

# TANFIELD

PROPERTY & REAL ESTATE BARRISTERS



## Robert Bowker

Year of call

1995

Robert Bowker has over 20 years' experience in property-related work.

Robert was called to the Bar in 1995 and completed pupillage in Chambers in 1997. From 1997 to 2007, he practised in Chambers exclusively in property litigation. Between 2007 and 2012, he practised as a solicitor and barrister in Australia primarily in construction litigation (he qualified in England/Wales and Australia). In 2012 he returned to Chambers and resumed his practice exclusively in property litigation.

A significant aspect of Robert's practice is dilapidations and major works (residential and commercial). He has worked with a wide range of expert witnesses including surveyors, structural engineers and M&E and fire safety experts. He works mainly for developers, investors and private and local authority landlords, but also for individuals including leaseholders.

His experience in recent years has included a substantial amount of work in relation to fire safety including liability for and the cost of replacing ACM and other forms of cladding. He is currently advising in relation to a significant number of buildings that have fire safety and cladding issues.

Robert's regular workload also includes boundaries, land registration, proprietary estoppel and commercial lease renewals (particularly where the issue is redevelopment or disrepair).

He regularly speaks at conferences, more recently on issues relating to fire safety and replacement cladding.

## Real Property

Robert's practice combines commercial property, residential property, including service charges and enfranchisement, and real property.

A significant proportion of Robert's work involves dilapidations, major contracts and the recovery of costs through service charge. He has worked with a wide range of experts including surveyors, structural engineers, M&E consultants and valuers.

## Notable Cases

FirstPort v Lessees of Citiscape, Croydon LON/00AH/LSC//2017/0435

Liability for the cost of replacement ACM cladding and fire watch.

Pineport Ltd v Grange Glen Ltd [2016] EWHC 2170 (Ch)

Relief against forfeiture – liability for costs.

Pineport Ltd v Grange Glen Ltd [2016] EWHC 1318 (Ch)

Relief against forfeiture – principles relevant to delay.

Preedy v Dunne [2015] EWHC 2713 (Ch)

Proprietary estoppel – trustees' powers and duties.

McLeod v Gold Harp Properties Ltd [2015] 1 WLR 1249

Rectification of land register.

Gold Harp Properties Ltd v McLeod [2014] EWCA Civ 532

Conditional permission to appeal.

Pry v Cutter [2014] UKUT 0215 (LC)

Enfranchisement – terms of acquisition.

Shine v English Churches Housing [2005] L.&T.R. 7

Disrepair – calculation of damages – mitigation of loss.

R (on the Application of Periasamy Mathialagan) v Southwark LBC [2004] EWCA Civ 1689

Liability for business rates.

Shine v English Churches Housing [2002] EWHC 612 (Ch)

Striking out – interim applications.

Deadman v Southwark (2001) 33 H.L.R. 75 1

Statutory duty to secure premises – loss and damage.

## Publications

- Service Charges & Management, Tanfield Chambers, 3rd edition (2013)

## Qualifications

- Solicitor & Barrister – High Court of Australia (2009)
- Solicitor & Barrister – Supreme Court of Western Australia (2008)
- Barrister – England & Wales (1995)

## Memberships

- Property Bar Association