

## Elizabeth England

Call 2014

Telephone [020 7831 0222](tel:02078310222)

Email [clerks@42br.com](mailto:clerks@42br.com)



### Introduction

Elizabeth is an established property practitioner, with particular expertise in the fields of residential landlord and tenant, and social housing law. Elizabeth has a wealth of trial experience both at tribunal and across the civil and appeal courts. She seeks to provide effective representation in all aspects of housing and related work, adopting a determined and pragmatic approach. She is very much a trial advocate who is able to marshal complex cases that require careful preparation and vigorous advocacy.

Elizabeth was called admitted to the roll of solicitors in 2008, became a solicitor advocate in 2011 and was called to the Bar in 2014. She brings a unique perspective from a breadth of experience in landlord & tenant and social housing law in which she has pursued a genuine specialism throughout her career.

*“the right mix of raw intelligence and practical experience. She is both approachable and robust.”*

Elizabeth used to play the trombone as a semi-professional musician, but now enjoys the occasional duet with friends. She ran the Virgin London Marathon in 2017 for the Chambers nominated charity CHICKS and has continued her athletic ambition by taking up triathlon in 2018.

### Residential Landlord & Tenant

Elizabeth has extensive experience in all aspects of residential property law, management of estates and enforcement of covenants. She assists a range of clients from private landlords of short lets seeking possession or advice on tenant issues, to long leaseholders in forfeiture and breach of covenant claims. She has a growing practice in enfranchisement, right to manage, extension of lease claims, boundary disputes, rights of way and easement claims.

### Social Housing

Elizabeth has wide experience in social housing law. She appears in substantial trials on a full range of social housing issues including homelessness, anti-social behaviour, succession, tenancy fraud, disrepair, and possession claims. She regularly advises on Human Rights and Equality Act defences together with the effects of mental health and insolvency as they relate to social housing issues.

Elizabeth provides training to the London Borough Legal Association on a wide range of housing issues. She is a

committee member of the Social Housing Law Association and is a member of the Property Bar Association, and Housing Law Practitioners Association.

Elizabeth is a regular contributor to the LexisNexis Property Q&A service and has published articles in 'Inside Housing' and 'Local Government Lawyer'. She is a regular speaker at training events for the London Borough Legal Alliance and provides in-house training on a range of property and housing management issues.

Elizabeth is qualified to accept instructions under the Bar Council Public Access scheme.

## Court of Protection

Elizabeth has experience of dealing with matters in the Court of Protection and welcomes instructions in this area of law.

## Accreditations

- *“Liz has that much sought-after skill of being able to explain, simply and quickly, what needs to be done. That comes from the right mix of raw intelligence and practical experience. She is both approachable and robust.”*

## Education

- Bristol University BA (Hons) History

## Housing

Elizabeth transferred to the bar in 2014 after 9 years in private practice as a solicitor. Elizabeth's housing practice covers the full range of landlord and tenant and housing management issues. She is an experienced advocate and also has a substantial advisory practice.

Recent issues include

- Statutory appeals under the Housing Act 1996
- Judicial Review
- Disrepair and dilapidation claims
- Leasehold enfranchisement
- Extension of Leases
- Right to Manage
- Service charge and ground rent disputes
- Rights of way
- Obtaining and enforcing possession orders for landlords
- Defending possession claims for tenants
- Dealing with Human Rights defences

- Dealing with Equality Act defences
- Dealing with unlawful occupiers and squatters
- Insolvency and possession claims
- Establishing housing rights through succession
- Unlawful eviction and harassment
- Nuisance and statutory nuisance
- Injunctions to prevent anti-social behaviour and other orders available under the ASB Crime and Policing Act 2014 including committal applications

## Related cases

- Willow Court Management Co v Alexander; Sinclair v 231 Sussex Gardens Right to Manage Ltd; Stone v 54 Hogarth Rd, London SW5 Management Ltd [2016] UKUT 290 (LC)
- Sharples v Places for People Homes Ltd, Godfrey v A2 Dominion Homes Ltd [2011] EWCA Civ 813
- R (on the application of Best) v Oxford City Council [2009] EWHC 608 (Admin)

## Other information

- Elizabeth provides training to the London Borough Legal Association on a wide range of housing issues. She is a member of the Property Bar Association, Housing Law Practitioners Association, and sits on the committee of the Social Housing Law Association.
- Elizabeth is a regular contributor to the LexisNexis Property Q&A service and has published articles in 'Inside Housing' and 'Local Government Lawyer'. She is a regular speaker at training events for the London Borough Legal Alliance and provides in-house training on a range of property and housing management issues.
- Elizabeth is qualified to accept instructions under the Bar Council Public Access scheme.

## Judicial Review

Having spent 9 years as a litigator with a two leading law firms, Elizabeth transferred to the bar in 2014. Her practice covers social housing, landlord and tenant, real property, environmental law, judicial review, and general chancery. Formerly a solicitor-advocate, Elizabeth has a wealth of experience in dealing with clients and opponents alike throughout the litigation process. She is an experienced advocate and also has a substantial advisory practice.

## Cases

- Willow Court Management Co v Alexander; Sinclair v 231 Sussex Gardens Right to Manage Ltd; Stone v 54 Hogarth Rd, London SW5 Management Ltd [2016] UKUT 290 (LC)
- Sharples v Places for People Homes Ltd, Godfrey v A2 Dominion Homes Ltd [2011] EWCA Civ 813
- R (on the application of Best) v Oxford City Council [2009] EWHC 608 (Admin)
- Elizabeth is qualified to accept instructions under the Bar Council Public Access scheme.

## Residential Landlord & Tenant

### Recent cases

Elizabeth regularly represents clients in homeless appeals, Judicial Review, disrepair and dilapidations, leasehold enfranchisement, extension of leases, Right to Manage, service charge and ground rent disputes, rights of way, obtaining and enforcing possession orders for landlords, defending possession claims for tenants, dealing with Human Rights defences, dealing with Equality Act defences, dealing with unlawful occupiers and squatters, insolvency and possession claims, mental health and housing, establishing housing rights through succession, unlawful eviction and harassment, nuisance and statutory nuisance, injunctions to prevent anti-social behaviour and other orders available under the ASB Crime and Policing Act 2014 including committal applications, and possession based on anti-social behaviour.

### Reported Cases

- Willow Court Management Co v Alexander; Sinclair v 231 Sussex Gardens Right to Manage Ltd; Stone v 54 Hogarth Rd, London SW5 Management Ltd [2016] UKUT 290 (LC)

### Qualifications and Appointments

- BA(Hons) History, University of Bristol
- LLDip & LPC, College of Law Chester
- Winner College of Law Mooting Competition, 2004
- Winner College of Law Advocacy Prize, 2005
- Solicitor Advocate, 2011
- Call to the Bar, Middle Temple, 2014