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

Tristan Salter



Called: 2013
tristansalter@fivepaper.com

"In court, we are always very impressed with him. Tristan is always particularly impressive in terms of dominating the courtroom and leading."

"Tristan is excellent to work with as he always provides a high quality of client service and is very commercially aware. This is something that clients always appreciate."

"Tristan Salter is very knowledgeable and has been very helpful and great to work with. He is very enthusiastic and comes across very well to clients."

"Tristan is a fabulous all-rounder. Clients know and trust him to get the best possible result. He is commercial and pragmatic and knows the best way to present a matter at court and get the best possible result out of a case."

"Tristan is an outstanding advocate and one of the strongest housing barristers I regularly instruct. He combines exceptional technical knowledge with an academic grasp of the law, while remaining highly practical and strategic in his approach to cases. His advocacy is calm, persuasive, and well judged, and he presents complex issues with clarity and confidence.
Client care is exceptional. Clients consistently express reassurance and confidence when instructed by Tristan, and he inspires trust both in court and during conferences. He is my go-to barrister for social housing cases of all levels, particularly where matters are sensitive, complex, or high risk." Chambers and Partners 2027 and Legal 500 UK 2027

PROFILE

Tristan has a busy Commercial Chancery practice combining his knowledge of the property, trusts and insolvency sectors.

Most recently Tristan has appeared as sole counsel in the Court of Appeal and is frequently in the Chancery and King’s Bench division, including recently a 5-day High Court case in which he successful secured finding on breach of lease in forfeiture proceedings.

As a specialist in property and insolvency law, he frequently advises on proceedings where these issues collide, recently advising of administrators on enforcement of charges in enfranchisement claims or beneficial

interests in the family home in bankruptcy.

EXPERTISE

Property litigation

Tristan in instructed across the range of Property issues from real property to landlord and tenant litigation. He frequently is instructed to deal with complex issues involving leasehold matters, boundary disputes and trusts of land. Tristan is regularly instructed to appear in the County Court, First Tier Tribunal and High Court.

Recent cases include:

- Representing and advising multiple clients in relation misrepresentation claims stemming from property sales on issues of flooding, knotweed, and construction;
- Successfully represented landlord in 5 day High Court trial, securing findings of breach of Lease in forfeiture claim based on medical practitioner on Harley Street;
- Successfully representing a client in relation to long running boundary dispute which included issues relating to damage caused by roots systems;
- Advising on commercial dilapidations claims, including for industrial units and high street stores;
- Advising on the complex issues stemming from disclaimer of leaseholder and freehold by liquidators;
- Acting for client in challenges to Collective Enfranchisement process with complex questions over qualification, value and notice;

Insolvency and Restructuring

Tristan is regularly instructed to appear in insolvency proceedings for creditors, debtors, companies and office holders across both corporate and persona insolvency. Recently Tristan has been acting in a variety of Director Disqualification applications stemming Covid-19 rescue loans.

Tristan uses his experience in property matters to assist where there are overlapping issues from insolvency proceedings. For instance, advising a resident’s freehold management company over issue of liquidation and impact on leaseholders.

Recent work includes:

- Advising landlords on options following the TG Jones Restructuring Plan;
- Section 366 Applications and related proceedings under s421A in relation to Insolvency Administration Order;
- Advising on disposition of property in bankruptcy and issues of sham transactions or transactions undervalue under s423 IA 86;
- Advising a liquidator on group of property assets following on from a failed CVA;
- Advising officer holder on dilapidation claims and assignment;
- Advising and acting on sales of property by Trustees in Bankruptcy an in particular on complex issues of equity of exoneration;

- Advising on the complex issues stemming from disclaimer of leaseholder and freehold by liquidators;
- Acting administrators as to enforceability of charging order where there where ongoing matrimonial proceeding;
- Acting for office-holders in requests for oral examinations under s366 IA 86;
- Acting for HMRC in Director Disqualification proceedings;
- Advising on a challenge to Mental Health Moratorium under the Debt Respite Scheme and challenges that could be brought in relation to the Defendant's mental capacity given on-gong litigation;
- Advising administrators on recovery of sums due to reductions in a commercial dilapidation claim;
- Advising on the implications for a landlord where their commercial tenant has been liquidated leaving unlawful sub-tenant's in occupation;
- Dealing with the annulment of bankruptcy orders under s282(1)(a) due to lack of capacity;
- Advising and representing Trustee in Bankruptcy in relation to the sale of the family home;

Commercial & Telecoms

There is a significant cross over between Tristan's Commercial and Property practice. He has acted in a range of commercial disputes and uses his expertise in Property law to advise on issues involving commercial and residential property, including:

- Telecoms rights under the Schedule 3A of the Electronic Communications Code;
- The enforcement of rental guarantees in commercial and residential tenancies;
- Director's duties in a company specialising in Property development;
- Shareholder disputes including drafting a claim for unfair prejudice in relation to residential management companies;
- The enforcement of mortgages, including Shared Ownership mortgages

With his experience of taking enforcement action means that Tristan is well placed to act throughout the litigation process and always ensures a litigation strategy includes avenues for recovery of sums owed, with experience of gaining Freezing Injunctions

Tristan often acts in cases involving mortgage regulation, be that under CCA 74 or FSMA 2000. Recent work includes:

- Successfully acting for a 2nd charge lender where numerous defences under FSMA had been advanced;
- Advising on the prospect of enforcement of loans and unfair relationships under CCA 74;
- Advising on shareholder in relation unfair prejudice petition in relation to freehold property over a sprawling estate which had complicated issues in relation to repairs, service charges and director duties;
- Acting for a landlord in dispute over renewal of 1954 Act lease for the purposes of providing Telecommunication services;
- Advising on leasehold variations and the status of guarantors given the Landlord & Tenant (Covenants) Act 1995.

Landlord & Tenant

Tristan frequently acts in the commercial and residential property landlord and tenant disputes ranging from commercial forfeiture, dilapidations, lease renewals to complex possession proceedings involving the Equality Act 2010.

Tristan has a particular speciality in Shared Ownership cases, advising on the rights under such products including issues in relation to sub-letting, ASB and mortgages.

Recent work includes:

- Advising a group of interconnected companies on the legal relationships created by various occupations, sub-letting and agreements over buildings on a sprawling site;
- Advising administrators on recovery of sums due to reductions in a commercial dilapidation claim;
- Advising on the necessary engagement with tenants following stock transfer and duties under Consumer Standards of the Social Housing regulator;
- Successfully acting for the commercial tenant who had been wrongfully evicted including advising on sets for enforcement of costs judgments;
- Successfully acting for Local Authority where the tenant raised issue of compliance with the Public Sector Equality Duty under s149 of the Equality Act 2010 with the respect to a claim for a discretionary succession;
- Securing possession of property based on sub-letting over AirBnb which ultimately led to a £100,000.00 Unlawful Profit Order;
- Tristan was junior counsel to Nicholas Grundy QC in the Court of Appeal, in the case of Livewest Homes Ltd v Bamber [2019] EWCA Civ 1174 on the issue of serving notices under s21(1A) & (1B) at the end of a fixed term tenancy.

Trust, Wills & Probate

Tristan acts on a range of applications under Trusts of Land and Appointment of Trustees Act 1996 including the challenges to beneficial interest in property alongside contentious wills and probate issues.

Recent work includes:

- Advising on multi-party dispute over constructive trust in a property purchased in the 1970s;
- Securing a third party costs order against a would-be executor of a Will, the court finding the litigation was for an alternative purpose;
- Acting in a long running dispute to challenge of a Will based on fraud and undue influence;
- Advising on unfair prejudice within lifetime transactions and the status of a contested Will;
- Advising and drafting on a contested application under s14 TOLATA 96 for an order for sale;
- Representing a former cohabitee in an attempt to establish an interest in a shared ownership property;
- Advising on claims under the Inheritance (Provision for Family and Dependants) Act 1975;

FURTHER INFO

Publications

Publications

All the king’s horses and all the king’s men, couldn’t put a freehold together again: Lulham v Crown Estate find the link here

Guaranteeing enforcement: Signature Living Hotel Limited v (1) Sulyok & (2) Cocarla [2020] EWHC 257 (Ch) find the link here

Loosening the limits on statutory interpretation: Livewest v Bamber (with Nicholas Grundy QC) find the link here

Tenure confusion: are shared ownership lessees assured tenants, long lessees or both? Property Litigation Association find the link here

Annulment of bankruptcy orders: mental incapacity find the link here

Seminars & Training

Tristan organises an extensive programme of training which can be conducted in Chambers or at client offices. Recent topics include:

- Boundary disputes
- The 2017 Telecoms Code
- Insolvency issue for Property Lawyers
- Mortgage meltdown: what to do when things go wrong
- Shared Ownership: rights & responsibilities
- Changing the Landscape: variation of Restrictive Covenants
- Enforcement options following judgment
- Introduction to Trusts Law
- Possession & the Equality Act 2010

Please contact Tristan directly for any information about Seminars

Pro Bono

Tristan has taken on Pro Bono cases, using his experience working at the Personal Support Unit to provide clear and effective advice directly to clients

Academic background

- University of Law – BPTC
- University of Law – GDL
- Pembroke College, University of Oxford – History BA (2:1)
- Princeton University – History Exchange Programme

Scholarships and Prizes

- Pegasus Scholarship to New Zealand – Inner Temple
- Lord Brougham Scholarship – Lincoln's Inn
- Hardwicke Scholarship – Lincoln's Inn
- Princeton Exchange Scholarship – Oxford University

Professional memberships

Property Bar Association (PBA)
Commercial Bar Association (Combar)
London Common Law & Commercial Bar Association (LCLCBA)
Social Housing Lawyers Association (SHLA)

Directory Quotes



"In court, we are always very impressed with him. Tristan is always particularly impressive in terms of dominating the courtroom and leading."
"Tristan is excellent to work with as he always provides a high quality of client service and is very commercially aware. This is something that clients always appreciate."
"Tristan Salter is very knowledgeable and has been very helpful and great to work with. He is very enthusiastic and comes across very well to clients."
"Tristan is a fabulous all-rounder. Clients know and trust him to get the best possible result. He is commercial and pragmatic and knows the best way to present a matter at court and get the best possible result out of a case."
Chambers and Partners 2027

"Tristan is an excellent advocate and is his paperwork is always first-rate. He is a go-to junior, a safe pair of hands and someone you want on your side."
"Tristan is always a safe pair of hands and is adept at identifying developing trends in the sector and factoring the same into his approach. "
"Tristan is an excellent barrister – technically very good and understands the intricacies of social housing law."
Chambers and Partners 2026

"Clients like Tristan's confident relaxed manner and ability to get to the core issues."
"An excellent lawyer who is very pragmatic and gets the job done."

“Tristan always keeps the bigger picture in mind when advising on ongoing matters. He has the ability to explain complex matters in a way that can be easily understood by clients.”
Chambers and Partners 2025

“Tristan Salter provides clear advice on the legal points, always with one eye on the commercial and reputational implications of the advice.”
“He is very good with clients and is fantastic on his feet.”
“Tristan Salter is excellent, my go-to barrister.”
“I find his advocacy and case management skills to be unmatched.”
“Tristan Salter is knowledgeable and personable and the client feedback is always exceptional.”
Chambers and Partners 2024

“Tristan is an excellent advocate and is very well liked by clients as being approachable and sensible in terms of case progression.”
“Tristan is a great advocate and provides concise and clear written advice.”
Chambers and Partners 2023

Tristan is an outstanding advocate and one of the strongest housing barristers I regularly instruct. He combines exceptional technical knowledge with an academic grasp of the law, while remaining highly practical and strategic in his approach to cases. His advocacy is calm, persuasive, and well judged, and he presents complex issues with clarity and confidence.
Client care is exceptional. Clients consistently express reassurance and confidence when instructed by Tristan, and he inspires trust both in court and during conferences. He is my go-to barrister for social housing cases of all levels, particularly where matters are sensitive, complex, or high risk.”
The Legal 500 UK 2027

‘Tristan is an incredible advocate.’
The Legal 500 UK 2026

Ranked in band 3 for Social Housing in **The Legal 500 UK 2025.**

“Tristan is an incredible advocate. He controls the court room entirely.”
The Legal 500 UK 2024

“Tristan is capable far beyond his years call. His immensely knowledgeable yet incredibly friendly and down to earth manner makes him a go-to barrister.”
The Legal 500 UK 2023

Privacy Notice

Click here for Tristan’s Privacy Notice