

Naomi Hawkes

Call 1994

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Naomi was called to the Bar in 1994. She has over 20 years' experience as a trial advocate and has been instructed as the sole advocate in a number of appellate cases. In addition to representing clients in court and at mediation, she provides comprehensive advisory and drafting services.

Naomi has been described by solicitors as "Knowledgeable, confident, quick-thinking and well spoken" (Legal 500, 2017), "An exceptionally calm barrister and extremely well organised" (Legal 500, 2018), "A clear and concise advocate, who is very courteous and always well-prepared" (Legal 500, 2019), "Her advice is very well-received by clients" (Legal 500, 2020) "Naomi is thorough, knowledgeable, pays attention to detail, and a fantastic advocate. Naomi is always good with clients and witnesses. She puts everyone at ease. She has excellent written and oral communication skills. I have no weaknesses to report" (Legal 500 2021), "She is knowledgeable with many years' experience of housing, property and litigation law and has excellent written communication skills." (Legal 500 2022), 'Naomi is knowledgeable with many years experience of housing, property and litigation law and has excellent written communication skills.' (Legal 500 2023). 'Naomi is an intuitive and strong advocate, tactically astute and very organised.' (Legal 500 2024).

Naomi was a Chairman of the Leasehold Valuation Tribunal from 2011 until 2013, when its functions were transferred to the First-Tier Tribunal (Property Chamber). She has been a Judge of the Residential Property Division of the Property Chamber of the First-tier Tribunal since 2013.

Since 2018, Naomi has been a Judge of the Land Registration Division of the Property Chamber of the First-tier Tribunal and a Judge of the First-tier Tribunal War Pensions and Armed Forces Chamber.

In 2022, Naomi was appointed a Recorder.

Naomi is an ADR Group Accredited Civil & Commercial Mediator, a member of the Chartered Institute of Arbitrators, and a Civil Mediation Council Registered Mediator.

Business

Naomi Hawkes was called to the Bar in 1994. She is available to act as a mediator and, also, to advise clients in respect of general commercial and chancery matters.

Naomi has over 20 years' experience as a trial advocate and has appeared in the Court of Appeal on a number of occasions. In addition to representing clients in court and at mediation, she provides comprehensive advisory and drafting services.

Naomi acts for a wide range of clients, from private individuals to large organisations and she regularly provides in-house training for solicitors.

Commercial Landlord & Tenant

Naomi Hawkes was called to the Bar in 1994. She is available to act as a mediator and, also, to advise clients in respect of commercial landlord and tenant law including rent reviews, lease renewals, service charge disputes, forfeiture, break clauses, tenancies at will and associated matters.

Naomi has over 20 years' experience as a trial advocate and has appeared in the Court of Appeal on a number of occasions. In addition to representing clients in court and at mediation, she provides comprehensive advisory and drafting services.

Naomi acts for a wide range of clients, from private individuals to large organisations and she regularly provides in-house training for solicitors.

Housing

Naomi Hawkes was called to the Bar in 1994. She is available to advise clients in respect of all aspects of housing law including human rights, anti-social behaviour, succession, fraud, unlawful eviction, unlawful subletting, homelessness and disrepair. Naomi has over 20 years' experience as a trial advocate and has appeared in the Court of Appeal on a number of occasions. In addition to representing clients in court and at mediation, she provides comprehensive advisory and drafting services.

Naomi acts for a wide range of clients, from private individuals to large organisations and she regularly provides in-house training for solicitors.

Selected Cases:

- London Borough of Lambeth v Chonorowicz [2012] EWHC B23 (QB) (Squatters and Article 8)
- Scinto v London Borough of Newham [2009] EWCA Civ 837 (Right to Buy and Notices to Complete)
- London Borough of Newham v Amrani Kibata [2003] EWCA Civ 1785, (2004) 15 EG 106 (European Convention on Human Rights, Local Government)
- London Borough of Newham v Richard Jones [2002] EWCA Civ 1779 (Housing, Anti-social Behaviour)

Leasehold Enfranchisement

Naomi Hawkes was called to the Bar in 1994. She is available to advise clients in respect of all aspects of the law relating to

leasehold enfranchisement (in cases outside the jurisdiction of the London Panel of the First-Tier Tribunal).

Naomi has approximately 20 years' experience as a trial advocate and has appeared in the Court of Appeal on a number of occasions. In addition to representing clients in court and at mediation, she provides comprehensive advisory and drafting services.

Naomi acts for a wide range of clients, from private individuals to large organisations and she regularly provides in-house training for solicitors.

Real Property

Naomi Hawkes was called to the Bar in 1994. .

She has practised in the field of property law throughout her career. She has a particular interest in mediation and, since becoming a mediator in 2016, she has mediated over 20 property related disputes (including disputes concerning easements, rights of way and constructive trusts).

Naomi acts for a wide range of clients, from private individuals to large organisations and she regularly provides in-house training for solicitors.

Residential Landlord & Tenant

Naomi Hawkes was called to the Bar in 1994. She is available to act as a mediator and, also, to advise clients in respect of all aspects of general residential landlord and tenant law

Naomi has over 20 years' experience as a trial advocate and has appeared in the Court of Appeal on a number of occasions. In addition to representing clients in court and at mediation, she provides comprehensive advisory and drafting services.

Naomi acts for a wide range of clients, from private individuals to large organisations and she regularly provides in-house training for solicitors.

Recent cases

Proceedings in the High Court, and subsequent related proceedings in the County Court, pursuant to s222 Local Government Act 1972 and s30 Highways Act 1980 to prevent loss of profit to local businesses and severe nuisance to residents from being caused by unauthorised "car cruising" events. The participants amounted to thousands of individuals emanating from a range of different locations.

Litigation concerning the decommissioning of a communal boiler system serving a housing estate comprising 313 properties of mixed tenure.

Reported Cases

- [London Borough of Lambeth v Chonorowicz \[2012\] EWHC B23 \(QB\)](#) (Squatters and Article 8)
- [Scinto v London Borough of Newham \[2009\] EWCA Civ 837](#) (Right to Buy and Notices to Complete)
- [Newham LBC v Thomas-Van Staden \[2008\] EWCA Civ 1414](#) (Fixed Term Business Tenancies; holding over)
- [London Borough of Newham v Amrani Kibata \[2003\] EWCA Civ 1785, \(2004\) 15 EG 106](#) (European Convention on Human Rights, Local Government)
- [London Borough of Newham v Richard Jones \[2002\] EWCA Civ 1779](#) (Housing, Anti-social Behaviour)

Accreditations

- *"She is knowledgeable with many years experience of housing, property and litigation law and has excellent written communication skills."* Legal 500 2022
- *"Naomi is thorough, knowledgeable, pays attention to detail, and a fantastic advocate. Naomi is always good with clients and witnesses. She puts everyone at ease. She has excellent written and oral communication skills. I have no weaknesses to report"* Legal 500 2021
- *"Her advice is very well-received by clients"* – Legal 500, 2020
- *"A clear and concise advocate, who is very courteous and always well-prepared."* - Legal 500, 2019
- *"An exceptionally calm barrister and extremely well organised"* - Legal 500, 2018
- *"Knowledgeable, confident, quick-thinking and well spoken"* – Legal 500, 2017



Qualifications and Appointments

- MA Law (Cantab), Downing College, Cambridge
- Middle Temple Harmsworth Entrance Exhibition
- Leasehold Valuation Tribunal Chairman (2011)
- Judge of the First-tier Tribunal, Property Chamber (Residential Property) (2013)
- ADR Group Accredited Civil & Commercial Mediator (2016)

- Member of the ADR Group Civil & Commercial Register (2017)
- Member of the Chartered Institute of Arbitrators (2017)
- Member of the Civil Mediation Council (2017)
- Judge of the First-tier Tribunal Property Chamber (Land Registration)(2018)
- Judge of the First-tier Tribunal War Pensions and Armed Forces Chamber (2018)
- Recorder (2022)

Professional memberships

- Chancery Bar Association
- Property Bar Association

Education

- Downing College, Cambridge MA
- Middle Temple Harmsworth Entrance Exhibition