures.

Provided and successfully implemented vacant possession advice, enabling a significant high-rise "build to rent" mixed-use development scheme in Cardiff to proceed, despite multiple occupants benefiting from security of tenure, intervening insolvency events occurring, restrictions on possession claims and enforcement options being introduced in 2020 and several tenants being ranked law firms.

Obtained an urgent ex parte injunction against the landowner defendant in a dispute regarding a site pitch agreement's terms, restraining the other side and its agents from interfering with the occupational rights of the claimant.

EDUCATION

2013 – 2014 · University of Law London, Moorgate, LPC

2010 – 2013 · University of Portsmouth, LL.B (First Class Honours)

MEMBERSHIPS AND ASSOCIATIONS

Law Society of England and Wales

Property Litigation Association

Dilapidations Association

INSIGHTS

ARTICLE

A STITCH IN TIME MAY NOT ALWAYS SAVE NINE

www.wfw.com/articles/a-stitch-in-time-may-not-always-save-nine/

ARTICLE

A RETURN TO BUSINESS AS USUAL FOR COMMERCIAL LANDLORDS AND TENANTS?

www.wfw.com/articles/a-return-to-business-as-usual-for-commercial-landlords-and-tenants/

ARTICLE

CORONAVIRUS COMMERCIAL RENT ARBITRAL SCHEME

www.wfw.com/articles/coronavirus-commercial-rent-arbitral-scheme/

ARTICLE

CORONAVIRUS ACT 2020: IMPLICATIONS FOR COMMERCIAL LANDLORDS AND TENANTS

www.wfw.com/articles/coronavirus-act-2020-implications-for-commercial-landlords-and-tenants/
