+44 (0)20 7815 3200
fivepaper.com
5 Paper Buildings, Temple, London, EC4Y 7HB

Elizabeth England



Called: 2014
elizabethengland@fivepaper.com

"Elizabeth England is a robust advocate and someone who I can trust fully to push for the desired outcome. She is unflappable and confident but equally is approachable for the client."

"Elizabeth England is really fantastic and is a proper social housing specialist. There is nothing she doesn't know, and she is completely unflappable."

"Elizabeth is an incredibly reliable counsel and identifies novel defences, which have succeeded time and time again.""

"Elizabeth is extremely helpful and goes above and beyond in every case. She often finds points that we may not have yet spotted and is very helpful and easily approachable. She is great at advocacy and always puts forward good arguments, being professional at all times."

"Elizabeth is very technical and is able to point out things that may have gone unnoticed within pleadings previously. She is very knowledgeable and keeps up to date on new case law and legislation."
Chambers and Partners 2027 and The Legal 500 UK 2027

PROFILE

Elizabeth is a member of the Property Team at Five Paper and a specialist in social housing and landlord & tenant law, recognised in Legal 500 and Chambers and Partners 2026 in Band 2 as a leading junior.

Elizabeth's practice covers all aspects of housing, property and local government law. She works primarily for local authorities and housing associations together with private individuals with complex property disputes.

Elizabeth is the Co-Chair of the Social Housing Law Association. She coordinates responses to government consultations on social housing matters, and acted as intervener on behalf of SHLA in the landmark case of *Churchill v Merthyr Tydfil County Borough Council* [2023] EWCA Civ 1416. She is a regular speaker at social housing and property conferences, and is a regular provider of training to social housing providers and solicitor firms.

Elizabeth is a highly sought after advocate and has significant experience in the areas of:

- Possession proceedings, particularly relating to failed succession claims, tenancy fraud, anti-social behaviour, and other breaches of tenancy.
- Equality Act 2010, public law and Human Rights defences and challenges.
- Homelessness (including appeals and judicial review challenges)
- Challenges to the suitability of accommodation.
- Part VI Allocation challenges and advice.
- Disrepair claims and appeals.
- Anti-social behaviour injunctions and committal proceedings.
- Environmental Protection Act prosecutions.
- Claims and appeals arising from civil procedural issues.
- Property litigation in the First Tier Tribunal in landlord and tenant matters.
- Boundary disputes and rights of way.
- Contractual disputes arising from landlord and tenant matters.
- Property ownership disputes.
- Mediation and alternative dispute resolution.

Elizabeth is on the Consulting Editorial Board and a Contributing Author for Lexis Nexis in the area of social housing and residential landlord and tenant law. Elizabeth provides maintained educational resources on homelessness, possession and residential landlord and tenant matters.

Elizabeth developed an interest in advocacy whilst studying for graduate diploma in law, during which she won the College of Law Mooting competition. The following year whilst on the Legal Practice Course she won the College of Law advocacy prize. Elizabeth conducted her first County Court advocacy in 2005 following which she regularly appeared before Judges in various courts. She qualified as a solicitor in 2008 and in 2011 obtained Higher Rights of Audience. In 2014, Elizabeth was Called to the Bar.

Elizabeth is able to accept instructions directly from members of the public through the Direct Public Access scheme.

EXPERTISE

Social Housing

Recent cases include:

- **Julia Mazur and another -v- Charles Russell Speechlys LLP, and others [2026] EWCA Civ 369,** advanced written submissions on behalf of the Social Housing Law Association on the proper meaning of the words “carry on the conduct of litigation” in the Legal Services Act 2007, in the context of work undertaken by and on behalf of social housing providers.
- **James Churchill v Merthy Tydfil County Borough Council [2023] EWCA Civ 1416,** the leading case as to whether the court can compel parties to litigation to a non-court based alternative dispute resolution and whether an internal complaints procedure is such a process.
- **Lemari Minott v Cambridge City Council [2021] EWHC 211,** on whether residence in temporary accommodation for more than 6 months constitutes a ‘change of circumstances’ for the purpose of

establishing a local connection in homelessness law.

- **Declan Molloy v BPHA Limited [2021] EWCA Civ 1035,** acted for BPHA at first instance, in a case whereby the defendant in an ASB case objected to use of a CCTV camera by his neighbour to gather evidence. The Court of Appeal upheld the decision at first instance that the use of CCTV was lawful.
- **Nikolaeva v London Borough of Redbridge [2020] EWCA Civ 1586,** successfully acting as junior counsel, led by Michael Mullin, for LB Redbridge in a s.204 Housing Act 1996 appeal upholding the decision that Ms N had unreasonably refused an offer of accommodation by the LB Redbridge, who had accordingly considered that the main housing duty had come to an end.

Landlord and Tenant

Recent cases include:

- Acting for the landlord in a service charge claim where the tenant argued that service charges over 12 years were unenforceable for technical reasons. Successfully defended the application for the landlord.
- Acting for a tenant in a valuation for leasehold extension, including the cross examination of expert witnesses and legal argument on the correct calculations to utilise.
- Acting for a commercial landlord in a service charge dispute against five leaseholders in conjoined proceedings with various cross-applications. The landlord achieved a money judgment using the county court pilot scheme in the tribunal for the full sum which they had sought.
- Represented the landlord in the leading case in which the Upper Tribunal gave guidance on when the tribunal should award unreasonable costs in **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).**

Real Property

Recent cases include:

- A claim against a commercial tenant based on a Lease which the tenant argued had been surrendered by operation of law following the landlord entering a further lease agreement with his estranged wife. The landlord argued that the lease continued as the subsequent lease was not enforceable. Successfully argued for the tenant and the case dismissed following a 2 day trial.
- A claim for a declaration as to beneficial ownership of property to be sold where there were no written or agreed understandings between three property owners who bought a residential property for the use of their wider community.
- In a claim for possession where a husband had sold a long lease to his wife but had retained the freehold title to property in order to avoid a criminal confiscation order but who later claimed a beneficial interest of the whole.
- A claim for a declaration as to the existence of three rights of way to residential property comprising an old quarry in Cornwall which had been sold and utilised as residential property, acting for the dominant landowner, who established all three rights of way based on three different causes of action.

FURTHER INFO

Directory quotes



“Elizabeth England is a robust advocate and someone who I can trust fully to push for the desired outcome. She is unflappable and confident but equally is approachable for the client.”
“Elizabeth England is really fantastic and is a proper social housing specialist. There is nothing she doesn’t know, and she is completely unflappable.”
“Elizabeth is an incredibly reliable counsel and identifies novel defences, which have succeeded time and time again.”
“Elizabeth is extremely helpful and goes above and beyond in every case. She often finds points that we may not have yet spotted and is very helpful and easily approachable. She is great at advocacy and always puts forward good arguments, being professional at all times.”
Chambers and Partners 2027

“Liz has very good client skills and is always clear with her advice and on the merits of a case, which helps to plan and consider strategy. Liz is very good as an advocate and very persuasive.”
“Elizabeth England has excellent legal knowledge; she is very approachable and considers the commercial sense of advice given.”
“Elizabeth has excellent knowledge of housing and produces high-quality work.”
Chambers and Partners 2026

“A superb all-rounder with particular strength in complex anti-social behaviour cases involving Equality Act issues.”
“Elizabeth is clear and concise when making submissions and is fantastically analytical.”
Chambers and Partners 2025

“Elizabeth England is very knowledgeable within various areas of law and easily approachable.”
“Elizabeth England is very approachable, experienced and knowledgeable.”
“Elizabeth England’s advice is clear and her attention to detail is very good.”
Chambers and Partners 2024

“Liz has an excellent, no-nonsense attitude and comes across as determined to get the right result, which is highly appreciated by clients.”
“Elizabeth England is really excellent and is the preferred choice for residential possession work.”
“Elizabeth is practical and knowledgeable.”
Chambers and Partners 2023

A housing specialist who acts for a range of clients in possession proceedings, unlawful eviction cases and harassment and anti-social behaviour matters, among other cases. She regularly handles cases concerning human rights issues and the Equality Act.
Strengths: “She’s got a good knowledge of housing cases, knows how the process works and is a safe pair of hands.” “She is very fierce and firm and always very good on her feet. She fights for justice and is dedicated and approachable.”
Chambers and Partners 2021

Elizabeth is very technical and is able to point out things that may have gone unnoticed within pleadings previously. She is very knowledgeable and keeps up to date on new case law and legislation.
The Legal 500 UK 2027

Elizabeth is ranked as a leading junior in band 3.

The Legal 500 UK 2026

Elizabeth is ranked as a leading junior in band 3.
The Legal 500 UK 2025

“Elizabeth is an extremely talented social housing specialist.”
The Legal 500 UK 2024

“She is a very good advocate, and very down to earth. She has a very good manner with clients and is prepared to fight for them.”
The Legal 500 UK 2023

Education and Qualifications

- BA(Hons) History, University of Bristol, 2003
- LLDip & LPC, College of Law Chester, 2004 & 2005
- Winner of the College of Law Mooting Competition, 2004
- Winner of the College of Law Advocacy Prize, 2005
- Added to the Rolls as a Solicitor, 2008
- Solicitor Advocate, 2012
- Call to the Bar, Middle Temple, 2014

Publications

- https://www.localgovernmentlawyer.co.uk/housing-law/315-housing-features/45567-refusing-an-offer-of-accommodation
- https://localgovernmentlawyer.co.uk/housing-law/315-housing-features/43240-covid-19-and-housing-law
- https://www.localgovernmentlawyer.co.uk/litigation-and-enforcement/311-litigation-features/43207-covid-19-and-social-landlords
- https://www.localgovernmentlawyer.co.uk/housing-law/315-housing-features/41923-housing-disrepair-adr-and-letters-of-claim
- https://www.localgovernmentlawyer.co.uk/housing-law/315-housing-features/41772-private-landlords-electrical-safety-standard-and-implied-terms
- https://www.localgovernmentlawyer.co.uk/litigation-and-enforcement/311-litigation-features/39173-practice-note-on-committal-proceedings
- https://www.localgovernmentlawyer.co.uk/lexisnexis/556-lexis-lg/lexis/localgov/housing/38356-assisting-the-homeless
- https://www.localgovernmentlawyer.co.uk/litigation-and-enforcement/311-litigation-features/37707-proving-an-error-of-law
- https://www.localgovernmentlawyer.co.uk/housing-law/315-housing-features/32514-the-senior-master-on-warrants-for-possession

Professional Memberships

- Social Housing Law Association committee member
- Property Bar Association
- Housing Law Practitioners Association

Direct Access

Elizabeth is able to accept instructions directly from members of the public through the Direct Public Access scheme.

Privacy Notice

Click here for Elizabeth’s Privacy Notice