

Angela Hall

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"Angela is very confident and experienced, and has a tremendous grip on her cases." The Legal 500 2023



PROFILE

Angela is a member of the Property and the Family Teams at Five Paper. She is ranked as a leading junior in Social Housing in both Chambers & Partners and Legal 500.

Angela specialises in all aspects of real property & housing law, with a cross-over into financial family and inheritance matters. She represents clients at all levels of the civil and family courts, Property Tribunals and in the Court of Protection, as well as having extensive experience of mediation.

Angela is commended for her approachability and her composed and robust representation. She prides herself on providing practical and commercial advice on cases, which are often complex and emotionally charged.

Angela was appointed as a Deputy District Judge in September 2021. Angela is Five Paper's Treasurer and sits on its Executive Committee. Angela is also a pupil supervisor.

EXPERTISE

Property litigation & Private Client

Angela regularly represents clients in the family and civil courts in matters relating to property division upon divorce, separation, family breakdown and death. She has particular specialisms in trusts, ancillary relief and inheritance law. Angela has extensive experience in mediation and FDR or FDR-like hearings.

Her practice includes the following:

- Financial remedies on divorce, including the drafting of pre- and post-nuptial settlements
- Cohabitee disputes and other TOLATA 1996 applications, including acting for interveners in divorce proceedings
- Applications under the Inheritance (Provision for Family and Dependants) Act 1975
- Schedule 1 of the Children Act 1989 applications and high value child maintenance claims
- Court of Protection work
- Contentious probate
- Mortgage possessions, including where there are concurrent divorce proceedings, bankruptcy or allegations of undue influence
- Paternity fraud (this is a niche specialist practice, Angela having been junior counsel on two of the most significant paternity fraud cases to reach the High Court/Court of Appeal).

Some examples of her work include:

- **P v P**, *Barnet Family Court* – succeeded in the husband remaining in the family home to the exclusion of the wife, in circumstances where he alleged that his parents had a beneficial interest in the property and they did not consent to a sale
- **A v A & A**, *Central Family Court* – represented the husband's father as Intervener in his son's divorce case and established the father's beneficial interests, including in properties in the sole name of the husband, thereby ring-fencing those assets from being distributed in the divorce
- **C v C**, *Maidstone Family Court* – represented the wife and persuaded the court not to ring-fence the husband's valuable pension-pot obtained prior to the marriage
- **Q v S & Others** – represented an applicant in a claim, pursuant to the Inheritance (Provision for Family and Dependants) Act 1975 and argued that, whilst not a relative of the deceased, the applicant fell within the meaning of "child of the family", following the amendments to the Act by Inheritance and Trustees' Powers Act 2014, Schedule 2
- **T v T**, *Central Family Court* – achieved findings of fact against the husband that he had been dishonest in his financial disclosure, with the wife being awarded 100% of matrimonial assets as a result
- **Re: C**, *Court of Protection*: represented the Deputy for a former wife who no longer had capacity to act, but who required sale of the matrimonial home which had already formed part of a family court order
- **Y v Y**, *Central Family Court* – obtained disclosure of the husband's extensive foreign assets, which then formed part of the matrimonial assets for division
- **W v. C & M** (*1st instance decision embargoed*) – successfully defended a claim for paternity fraud by a former-husband against his former-wife and the biological father of a child of the marriage. This was the first case of its kind to reach the Court of Appeal, where an oral application for permission to appeal was refused by three-Judge bench.

Social Housing

Angela is ranked as a leading junior in Social Housing in both Chambers & Partners and Legal 500. She represents clients in both the public and private sectors and is preferred counsel to a number of local authorities and RPSHs. Her expertise extends to advising authorities and RPSHs on public policy and procedure.

She has vast experience of dealing with parties or witnesses who are suffering from mental or physical ill-health or who are otherwise vulnerable.

Angela is instructed at all levels in all areas of housing law, including:

- **Anti-social behaviour** – all aspects of anti-social behaviour, including advisory/policy work, injunctive relief and possession claims. Angela is regularly instructed on cases involving complex evidence of mental/physical health conditions, vulnerability and alcohol/substance abuse. An example of a recent case is **Worthing Homes v Green**, *Worthing County Court*, where Angela obtained an exclusion order from the defendant's property and the first mandatory possession order for the RPSH, pursuant to Ground 7A following proven breaches of an Injunction, despite an Equality Act 2010 defence and evidence as to the defendant's vulnerability.
- **Children Act 1989/2004 obligations of the local authority** – Angela was junior counsel in **Saleem v. Wandsworth LBC; Mohamood v. Kensington & Chelsea RLBC** [2015] EWCA Civ 780, in which she successfully responded to an appeal against the decision of a local authority to pursue possession following the discharge of its Part 7 duty. The challenge was in respect of the extent of the local authority's duty to carry out an assessment of the children prior to eviction and the impact of the "best interests of the child" on the question of proportionality
- **Homelessness & allocations** – Angela acts for both appellants and respondents. Just one example of Angela's practice in this area is **X v Ealing Borough Council: Legal Action**, Nov 2010, where the court ruled on the required extent of a "local connection" so as to establish a homeless duty on the authority
- **Human Rights/Equality Act claims** – two recent examples of her work in this area are: (a) Angela defended a RPSH in a stand-alone claim in respect of its parking facilities and access to a physically disabled resident's home; and (b) Angela represented a local authority in possession proceedings where a defendant alleged victimisation by the authority's officers and witnesses, resulting in a defence and counterclaim for damages for direct discrimination
- **Housing fraud**, including unlawful subletting and profits orders. Angela is experienced in analysing and advising on the wide-ranging evidence of fraud in such cases, including anonymous witnesses, surveillance footage, extensive background & credit checks and social media
- **Landlord and tenant issues arising from the breakdown of relationships or death**, including succession claims and applications for the transfer of a tenancy in the family courts
- **Judicial review, benefit entitlement and other regulatory work**, including where it is alleged that a landlord has breached its statutory duties or policies. One example of such work is where Angela established a local authority's entitlement to rescind a Council Tax discount with retrospective effect: **R (on the Application of Daniels) v Barnet LBC**: [2007] EWHC 1885 (Admin)
- **Court of Protection work** – Angela has represented Deputies dealing with the property and affairs of Ps, including the steps to be taken to maintain or terminate a P's tenancy. Angela has also recently given a seminar on the role of the Court of Protection where there is a housing dispute
- **Disrepair**, including high value and/or complex civil claims and EPA prosecutions. Recently, in **Matin v LB Islington**, QB/2017/0286, Angela successfully argued that a notice of required access made pursuant to a court order (and thereby activating the terms of an Unless Order) was governed by the terms of the lease and as the lessee had failed to give access in accordance with that notice, his claim was struck out with costs awarded to the lessor. This was upheld on appeal to the High Court, with permission to appeal to the Court of Appeal refused.
- **Unlawful eviction**

FURTHER INFO

Directory Quotes



"Angela is very confident and experienced and has a tremendous grip on her cases."

The Legal 500 UK 2023

"Angela is an absolute asset to the set, she is incredibly quick at spotting tricky issues for the client and is proactive at suggesting tactics to address those issues. She is a strong and tenacious litigator and is adept at obtaining the best results possible for our lay clients."

The Legal 500 UK 2022

"She has a real grasp of the law, and most importantly a real understanding of the social housing field and the particular challenges facing all parties in litigation. She is extremely adapt at spotting potential issues and proposing solutions. On her feet she is a persuasive and tenacious advocate for her client."

The Legal 500 UK 2021

"An excellent advocate, who is confident and compelling on her feet."

The Legal 500 UK 2020

"A confident and practical advocate, who sees solutions rather than problems."

The Legal 500 UK 2019

"She is a tenacious advocate, who will fight hard to get the best outcome for the client every time."

The Legal 500 UK 2017

"Angela gets great outcomes from even potentially weak cases and always ensures the client is fully aware of the risks and merits of the approach that she is recommending."

Chambers & Partners UK 2023

"Angela is an expert practitioner who is both personable and formidable."

Chambers & Partners UK 2023

"Angela is a safe pair of hands and gets to grips with cases with ease."

Chambers & Partners UK 2023

"She is a thorough and good opponent."

Chambers & Partners UK 2021

"She is approachable and down to earth, gives very practical advice and is excellent on her feet."

Chambers & Partners UK 2020

"I always know that she is going to fight the case and give it her all. She is a very good advocate and is excellent on her feet."

Chambers & Partners UK 2019

Professional bodies

- Family Law Bar Association
- Social Housing Law Association

Seminars and Training

Angela recognises the importance of seminars and articles. Most recently she has given seminars or written articles on the following:

- The Court of Protection Rules 2017 and the application to areas of housing law.
- Local Authority's duties arising under the Children Act 1989 and 2004
- Tenancy housing fraud
- Anti-social behaviour
- Succession in same-sex relationships

She was also a major contributor to Ardi Kolar's Essential Law for Marketers.

Qualifications

- Trinity College, Oxford – BA, Jurisprudence.
- Gray's Inn Richard Yorke Scholar.