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Scarlet Taylor-Waller

Called: 2019
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PROFILE

Scarlet has a busy commercial and property practice encompassing insolvency, finance, real property, housing, and public law. She appears frequently in the High and County Court and has appellate experience. Scarlet also maintains a paper-based practice and is regularly instructed pre-action following her cases through to conclusion.

Scarlet is comfortable working as junior counsel in more complex matters having been led by senior members in Chambers.

Prior to coming to the bar, Scarlet worked at the Infected Blood Inquiry and for a legal start-up advising on SEIS/EIS tax relief.

Scarlet was awarded a Diplock Scholarship from Middle Temple and graduated with First Class Honours before completing the GDL (Distinction) and BPTC LLM (Very Competent/Distinction). Whilst studying, Scarlet volunteered at the National Centre for Domestic Violence assisting with emergency injunctions and at The University of Law Legal Advice Clinic appearing for those facing deportation.

Scarlet is taking part in the Pegasus Scholarship Trust later this year and will be working with a leading offshore firm in Bermuda.

EXPERTISE

Insolvency

Scarlet accepts instructions in a wide variety of personal and corporate insolvency matters. She frequently

acts for creditors, debtors, companies, and officeholders in a spectrum of applications and petitions under the IA 86.

Recent work includes:

- Winding up petitions from first hearings to lengthier opposed hearings.
- Resisted the making of an order in a bankruptcy petition worth £4 million.
- Advising a creditor on the need for a validation order for relief of the effects of s127 IA 86.
- Applications in respect of transactions at an undervalue.
- Assisting in an application for a s236 IA 86 private examination.

Commercial, Company, Banking and Finance

Scarlet has a broad commercial litigation practice including pure contractual disputes, the supply of goods and services, and recovery of assets. Scarlet is also regularly instructed in matters concerning the Consumer Credit Act and has experience in hire-purchase, simple hire, conditional sale, and other regulated agreements. She is experienced in handling applications at all stages and at trial.

Recent work includes:

- Applications under the Companies Act 2006 including s.1096 ratification of the register under court order and s.859F extension of time to register a charge.
- Settling particulars in a claim for the wrongful interference with goods.
- Appearing in mortgage possession claims.
- Advising an agent on their legal entitlement to commission under a contract for sale.
- Assisting in settling an application to set aside default judgment and counterclaim for misrepresentation.
- Applications for enforcement via charging order and a subsequent order for sale.
- Successfully appearing in small claims school fees matters.

Property

Scarlet has experience in a wide variety of property litigation, including landlord and tenant, social housing, and real property.

Scarlet's practice also includes s.204 appeals and judicial review. Most recently she has successfully represented LBWF led by Michael Mullin in ***Webb-Harnden v LB Waltham Forest*** **[2023] EWCA Civ** concerning the PSED and ***Ghaoui v LB Waltham Forest*** **[2024] EWCA Civ 405** concerning the Human Rights Act 1998 in the context of Part VIII of the Housing Act 1996.

Other recent work includes:

- Successfully appearing in a variety of possession trials where possession is sought following failed succession, non-occupation, and arrears.
- Application for determination of breach of covenant under 168(4) of the Commonhold and Leasehold Reform Act 2002.
- Appearing in the FFT in applications concerning the reasonableness of service charge.

- Drafting proceedings in a private nuisance claim concerning the encroachment of Japanese knotweed.
- Settling a defence in respect of the scope of an easement and claim for trespass.
- Acting for a landlord in an application under s14 TOLATA 1996 to ensure completion of a reverse staircasing.
- Advising and settling a defence in substantial disrepair matters.
- Appearing for a Landlord in an application for committal under Part 65 and Part 81.
- Resisting applications to suspend and set-aside possession orders.
- Claims for injunctive relief under Part 1 of the Anti-Social Behaviour, Crime and Policing Act 2014 including successfully appearing for the landlord Claimant in a one-day trial.

FURTHER INFO

Education/Qualification

- Bsc (Hons), University of Southampton – First
- GDL, The University of Law – Distinction
- BPTC LLM, The University of Law – Very Competent/Distinction

Awards/Scholarships

- Diplock Scholarship (Middle Temple)
- Blackstone Entrance Exhibition Award (Middle Temple)
- Five Paper Buildings Examination-in-Chief Prize for Highest Mark (The University of Law)
- Pegasus Scholarship 2024

Memberships

- Chancery Bar Association
- Commercial Bar Association
- R3 Association of Business Recovery Professionals
- Attorney General Civil Panel Junior Junior Scheme