

Landmark Chambers

Barrister CV

Justin Bates KC



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Justin Bates KC

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Justin's practice covers all aspects of housing, property and local government law.



Expertise

Property, Public and Administrative

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Practice Summary

Justin's practice covers all aspects of housing, property and local government law. He is the Deputy General Editor of the Encyclopaedia of Housing Law and is the author or co-author of a number of other books and annotated statutes.

In recent years, Justin has given evidence on housing law reform to the All Parliamentary Committees on both Legal Aid and the Private Rented Sector; the Welsh Assembly on the Renting Homes (Wales) Act; and the House of Lords on housing and the Equality Act 2010. He co-drafted the Homes (Fitness for Human Habitation) Act 2018 for Karen Buck MP and continues to provide legislative and policy support to the Shadow housing team. He has appeared on various BBC news and current affairs programmes discussing housing law. In 2019/20, he worked on the Right to Manage reform proposals produced by the Law Commission.

Justin is an active supporter of Advocate (the Bar Pro Bono Unit) and, in 2020, was nominated for the "Pro Bono Junior of the Year" award.

Property

Justin is recommended for property and housing law in both *Chambers & Partners* and the *Legal 500*. He is a “Star Individual” in the present edition of *Chambers & Partners* and has been since 2016. He is a leading junior in the *Legal 500* and has been since 2011. He is the Deputy General Editor of the Encyclopedia of Housing Law, the co-author of *Leasehold Disputes* and various other works. He has written legislation, given evidence to Parliament and the Welsh Assembly and worked with the Law Commission on the leasehold reform programme.

He is particularly familiar with the work of the Leasehold Valuation Tribunal/First-tier Tribunal (Property Chamber) and has appeared in a number of reported Lands Tribunal/Upper Tribunal (Lands Chamber) and Court of Appeal cases concerning leasehold disputes, including most of the major Right to Manage cases.

Public and Administrative

Justin has acted in Supreme Court cases for both occupiers and landlords in major human rights cases. He recently gave evidence to the House of Lords Committee on the Equality Act 2010 and regularly appears in the High Court on Housing Act 2004 judicial review challenges. He is also regularly instructed in relation to judicial review claims against the Upper Tribunal. His public law work usually overlaps with property law.

Justin is also the co-author of *Homelessness and Allocations*.

Qualifications

- BA (Oxon); LL.M (Toronto)
- Pupil supervisor

Recommendations

"Justin Bates knows leasehold law inside and out. He is fully aware of the latest developments in housing and property law and gives clear advice." "Justin Bates knows the law in respect of lease disputes better than almost anyone." "Justin Bates has an encyclopedic knowledge of housing law. He is an excellent and strong advocate. A KC in the making."

Social Housing, Chambers and Partners, 2024

"Justin has an encyclopaedic memory for all things Housing Law." "Justin is without question the leading barrister on residential landlord and tenant matters. He is a very popular choice amongst clients. His commercial awareness and ability to translate complex legal points into understandable language is a joy to behold." "A star in the field of long leasehold disputes. Clients are

very impressed by his knowledge and approach."

Real Estate Litigation, Chambers and Partners, 2024

"Justin is a bright light in social housing."

Social Housing, Legal 500, 2024

"His knowledge and expertise in this field is remarkable and second to none. He is like a walking encyclopaedia on all things relating to residential landlord and tenant. He is able to explain what are often complex legal issues to lay clients and easily gains client confidence."

Property Litigation, Legal 500, 2024

"Justin's ability to connect with clients is a rare gift. This, combined with his acute legal mind, makes him a firm favourite among clients." "He has an encyclopedic knowledge." "Justin will absolutely go the extra mile. He is very bright and can find new arguments."

Real Estate Litigation, Chambers and Partners, 2023

"Justin is the go-to barrister for complex leasehold claims. His level of expertise is second to none, and his tactical awareness is extremely good." "Our clients like the fact that Justin is one step ahead and able to provide practical and legal advice on complex areas in a way which is easy for them to understand."

Social Housing, Chambers and Partners, 2023

"The leading junior in leaseholder matters, Justin's knowledge of housing and landlord and tenant law is encyclopaedic. His advice is both practical and where required, he takes a creative approach to resolving the particular issues of a case. Clients place their trust in his confident and attractive advocacy style."

Property Litigation, Legal 500, 2023

"Justin knows leasehold, social housing and property matters like few others. He is balanced, and trusted by tenants and landlords alike."

Social Housing, Legal 500, 2023

"He is very much in demand, extremely friendly, a good speaker and he can convey complex concepts. He is well received by clients." "His advocacy is a model of incisive concision."

Real Estate Litigation, Chambers and Partners, 2022

"He is recognised as being one of the go-to people if you have a difficult case and he is a genuine enthusiast for the law." "Justin is extremely experienced. I doubt there is any barrister who knows more about leasehold issues. He is extremely clear in his advice to clients."

Social Housing, Chambers and Partners, 2022

"Knowledge of the field and the law is second to none. Very quick to appraise a potential case, strengths and weaknesses. Not afraid to argue a novel point of law. Advice is eminently clear and considered. Gains the confidence of clients instantly."

Property Litigation, Legal 500, 2022

"Justin is a brilliant advocate. He manages to simplify complex legal arguments to a level which the lay client can follow. He really is a Q[K]C in the making."

Social Housing, Legal 500, 2022

"Clients are very fond of him and like using him." "Simply excellent." "Very solid on service charges."

Real Estate Litigation, Chambers and Partners, 2021

"He is a brilliant advocate and manages to simplify complex legal arguments to a level which the lay client can follow. He is very knowledgeable and committed to doing the best for his client."

Social Housing, Chambers and Partners, 2021

"He is a walking encyclopaedia. He knows the law inside out and always has the answer."

Real Estate Litigation, Chambers and Partners, 2020

"A fantastic lawyer who is an encyclopaedic source of knowledge and has been instrumental in many cases of housing law." "He is incredibly enthusiastic and he has a real passion for the sector." "On leasehold matters he is absolutely excellent – his knowledge is formidable."

Social Housing, Chambers and Partners, 2020

"He is a brilliant advocate and manages to simplify complex legal arguments to a level which the lay client can follow. He is very knowledgeable and committed to doing the best for his client." "Clients are very fond of him and like using him." "Simply excellent." "Very solid on service charges."

Chambers and Partners, 2020

"The go-to person for anything relating to leasehold and shared ownership disputes." "Has fantastic technical knowledge." "Wonderfully clear-headed and persuasive in service charge disputes." "He really pushes the boundaries and goes the extra mile."

Chambers and Partners, 2019

"Distinguished by the depth of his experience... his knowledge of the law is second to none." He is a "walking encyclopaedia of service charge and leasehold law."

Chambers and Partners, 2018

Cases and inquiries

27 03 24	Read your lease
26 03 24	Leasehold Insurance Commissions
05 03 24	Premises within Premises?
29 11 23	Court of Appeal hands down judgment in Churchill v Merthyr Tydfil County Borough Council
28 11 23	Supreme Court hands down judgment on homelessness and enforcement of public law duties
30 05 23	Shared ownership, staircasing and long leases – Court of Appeal judgment
25 07 22	Kowalek v Hassanein Ltd [2022] EWCA Civ 1041
17 05 22	R (Kalonga) v Croydon LBC [2022] EWCA Civ 670
04 04 22	Riverside CREM 3 Ltd v Unsdorfer and others [2022] UKUT 98 (LC)
09 03 22	Croydon LBC v Kalonga [2022] UKSC 7
02 03 22	Stampfer v Avon Grounds Rents Ltd [2022] UKUT 68
26 01 22	Cooke v Northwood (Solihull) Ltd [2022] EWCA Civ 40
28 10 21	Awolaja v Rodriguez [2021] UKUT 274 (LC)
29 07 21	Jepsen v Rakusen [2021] EWCA Civ 1150
21 07 21	No. 1 West India Quay (Residential) Ltd v East Tower Apartments Ltd [2021] EWCA Civ 1119
30 03 21	Ibrahim v Haringey LBC [2021] EWHC 731 (Admin)
27 01 21	Croydon LBC v Kalonga [2021] EWCA Civ 77
27 01 21	R. (Kalonga) v Croydon LBC [2021] EWHC 2174 (Admin)
08 01 21	Bentham v Lindsay Court (St Annes) RTM Co Ltd [2021] UKUT 4 (LC)
16 12 20	Avon Estates Ltd v Canary Gateway RTM Co Ltd [2020] UKUT 0358 (LC)

01 12 20	Curo Places Ltd v Pimlett [2020] EWCA Civ 1621
26 11 20	Network Homes Ltd v Blessing [2020] UKUT 331 (LC)
19 11 20	Hussain v LB Waltham Forest [2020] EWCA Civ 1539
11 11 20	XXX v Camden LBC [2020] EWCA Civ 1468
22 10 20	Gateway HA v Begum [2020] EWCA Civ 1339
29 07 20	Houldsworth Village Management Co Ltd v Barton [2020] EWCA Civ 980
07 07 20	Jarvis v Evans [2020] EWCA Civ 854
19 06 20	Q Studios (Stoke) RTM Co Ltd v Premier Ground Rents [2020] UKUT 197 (LC)
18 06 20	Trecarrell House Ltd v Rouncefield [2020] EWCA Civ 760
02 06 20	Croydon LBC v Kalonga [2020] EWHC 1353 (QB)
26 05 20	No.1 West India Quay (Residential) Ltd v East Tower Apartments Ltd [2020] UKUT 163 (LC)
21 05 20	R (Fisher) v Durham CC [2020] EWHC 1277 (Admin)
27 04 20	Piechnik v Oxford CC [2020] EWHC 960 (QB)
24 04 20	Hussain v LB Waltham Forest [2019] UKUT 339 (LC)
24 04 20	Avon Ground Rents Ltd v Cowley [2019] EWCA Civ 1827
24 04 20	Akhtar v Slough BC [2019] UKUT 308 (LC)
21 04 20	R (JCWI) v Secretary of State [2020] EWCA Civ 542
28 03 20	AB v Camden LBC [2020] UKUT 158 (AAC)
02 10 19	Continental Properties v White [2007] L&TR 4, LT
02 10 19	Holding & Management (Solitaire) Ltd v 1-16 Finland St RTM Co Ltd [2008] L&TR 16, LT
02 10 19	Wenghold Ltd v Egleton [2013] UKUT 320 (LC)

02 10 19	Fairhold Mercury Ltd v HQ (Block 1) Action Management Co Ltd [2013] UKUT 451 (LC); [2014] L&TR 5
02 10 19	Moorjani v Ivor Court Freehold Ltd - [2019] EWHC 2307 (TCC)
25 09 19	Plantation Wharf Management Ltd v Fairman & Ors [2019] UKUT 236 (LC)
25 09 19	Triplerose Ltd v Stride [2019] UKUT 99 (LC)
25 09 19	Leaseholders of Ivory and Calico House v Cinnamon (Plantation Wharf) Ltd [2018] UKUT 421 (LC)
25 09 19	Adesotu v Lewisham LBC [2019] EWCA Civ 1405
25 09 19	Leaseholders of Ivory and Calico House v Cinnamon (Plantation Wharf) Ltd [2018] UKUT 421 (LC) – limits on the role of s.27A(6), Landlord and Tenant Act 1985
25 09 19	Sidewalk Properties Ltd v Twin [2015] UKUT 0122 (LC); [2016] 2 Costs L.R. 253
25 09 19	Burr v OM Property Management Ltd [2013] EWCA Civ 479; [2013] 1 WLR 3071; [2013] HLR 29
25 09 19	Southwark LBC v C Bevan [2013] UKUT 114 (LC)
25 09 19	Poynders Court Ltd v GLS Property Management Ltd [2012] UKUT 339 (LC)
25 09 19	Birmingham CC v Keddie [2012] UKUT 323 (LC); [2012] 3 EGLR 53
25 09 19	Lawton v 55 Elgin Crescent [2012] UKUT 62 (LC)
25 09 19	OM Property Management v Burr [2012] UKUT 2 (LC); [2012] L & TR 17
25 09 19	OM Property Management Ltd [2012] UKUT 102 (LC)
25 09 19	Solitaire Property Management Co Ltd v Holden [2012] UKUT 86 (LC)
25 09 19	Gala Unity Ltd v Ariadne Road RTM Co Ltd [2011] UKUT 425 (LC); [2012] 1 EGLR 99 (application for permission to appeal only)
25 09 19	Cleary v Lakeside Developments Ltd [2011] UKUT 264 (LC)
25 09 19	Holding & Management (Solitaire) Ltd v Sherwin [2010] UKUT 412 (LC); [2011] 1 EGLR 29
25 09 19	Re Southern Housing Group; Re Family Housing Association (Wales) [2010] UKUT 237 (LC); [2011] L&TR 7

25 09 19	Mihovilovic v Leicester CC [2010] UKUT 22 (LC)
25 09 19	Craighead v Islington LBC [2010] UKUT 47 (LC)
25 09 19	M&M Savant v Brown LRX/26/2009
25 09 19	Volisinovici v Corvan Properties Ltd LRX/67/2006
25 09 19	Cahalane v Wandsworth LBC LRX/150/2007
25 09 19	Southend-on-Sea DC v Skiggs [2006] 2 EGLR 87, LT
20 03 19	Assethold Ltd v 13-24 Romside Place RTM Co Ltd [2013] UKUT 603 (LC)
20 03 19	No.1 Deansgate (Residential) Ltd v No.1 Deansgate RTM Co Ltd [2013] UKUT 580 (LC); [2014] 1 P&CR DG18
20 03 19	Assethold Ltd v 7 Sunny Gardens RTM Co Ltd [2013] UKUT 509 (LC); [2013] 44 EG 99 (CS)
20 03 19	Avon Freeholds Ltd v Regent Court RTM Co Ltd [2013] UKUT 213 (LC); [2013] L&TR 23
20 03 19	Avon Estates Ltd v Sinclair Gardens Ltd [2013] UKUT 264 (LC)
19 03 19	Triplerose Ltd v Mill House RTM Co Ltd [2016] UKUT 80 (LC); [2016] L&TR 23
19 03 19	Re Triplerose Ltd [2016] UKUT 77 (LC)
19 03 19	Avon Ground Rents Ltd v 51 Earls Court Square RTM Co Ltd [2016] UKUT 22 (LC)
19 03 19	Sussex Mobile Homes Ltd v Grant [2015] UKUT 686 (LC)
19 03 19	Queensbridge Investments Ltd v Lodge [2015] UKUT 635 (LC); [2016] L&TR 19
19 03 19	Cowling v Worcester Community Housing Ltd [2015] UKUT 496 (LC); [2016] L&TR 2
19 03 19	Gateway (Leeds) Management Ltd v Naghash [2015] UKUT 333 (LC); [2015] L&TR 36
19 03 19	Triplerose Ltd v 90 Broomfield Rd RTM Co Ltd [2015] EWCA Civ 282; [2016] 1 WLR 275; [2015] HLR 29
19 03 19	Columbia House Properties (No.3) Ltd v Imperial Hall Freehold Ltd [2015] UKUT 45 (LC)

19 03 19	Assethold Ltd v Watts [2014] UKUT 537 (LC); [2015] L&TR 15
19 03 19	Fairhold NW Ltd v St James & St Stephens RTM Co Ltd [2014] UKUT 541 (LC)
19 03 19	Anchor Trust v Corbett [2014] UKUT 510 (LC); [2015] L&TR 14
19 03 19	Elim Court RTM Co Ltd v Avon Freeholds Ltd [2014] UKUT 397 (LC); [2015] L&TR 3
19 03 19	Qdime Ltd v Bath Building [2014] UKUT 261; [2014] 3 EGLR 18 (LC)
19 03 19	Sussex Villas Ltd v (1) Wan (2) Harrison [2014] UKUT 29 (LC)
19 03 19	Trustees of the Green Masjid v Birmingham CC [2013] UKUT 355 (LC)
19 03 19	Ninety Broomfield Road RTM Co Ltd v Triplerose [2013] UKUT 606 (LC)
12 03 19	Re Brunswick Centre [2016] UKUT 366 (LC); [2017] L&TR 7
12 03 19	Sinclair Gardens Ltd v Avon Estates Ltd [2016] UKUT 317 (LC)
12 03 19	R (Croydon Property Forum Ltd) v Croydon LBC [2015] EWHC 2403 (Admin); [2015] LLR 812
12 03 19	R (Rotherham Action Group Ltd) v Rotherham MBC [2015] EWHC 1216 (Admin); [2015] PTSR 1312; [2015] HLR 34
12 03 19	Hastings BC v Braear Developments Ltd [2015] UKUT 145 (LC)
12 03 19	Sims v Dacorum BC [2014] UKSC 63; [2015] AC 1336; [2015] HLR 7
12 03 19	R (N) v Newham LBC [2014] UKSC 62; [2015] AC 1259; [2015] HLR 6
12 03 19	Neary v Hillingdon LBC [2014] UKUT 427 (AAC)
12 03 19	R (Regas) v Enfield LBC [2014] EWHC 4173 (Admin); [2015] HLR 14
12 03 19	R (Offerton Parish Council) v Stockport MBC [2011] EWHC 2247 (Admin); [2011] ACD 120
12 03 19	R (Peat and others) v Hyndburn DC [2011] EWHC 1739 (Admin)
12 03 19	Birmingham CC v Qasim [2009] EWCA Civ 1080; [2010] PTSR 471; [2010] HLR 19

12 03 19	Birmingham CC v Shafi [2008] EWCA Civ 1186; [2009] 1 WLR 1961; [2009] HLR 25
07 03 19	LB Southwark v Baharier [2019] UKUT 73 (LC)
07 03 19	Triplerose Ltd v Patel [2018] UKUT 374 (LC)
07 03 19	Anchor Trust v Waby [2018] UKUT 370 (LC)
07 03 19	Avon Ground Rents Ltd v Child [2018] UKUT 204 (LC)
07 03 19	Avon Ground Rents Ltd v Cowley [2018] UKUT 92 (LC)
07 03 19	Ryan v Villarosa [2017] UKUT 466 (LC)
07 03 19	Westmark (Lettings) Ltd v Peddle and others [2017] UKUT 449 (LC) [2018] H.L.R. 10; [2018] L. & T.R. 12
07 03 19	R (JCWI) v Secretary of State [2019] EWHC 452 (Admin)
07 03 19	R (Sambotin) v Brent LBC [2018] EWCA Civ 1826
07 03 19	Partridge v Gupta [2017] EWHC 2110 (QB); [2018] 1 W.L.R. 1; [2017] H.L.R. 44; [2018] L. & T.R. 8
07 03 19	McDonald v McDonald [2016] UKSC 28; [2017] AC 273; [2016] HLR 28
07 03 19	Leeds CC v Broadley [2016] EWCA Civ 1213; [2017] 1 WLR 738; [2017] HLR 7
07 03 19	Assethold Ltd v 110 Boulevard RTM Co Ltd [2017] UKUT 316 (LC); [2018] H.L.R. 14; [2018] L. & T.R. 1
07 03 19	JLK Ltd v Ezekwe [2017] UKUT 277 (LC); [2017] L&TR 29
07 03 19	Octagon Overseas Ltd and others v Alan Coates [2017] UKUT 190 (LC)
07 03 19	Octagon Overseas Ltd (2) Canary Riverside Estate Management Ltd v Alan Coates [2017] EWHC 877 (Ch); [2017] 4 WLR 91; [2017] HLR 26
07 03 19	Elim Court RTM Co Ltd v Avon Freeholds Ltd [2017] EWCA Civ 89; [2017] 3 WLR 876; [2017] HLR 18
07 03 19	East Tower Apartments Ltd v No 1 West India Quay (Residential) Ltd [2016] UKUT 553 (LC)
07 03 19	Avon Freeholds Ltd v Garnier [2016] UKUT 477 (LC); [2017] L&TR 2

07 03 19 Octagon Overseas Ltd v Various Leaseholders [2016] UKUT 470 (LC)

30 01 14 Columbia House Properties (No.3) Ltd v Imperial Hall RTM Co Ltd [2014] UKUT 30 (LC)

Publications

Co-author – Homelessness and Allocations (12th edition, as he has been since the 10th edition)

Co-author – Halsbury's Laws of England (Volume 69, Local Government)

Co-author – Leasehold Disputes

Contributor – Arden & Partington on Housing Law

Contributor – Local Government, Constitutional and Administrative Law (Sweet & Maxwell, 2nd edition, 2008)

Deputy General Editor – Encyclopaedia of Housing Law

Various Current Law statutes, including Prevention of Social Housing Fraud Act 2013, Mortgage Repossession (Protection of Tenants, etc.) Act 2010, Housing and Regeneration Act 2008 and Greater London Authority Act 2007
