

Tanfield Chambers

Ellodie Gibbons

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Areas of Practice

Business & Commercial
Property
Public Access

Career

1999 Called to the Bar

Profile

Ellodie started life at the Bar as a commercial chancery pupil. Having moved to Tanfield to undertake a commercial second-six pupillage, Ellodie began taking on residential landlord and tenant work, principally for large social landlords and local authorities.

Ellodie has since developed a specialist property practice dealing mainly with all aspects of commercial and residential leases (both short and long) including service and administration charge disputes and leasehold enfranchisement, but also a certain amount of real property work.

Ellodie retains an interest in commercial matters and her enthusiasm and aptitude for contract disputes means that Ellodie not only deals with contracts between landlords and tenants, but also general commercial contracts, recently assisting on a large international arbitration.

Ellodie also accepts public access instructions.

Experience

Property

Landlord & tenant – all aspects of commercial and residential leases (both short and long) in the courts and the Leasehold Valuation Tribunal.

Real property – adverse possession, boundaries and easements, experience of Land Registry applications.

Housing – dilapidations, succession and all types of possession claims and applications for Anti-Social Behaviour Orders (ASBOs) in the county and magistrates courts and injunctions under the Housing Act 1996.

Business & Commercial

General contract claims, experience of both mediation and arbitration.

Sherwood Hall (East End Road) Management Company Limited v Magnolia Tree Limited [2009] UKUT 158 LC

Collective enfranchisement - price - deferment rate - whether a departure from the *Sportelli* starting point was justified for 88 years reversions - additional value, if any, attributable to developable land.

Halahmy v The Westminster Roman Catholic Diocese Trust LON/CIOAC/OLR/2007/1439, LVT

Whether the parties are bound by the figures set out in an initial notice and accepted by a landlord in its counter-notice.

Publications

Co-author, *Leasehold Enfranchisement Explained*, 2010 (RICS Publishing)

Contributor, *Service Charges and Management: Law & Practice* 2nd edition (Sweet & Maxwell)

Contributor, *Service Charges and Management: Law and Practice* 1st edition, 2006 (Sweet & Maxwell)

Memberships

Member, Property Bar Association

Qualifications

MA (Cantab)

Directory Quotes

'Fantastic'

Legal 500 2008

'Ellodie Gibbons is assertive, but also easy to approach and she is very good on her feet'

Legal 500 2007

'Exceptionally promising and forceful'

Chambers UK 2007

Ellodie is listed as an expert in Property Litigation in **Legal Experts 2008, 2009 and 2010**.